

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE / SALES ---	
FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002930 IN RE: ESTATE OF BOBBY N. CRAWFORD, Deceased. The administration of the estate of BOBBY N. CRAWFORD, deceased, whose date of death was August 7, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	FIRST INSERTION held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: October 9, 2026. MARCELLA E. CRAWFORD Personal Representative 1589 N. Lake Shipp Drive SW Winter Haven, FL 33880 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: ntservice@hnh-law.com October 9, 16, 2026 26-02154K
FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002422 IN RE: ESTATE OF KENNETH AVERY NIXON, a/k/a KENNETH NIXON Deceased. The administration of the estate of KENNETH AVERY NIXON, a/k/a KENNETH NIXON, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	FIRST INSERTION duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 9, 2026. Personal Representative: ADRIENNE NIXON Attorney for Personal Representative: /s Joseph V. Taormina JOSEPH V. TAORMINA, Esq. Florida Bar No. 0126224 TAORMINA LAW, P.A. 3801 Avalon Park E. Blvd., Suite 200 Orlando, FL 32828 Ph: 407-818-1659 Fax: 321-212-7539 Primary Email: joe@taorminalawpa.com Secondary Email: bachpad2000@gmail.com October 9, 16, 2026 26-02174K
FIRST INSERTION Notice to Creditors IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53- 2026-CP-002893-A000-BA In re Estate of MIRIAM ELAINE MCGEE, Deceased. The administration of the Estate of Miriam Elaine McGee, deceased, whose date of death was July 31, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	FIRST INSERTION held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 9, 2026. PERSONAL REPRESENTATIVE MICHAEL MCGEE 1733 Kinsman Way Lakeland, Florida 33809 ATTORNEY FOR PERSONAL REPRESENTATIVE CAROL J. WALLACE Attorney for Personal Representative Florida Bar Number: 71059 Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, Florida 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com 2nd E-Mail: abaustert@mclements.com October 9, 16, 2026 26-02155K
FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 532025CA003953A000BA UNITED WHOLESAL MORTGAGE, LLC Plaintiff(s), vs. DELVIS LOPEZ DE LEON; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 17, 2026 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of November, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 10, BLOCK C, MEADOW-LAWN UNIT NUMBER TWO, ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.	FIRST INSERTION Property address: 738 Venetian Avenue, Lakeland, FL 33801 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully submitted, PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No 25-007084-1 October 9, 16, 2026 26-02168K
FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA002636A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. KARIM NASIR JACKSON A/K/A KARIM JACKSON, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 14, 2026 in Civil Case No. 2025CA002636A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Karim Nasir Jackson a/k/a Karim Jackson, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 10, Brairgrove, according to the plat thereof as recorded in	FIRST INSERTION Plat Book 95, Pages 17 and 18, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSERVICE@mccalla.com Fla. Bar No.: 146803 25-12180FL October 9, 16, 2026 26-02160K
FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA002423A000BA Freedom Mortgage Corporation, Plaintiff, vs. Alexis Innel Cintron Victoria a/k/a Alexis Cintron Victoria a/k/a Alexis Cintron a/k/a Alexis Imel Cintron Victoria, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA002423A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Alexis Innel Cintron Victoria a/k/a Alexis Cintron Victoria a/k/a Alexis Imel Cintron Victoria; Aqua Finance, Inc.; Sunnova TE Management, LLC; Sun-Street Energy Group, LLC; Northridge Estates Homeowners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 16th day of November, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 58, NORTHBRIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 27-27-05-726006-000580 Any person claiming an interest in the surplus from the sale, if any, other than	FIRST INSERTION the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 6th day of October, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin Kelley, Esq., Florida Bar No. 32106 Orlando Amador, Esq., Florida Bar No. 39265 Felicia Barry, Esq., Florida Bar No. 0110571 Amanda Driscole, Esq., Florida Bar No. 85926 Karan A Khemlani, Esq., Florida Bar No. 1062463 Gavin MacMillan, Esq., Florida Bar No. 0037641 Matthew Marks, Esq., Florida Bar No. 524336 Jonathan Mesker, Esq., Florida Bar No. 805971 Robert Rodely, Esq., Florida Bar No. 1059253 Julie York, Esq., Florida Bar No. 55337 Premлата Sanchez, Esq., Florida Bar No. 51509 File # 26-F01297 October 9, 16, 2026 26-02195K
FIRST INSERTION NOTICE OF LANDOWNERS' MEETING AND ELECTION OF SUPERVISORS OF THE CLEAR SPRINGS STEWARDSHIP DISTRICT Notice is hereby given to the public and all landowners within Clear Springs Stewardship District (the "District"), located within Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. DATE: November 3, 2026 TIME: 11:00 A.M. LOCATION: City of Davenport Tom Fellows Community Center 207 North Blvd West Davenport, Florida 33837 Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. District Manager October 9, 16, 2026 26-02213K	FIRST INSERTION NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given to the public and all landowners within Hawthorne Mill North Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. DATE: November 3, 2026 TIME: 3:00 p.m. LOCATION: Holiday Inn Express & Suites Lakeland North 1-4 4500 Lakeland Park Drive Lakeland, Florida, 33809 Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be
FIRST INSERTION NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given to the public and all landowners within Fox Branch Ranch Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. DATE: November 3, 2026 TIME: 3:00 p.m. LOCATION: Holiday Inn Express & Suites Lakeland North 1-4 4500 Lakeland Park Drive Lakeland, Florida, 33809 Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. District Manager October 9, 16, 2026 26-02202K	FIRST INSERTION aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. District Manager October 9, 16, 2026 26-02201K

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- PUBLIC SALES / SALES ---

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Stuart Crossing Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 1:45 P.M.
LOCATION: Holiday Inn Express & Suites Lakeland North
1-4 4500 Lakeland Park Drive
Lakeland, Florida 33809

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
October 9, 16, 2026 26-02208K

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Springs at Lake Alfred Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 1:45 P.M.
LOCATION: Holiday Inn Express & Suites Lakeland North
1-4 4500 Lakeland Park Drive
Lakeland, Florida 33809

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
October 9, 16, 2026 26-02207K

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Reserve at Van Oaks Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 1:45 P.M.
LOCATION: Holiday Inn Express & Suites Lakeland North
1-4 4500 Lakeland Park Drive
Lakeland, Florida 33809

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
October 9, 16, 2026 26-02206K

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Silverlake Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 1:45 P.M.
LOCATION: Holiday Inn Express & Suites Lakeland North
1-4 4500 Lakeland Park Drive
Lakeland, Florida 33809

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
October 9, 16, 2026 26-02205K

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Groves at Lake Marion Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 3:00 p.m.
LOCATION: Holiday Inn Express & Suites Lakeland North
1-4 4500 Lakeland Park Drive
Lakeland, Florida, 33809

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
October 9, 16, 2026 26-02204K

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Harmony on Lake Eloise Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 3, 2026
TIME: 3:00 p.m.
LOCATION: Holiday Inn Express & Suites Lakeland North
1-4 4500 Lakeland Park Drive
Lakeland, Florida, 33809

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
October 9, 16, 2026 26-02203K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026CA000543A000BA
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
TREVOR RYAN RAY; UNKNOWN SPOUSE OF TREVOR RYAN RAY; NATASHA RAY; UNKNOWN SPOUSE OF NATASHA RAY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed September 28, 2026 and entered in Case No. 2026CA000543A-000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and TREVOR RYAN RAY; UNKNOWN SPOUSE OF TREVOR RYAN RAY; NATASHA RAY; UNKNOWN SPOUSE OF NATASHA RAY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on 2nd day of November, 2026, the following described property as set forth in said Final Judgment, to wit:
THE WEST 115 FEET OF THE WEST 200 FEET OF THE

EAST 300 FEET OF THE SOUTH 425 FEET OF THE SE 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 25 FEET FOR ROAD RIGHT OF WAY.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

This notice is provided pursuant to Administrative Order No.1-21.5.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 6th day of October 2026.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 25-01866 MTB
V6.20190626
October 9, 16, 2026 26-02193K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026CA000957A000BA
Village Capital & Investment LLC, Plaintiff, vs.
Phillip Lee Morrison, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA000957A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and Phillip Lee Morrison; Santa Franchesca Pineda; Geneva Landings Homeowners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 16th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 248, GENEVA LANDINGS PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 188, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID: 27-27-09-729510-002480
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 6th day of October, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premлата Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F03879
October 9, 16, 2026 26-02196K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2018CA002808000000
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, vs.
JUAN M. CASTILLO, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2019, and entered in 2018CA002808000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 is the Plaintiff and JUAN M. CASTILLO; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; UNKNOWN SPOUSE OF JUAN M. CASTILLO N/K/A ROSA CASTILLO are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on November 02, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 9, BLOCK 65, VILLAGE 3, NEIGHBORHOOD 1, CY-PRESS POINT- 2, POINCIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 59,

PAGE 45 THROUGH 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 710 DIVOT LANE, POINCIANA, FL 34759-4110
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 5 day of October, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /S/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
17-078283 - EuE
October 9, 16, 2026 26-02183K

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

10/09/26 147

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

PUBLIC SALES / SALES ---

FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case Number: 2025CA-004263-A000-BA SOUTHSTATE BANK, N.A. f/k/a SOUTH STATE BANK, N.A., Plaintiff, vs. JORGE A. COVAS, JR., DEANNA R. COVAS, STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY, THE ESTATES OF LAKE ST. CHARLES HOMEOWNERS' ASSOCIATION, INC., a not for profit Florida corporation, and UNKNOWN TENANT(S) IN POSSESSION, Defendants. Notice is hereby given that pursuant to the Summary-Default Final Judgment of Foreclosure entered March 17, 2026 and Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered October 1, 2026 in case number 53-2025CA-004263-A000-BA in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SOUTHSTATE BANK, N.A. f/k/a SOUTH STATE BANK, N.A., as Plaintiff, and JORGE A. COVAS, JR., DEANNA R. COVAS, STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY, THE ESTATES OF LAKE ST. CHARLES HOMEOWNERS' ASSOCIATION, INC., a not for profit Florida corporation, and UNKNOWN TENANT(S) IN POSSESSION, are Defendants, the Clerk of the Court will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m. on the 5th day of November, 2026, the following described real as set forth in said final judgment, to wit: Lot 186, Estates of Lake St. Charles Phase 2, according to the Plat thereof as recorded in Plat Book 126, Page 17, Public Records of Polk County, Florida Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted by: Krista Mahalak, Esquire Peterson & Myers, P.A. Post Office Drawer 7608 Winter Haven, Florida 33883-7608 Attorney for Plaintiff October 9, 16, 202626-02180K	FIRST INSERTION NOTICE OF LANDOWNERS' MEETING AND ELECTION G OF THE CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given to the public and all landowners within Cedar Crossings Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. DATE: November 3, 2026 TIME: 1:45 P.M. LOCATION: Holiday Inn Express & Suites Lakeland North 1-4 4500 Lakeland Park Drive Lakeland, Florida 33809 Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955- 8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. District Manager October 9, 16, 202626-02209K	FIRST INSERTION NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given to the public and all landowners within the Peace Crossing Community Development District (the "District") n Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. DATE: November 3, 2026 TIME: 11:00 A.M. LOCATION: City of Davenport Tom Fellows Community Center 207 North Blvd West Davenport, Florida 33837 Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955- 8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. District Manager October 9, 16, 202626-02211K	FIRST INSERTION NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given to the public and all landowners within Lowery Hills Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. DATE: November 3, 2026 TIME: 11:00 A.M. LOCATION: City of Davenport Tom Fellows Community Center 207 North Blvd West Davenport, Florida 33837 Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955- 8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. District Manager October 9, 16, 202626-02212K	FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-003055 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. MICHAEL MORGAN, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on November 6, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: Lot 17, Block 44, MAP OF LAKE WALES, a subdivision according to the plat thereof recorded in Plat Book 1C, Pages 88A and 88B, of the Public Records of Polk County, Florida. Property Address: 433 E. Bullard Avenue, Lake Wales, FL 33853 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 5th day of October, 2026. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 October 9, 16, 202626-02181K	FIRST INSERTION CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 2026-CA-000393 Honorable Judge: Jennifer Anne Swenson PLANET HOME LENDING, LLC Plaintiff, vs. NATHAN BALLINGER; MELISSA BALLINGER; ESTATES OF AUBURNDALE HOMEOWNERS ASSOCIATION, INC.; HD ROOFING AND SOLAR LLC; POINT TITLING TRUST; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2 Defendants, NOTICE IS GIVEN that, in accordance with the Order Rescheduling the Foreclosure dated September 28, 2026, in the above-styled cause, I Stacy M. Butterfield, Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, bidding begins at 10 a.m. Eastern Time on November 2, 2026, the following described property: LOT 200, ESTATES OF AUBURNDALE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 252735-305252-002000 COMMONLY KNOWN AS: 125 Rudy Street, Auburndale, FL 33823 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully submitted this October 2, 2026. /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com October 9, 16, 202626-02182K
--	--	---	--	--	--

FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2025CA003881 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. EMILY MORTIMER, et al., Defendant(s). NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on September 17, 2026 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on November 2, 2026 at 10:00 A.M., at www.polk.realforeclose.com, the following described property: LOT 5, CITRUS ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE(S) 44 THROUGH 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 120 Citrus Isle Street, Davenport, FL 33837 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS	FIRST INSERTION MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED AMERICANS WITH DISABILITIES ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: October 6, 2026 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicescopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff Matter # FL-009798-25 – Case # 2025CA003881 October 9, 16, 202626-02191K	FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-003823 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. CONRAD SMALL, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on November 12, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: Unit 3, Building K of CYPRESS- WOOD GOLF VILLAS and further described as follows: Beginning at a point 916.73 feet South and 1293.08 feet West of the Northeast corner of Section 31, Township 28 South, Range 27 East, Polk County, Florida, run North 34°25' West, 26.67 feet; thence run North 55°35' East, 70.67 feet; thence run South 34°25' East, 26.67 feet; thence run South 55°35' West, 70.67 feet to the Point of Beginning. Property Address: 2284 Firestone Place, Winter Haven, FL 33884 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in	FIRST INSERTION the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534- 4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 6th day of October, 2026. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 October 9, 16, 202626-02192K	FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2025CA004609A000BA DIVISION: 15 Nationstar Mortgage LLC Plaintiff, -vs.- CBS Consulting LLC; Frederick Floyd Bullard, Jr. a/k/a Frederick Floyd Bullard; United States of America Acting through Secretary of Housing and Urban Development; Taylor Hills Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2025CA004609A000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and CBS Consulting LLC are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on October 28, 2026, the following described property as set forth in said Final Judgment, to-wit: LOT 58, TAYLOR HILLS, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 179, PAGES 41 THROUGH 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534- 4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 25-333934 FCO1 CXE October 9, 16, 202626-02214K
---	---	---	--	--

FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Next Lvl Event Rentals located at 7364 Kathleen Rd PMB 5177 in the City of Lakeland, Polk, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of October, 2026 Linette Ramos Nieves October 9, 202626-02176K	FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Willow & Sass located at 1689 Village Center Drive #106 in the City of Lakeland, Polk, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of October, 2026 Amy Solomon October 9, 202626-02175K	HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option OR e-mail legal@businessobserverfl.com Business Observer	SAVE TIME Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE FLORIDA'S NEWSPAPER FOR THE C-SOUTH Business Observer
--	---	---	--



--- PUBLIC SALES / SALES / ACTIONS ---

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Life Back located at 3048 Royal St. in the City of Winter Haven, Polk, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of October, 2026
Autumn Stamos
October 9, 202626-02179K

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Say It With Teez located at 1805 Canaan Loop in the City of Dundee, Polk, FL 33838 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of September, 2026
His Will Be Done, LLC
October 9, 202626-02157K

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Atomic 0 Production located at 1467 Connestee Rd in the City of Lakeland, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of September, 2026
Kenyatta Siplin
October 9, 202626-02156K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillscclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 2026CC006947
BAHAMA BAY CONDOMINIUM
ASSOCIATION, INC., A Florida
Not-For-Profit Corporation,
Plaintiff, v.
LVL ASSETS LLC,
Defendants.
TO: LVL ASSETS LLC
14776 Magnolia Ridge Loop
Davenport, FL 33897
LVL ASSETS LLC
C/O Trust Solution Tax & LLC
7031 Grand National Drive, Suite 111
Orlando, FL 32819
LVL ASSETS LLC
c/o MG2 USA LLC / Daniel Santana
14776 Magnolia Ridge Loop
Winter Garden, FL 34787
If alive, and if dead, all parties claim-
ing interest by, through, under or
against LVL ASSETS LLC , and all
parties having or claiming to have any
right, title, or interest in the property
described herein.
YOU ARE HEREBY NOTIFIED
that an action seeking to foreclose a
homeowner association assessment
lien has been filed on the following
described property:
Unit 1103, phase 1, Bahama
Bay, a condominium according to
the declaration of condomin-
ium thereof recorded in Official
Records Book 5169, page 1306,
and all amendments thereto,
and as further described in
condominium plat book 14,
page 38, public records of Polk
County, Florida, together with
an undivided interest in and to
the common and limited com-
mon elements appurtenant to

said unit as set forth in the dec-
laration.
Property Address: 703 Lucaya
Loop, Davenport, FL 33897
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on BAHAMA
BAY CONDOMINIUM ASSOCIA-
TION, INC., c/o Karen J. Wonsetler,
Esq., The Law Office of Wonsetler &
Webner, P.A., 717 N. Magnolia Avenue,
Orlando, FL 32803 within 30 days
from the date of the first publication
of this notice and file the original with
the Clerk of this Court either before
service on Plaintiff's attorney or im-
mediately thereafter; otherwise a de-
fault will be entered against you for
the relief demanded in the complaint.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than 7 days; if you are
hearing or voice impaired, call 711.
Default Date: November 16, 2026
WITNESS my hand and the seal of
this Court on October 1, 2026.
Stacy M. Butterfield
Polk County
Clerk of Court
(SEAL) By Marlene Rios
Deputy Clerk
Wonsetler & Webner, P.A.,
717 N. Magnolia Avenue,
Orlando, FL 32803
October 9, 16, 202626-02199K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.:
532026CA002564A000BA
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.
ROBERTO I. VALDES-PEREZ
DE MORALES; et al,
Defendant(s).
To the following Defendant(s):
VANESSA HERNANDEZ
(Last Known Address:
819 SUNSET COVE DR,
WINTER HAVEN, FL 33880)
YOU ARE NOTIFIED that an action
to foreclose based on boundaries estab-
lished by acquiescence, on the following
described property:
LOT 9, SUNSET COVE, PHASE
ONE, ACCORDING TO THE
MAP OR PLA THEREOF, AS
RECORDED IN PLAT BOOK
113, PAGES 41, AND 42, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
819 SUNSET COVE DR,
WINTER HAVEN, FL 33880
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Ghidotti
| Berger LLP, Attorney for Plaintiff,
whose address is 10800 Biscayne Blvd.,

Suite 201, Miami, FL 33161 11-16-26, a
date which is within thirty (30) days af-
ter the first publication of this Notice in
the Business Observer and file the origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded in the complaint.
This notice is provided pursuant to
Administrative Order No. 2010-08
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
WITNESS my hand and the seal of
this Court this 2 day of October, 2026.
STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) By Marlene Rios
As Deputy Clerk
Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd.,
Suite 201,
Miami, FL 33161
October 9, 16, 202626-02200K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA003922A000BA
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
AS TRUSTEE FOR VELOCITY
COMMERCIAL CAPITAL LOAN
TRUST 2024-1,
Plaintiff, v.
MFGC PATRIMONY LLC; et al,
Defendant(s).
To the following Defendant(s):
ANDRE JORGE LIMA DANTAS
COSTA
(Last Known Address: 18357 MOWRY
CT, ORLANDO, FL 32827)
YOU ARE NOTIFIED that an action
to foreclose based on boundaries estab-
lished by acquiescence, on the following
described property:
LOT 708, WINDSOR IS-
LAND RESORT PHASE 3,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 192, PAGES
1 THROUGH 2, PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.
PROPERTY ADDRESS:
4166 LANA AVENUE,
DAVENPORT, FL 33897
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Ghidotti
| Berger LLP, Attorney for Plaintiff,

whose address is 10800 Biscayne Blvd.,
Suite 201, Miami, FL 33161 11/23/26, a
date which is within thirty (30) days af-
ter the first publication of this Notice in
the Business Observer and file the origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded in the complaint.
This notice is provided pursuant to
Administrative Order No. 2010-08
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
WITNESS my hand and the seal of
this Court this 2nd day of Oct., 2026.
STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) By S. Irlanda
As Deputy Clerk
Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
October 9, 16, 202626-02185K

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL
941-906-9386
and select the appropriate County
name from the menu option
OR E-MAIL:
legal@businessobserverfl.com

Business
Observer

10/09/26

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-4257
MIDFLORIDA CREDIT UNION,
AS SUCCESSOR IN INTEREST TO
PRIME MERIDIAN BANK,
Plaintiff, v.
WAINWRIGHT GROUP, LLC;
MARY'S BAGEL CAFÉ, INC.;
MARK BRIAN DORNSTAUDER,
INDIVIDUALLY; DENISE
GILMORE, INDIVIDUALLY;
PRACTICE ACQUISITION, INC.;
CARDINAL TAX & ACCOUNTING,
INC.; TENANT #1; TENANT #2;
AND ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, AND UNDER, AND
AGAINST THE HEREIN-NAMED
DEFENDANTS WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEWISEES, GRANTEES, OR
OTHER CLAIMANTS,
Defendants.
TO: MARK BRIAN DORNSTAUDER,
INDIVIDUALLY; PRACTICE ACQUI-
SITION, INC.; AND ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, AND UNDER, AND
AGAINST THE HEREIN-NAMED
DEFENDANTS WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PAR-
TIES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEWISEES,
GRANTEES, OR OTHER CLAIM-
ANTS
YOU ARE HEREBY NOTIFIED
that an action to foreclose on the fol-
lowing real property in Polk County,
Florida:
The W 40' of Lot 2 and the W 40'
of the N 6' of Lot 1 in Block "B"
of LOCKHART'S RESUBDIVI-
SION, according to plat thereof
recorded in Plat Book 8, page
23 of the public records of Polk
County, Florida, being a plot of
land 40' by 60', and further de-

scribed as follows: Begin on W
8th Street at NW corner of said
Lot 2, Block B, run E 40', S 60',
W 40' and N 60' to POB. Lots
1 and 2 in Block "B" of LOCK-
HART'S RE-SUBDIVISION of
a part of Washington Park, Ac-
cording to the plat thereof re-
corded in Plat Book 8, page 23,
public records of Polk County,
Florida, except the W 40' of said
Lot 2 and except the W 40' of the
N 6' of said Lot 1.
Parcel ID Number:
23-28-12-056000-002011
Property Address:
1242 North Florida Avenue,
Lakeland, Florida 33805
has been filed against you in the Circuit
Court of the Tenth Judicial Circuit, Polk
County, Florida, and you are required
to serve a copy of your written defenses
to the Complaint, if any, to Gregory A.
Sanoba, Esquire, 422 South Florida
Avenue, Lakeland, Florida 33801, on
or before November 23, 2026, and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise, a default will be entered against
you for the relief demanded in the
Complaint.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
you are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
DATE: 10/05/2026
STACY M. BUTTERFIELD
Clerk of the Circuit Court
By: Deputy Clerk
Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
October 9, 16, 202626-02184K

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO: 2026CA002760A000BA
PENNYMAC LOAN
SERVICES, LLC,
Plaintiff, VS.
EVGHENII ANTONEVICI;
AZUR RESORT HOMEOWNERS
ASSOCIATION, INC.;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).
TO: EVGHENII ANTONEVICI
LAST KNOWN ADDRESS:
6092 GLENDALE DRIVE,
BOCA RATON, FL 33433
YOU ARE HEREBY NOTIFIED
that an action to foreclose a mortgage
on the following property:
LOT 20, AZUR RESORT, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 184,
PAGE(S) 16 THROUGH 19, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
257 Famagusta Dr.,
Davenport, FL 33896
has been filed against you and you
are required to serve a copy of your
written defenses, if any, on FREN-
KEL LAMBERT WEISMAN & GOR-
DON, LLP, Plaintiff's attorney, whose
address is One East Broward Blvd.,
Suite 1111, Ft. Lauderdale, FL, 33301
on or before 11/10, 2026 (no later
than 30 days from the date of the

first publication of this Notice of Ac-
tion) and file the original with the
Clerk of this Court either before ser-
vice on Plaintiff's attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the
relief demanded in the complaint or
petition filed.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than 7 days; if you
are hearing or voice impaired, call 711.
WITNESS my hand and the seal of
this Court at Polk County, Florida, this
23rd day of September, 2026.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) By V. Farrer
DEPUTY CLERK
FRENKEL LAMBERT
WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111
FORT LAUDERDALE, FL 33301
Telephone: (631) 969-3100 |
Fax: (631) 982-4513
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN. 2.516
fleservice@fjlaw.com
04-103879-F00
October 9, 16, 202626-02198K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA000374A000BA
DATA MORTGAGE INC.,
DBA ESSEX MORTGAGE
Plaintiff, v.
Robert Lee Sims, et al.
Defendants.
TO: Eric Shelton and Stephanie Lopez
RESIDENT: Unknown
LAST KNOWN ADDRESS:
849 SW O Avenue, Apt D,
Winter Haven, FL 33880
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following described property located in
Polk County, Florida:
LOT 5, 6, 7, AND 8, BLOCK
"A" SHADOW LAWN, AC-
CORDING TO THE MAP OR
PLAT THEREOF RECORDED
IN PLAT BOOK 6 PAGE 50,
PUBLIC RECORDS OF POLK
COUNTY FLORIDA.
LESS AND EXCEPT ANY PART
THEREOF LYING WITHIN
THE EXISTING RIGHT-OF-
WAY OF STATE ROAD 60.
has been filed against you, and you are
required to serve a copy to your written
defenses, if any, to this action on Or-
lans, PC, attorneys for plaintiff, whose
address is 621 S. Federal Highway, Suite
10
Orlans Law Group PLLC
621 S. Federal Highway,
Suite 10
Fort Lauderdale, FL 33301
Orlans #25-011006
October 9, 16, 202626-02197K

10, Fort Lauderdale, FL 33301, and file
the original with the Clerk of the Court,
within 30 days after the first publica-
tion of this notice, either before or im-
mediately thereafter, November 9, 2026
otherwise a default may be entered
against you for the relief demanded in
the Complaint.
This notice shall be published once a
week for two consecutive weeks in the
BUSINESS OBSERVER.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
DATED: September 17, 2026
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By Marlene Rios
Deputy Clerk of the Court

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of A Grateful Notary located at 1733 Glen Abby Ln in the City of Winter Haven, Polk, FL 33881 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of October, 2026
Matthew William Roberts
October 9, 202626-02187K

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of A Grateful Notary: Help on the Way located at 1733 Glen Abby Ln in the City of Winter Haven, Polk, FL 33881 intends to register the said name with the Division of Corporations of the De-
partment of State, Tallahassee, Florida.
Dated this 5th day of October, 2026
Matthew William Roberts
October 9, 202626-02188K

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SPS Contract Management located at 236 Laurel Ridge Pass in the City of Davenport, Polk, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of October, 2026
Andrea Lavin
October 9, 202626-02189K

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TailSign located at 6114 Quail Ridge Dr in the City of Lakeland, Polk, FL 33813 intends to register the said name with the Division of Corporations of the De-
partment of State, Tallahassee, Florida.
Dated this 5th day of October, 2026
Beach Graphics & Design LLC
October 9, 202626-02190K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/6/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1995 FLEE mobile home bearing vehicle identifica-
tion numbers FLFLR33A16441SU and FLFLR33B16441SU and all personal items located inside the mobile home. Last Tenant: Garrick Julian Greene and Nina Jean Mciver. Sale to be held at: GCP Kings Pointe, LLC, 100 Winterdale Drive, Lake Alfred, Florida 33850, (863) 956-1503.
October 9, 16, 202626-02210K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DAVID WILLIAM KORNBLUTH and KAREN ANNE KORNBLUTH will, on October 27, 2026, at 9:00 a.m., at 656 Lake Henry Drive, Lot #656, Winter Haven, Polk County, Florida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Sec-
tion 715.109:
1984 KIRK MOBILE HOME,
VIN: 14600934, TITLE NO.:
0020882912
and all other personal property
located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11310-502)
October 9, 16, 202626-02194K

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sunset Haven located at 201 Lake How-
ard Dr SW in the City of Winter Haven, Polk, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tal-
lahassee, Florida.
Dated this 5th day of October, 2026
Waymaker Property Solutions LLC
Joseph Murphy
October 9, 202626-02186K

PUBLIC SALES / SALES / ACTIONS ---

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CC-009089-A000-BA CALABAY PARC AT TOWER LAKE HOMEOWNERS' ASSOCIATION Plaintiff(s) VS. JAMES EUGENE HARDY, UNKNOWN SPOUSE OF JAMES EUGENE HARDY, UNKNOWN TENANTS Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on June 19th, 2026, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: Lot 215, CALABAY PARC AT TOWER LAKE PHASE TWO, according to the Plat thereof as recorded in Plat Book 136, Page 45, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. Property Address: 129 Minniehaha Circle, Haines City, FL 33844 to the highest and best bidder for cash, online at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 22 day
of OCTOBER, 2026. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 17th day of September, 2026. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Ashley Saunders Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 October 9, 16, 2026 26-02143K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA Case # 532026CA000207A000BA Gregory Dean, LLC Plaintiff, v. Jimmy Van, LLC, a Flonda Limited Liability Company; Jimmy Van; Dawson Financial Services, Inc. Polk County, Florida Thao Pham; Trang and Family LLC, a Florida Limited Liability Company; Grenelefe Estates Homeowners' Association, Inc., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated the 23rd day of September, 2026 in the Circuit Court of the Judicial Circuit in and for Polk County, Florida, the Polk County Clerk of the Court shall sell to the highest and best bidder for cash via online auction at www.polk.realforeclose.com at 10:00 AM on the 10th day of November, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 47, GRENELEFE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ALSO KNOWN AS: 121 Tuxford Dr, Haines City, Fl IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 1st day of October, 2026 Submitted by: s/ David Bakalar David Bakalar / Florida Bar #0025062 Counsel for Plaintiff 3301 N. University Drive, Suite 100 Coral Springs, FL 33065 Phone: 954-609-0218 DCBakalar@DCBakalar.com October 9, 16, 2026 26-02144K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026CA004012A000BA CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. PATRICIA GOERS ROGERS A/K/A PATSY ROGERS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MORGAN L. GOERS A/K/A MORGAN LUCK GOERS A/K/A MORGAN GOERS, DECEASED; LUCINDA ANN LUCK; REBECCA LUCK THAYER; CHRISTOPHER PAUL GOERS; MICHAEL HOWARD GOERS; ANDREW CARL GOERS; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MUSICK CONSTRUCTION AND ROOFING LLC, Defendant(s). TO: Andrew Carl Goers Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: LOT 17, ROYAL OAKS ESTATES, AN UNRECORDED SUBDIVISION BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND RUN WEST ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4, 989.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST 109.67 FEET TO A POINT; THENCE NORTH 90° 141.85 FEET TO A POINT ON THE
SOUTHERLY RIGHT OF WAY OF THAT CERTAIN COUNTRY ROAD DESCRIBED IN A DEED RECORDED IN O.R. BOOK 793, PAGE 674, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE EAST 90° ALONG SAID RIGHT OF WAY 109.67 FEET TO A POINT; THENCE SOUTH 90° 141.85 FEET TO THE POINT OF BEGINNING. Street Address: 3423 Royal Court S, Lakeland, Florida 33812 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date: 11/3/2026 Dated on SEP 17 2026. Stacy M. Butterfield, CPA Clerk of said Court (SEAL) By: A. Nieves As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:26-400322 October 9, 16, 2026 26-02164K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA004915A000BA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS W. FRANKLIN, DECEASED, ET AL., Defendant(s), NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 25, 2026 entered in Civil Case No. 2025CA004915A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS W. FRANKLIN, DECEASED; KAREN L. FRANKLIN; A&D FENCING & CARPENTRY INC.; NATOSHA N. LEWIS; ELSIE YOH-AIRA LEWIS-MALDONADO; UNKNOWN BENEFICIARIES OF THE OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST; UNKNOWN TRUSTEES OF THE OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST; HART LAKE COVE HOMEOWNERS
ASSOCIATION, INC. are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on November 10, 2026 the following described property as set forth in said Final Judgment, to-wit:. LOT 10, HART LAKE COVE PHASE 1, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 135, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 165 FISH HAWK DR, WINTER HAVEN, FL 33884 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Vanessa Nieto Vanessa Nieto, Esq. FBN: 107084 File No: 5299.000303 October 9, 16, 2026 26-02215K

FIRST INSERTION
PREPARED BY: ANDREW L. FIVECOAT, ESQ. EXL LEGAL PLLC 12425 28TH ST N. # 200 ST PETERSBURG, FL 33716 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on November 8, 2006, a certain Mortgage was executed by THOMAS C. MCGUIRE, SR. and CLAIRENE B. MCGUIRE as mortgagor(s) in favor of SEMINOLE FUNDING, INC. as mortgagee, and was recorded on November 16, 2006, in Book 07057, Pages 1423-1431 [as Instrument No. 2006277710] in the Office of the Clerk of the Court, Polk County Florida; and WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated November 30, 2020, and recorded on December 3, 2020, in Book 11476, Pages 1883-1884, [as Instrument Number 2020258329], in the office of the Clerk of the Court, Polk County, Florida; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the Property ceases to be the principal residence of a Borrower for reasons other than death and the Property is not the principal residence of at least one other Borrower; and WHEREAS, the entire amount delinquent as of September 25, 2026, is \$212,240.49; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on September 18, 2026 as Instrument No. 2026366351 in the Office of the Clerk of Court, Hills-
borough County, Florida. Notice is hereby given that all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: The following described land, situate, lying and being in Polk County, Florida, to wit : LOT 2, BLOCK A, HILL MAN-OR, BARTOW, POLK COUNTY, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Commonly known as: 1137 SOUTH GORDON AVENUE, BARTOW, FL 33830 The sale will be held on October 29, 2026 at 9:30 a.m. local time, at the front steps of the Polk County Clerk of Court and Bartow Courthouse at 255 N. Broadway Ave., Bartow, FL 33830. The Secretary of Housing and Urban Development will bid \$216,263.36. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the Foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$21,626.34 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$21,626.34 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026-CA-001489 Freedom Mortgage Corporation, Plaintiff, vs. Timothy Clayton Brown a/k/a Timothy Brown, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026-CA-001489 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Timothy Clayton
Brown a/k/a Timothy Brown; Robert E. Long, III; United States of America on behalf of the Secretary of Housing and Urban Development; ISPC Inc f/k/a The Independent Savings Plan Company d/b/a ISPC are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 17th day of December, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 5, MEADOW RIDGE ESTATES PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025CA003549A000BA Freedom Mortgage Corporation, Plaintiff, vs. Julian A. Cruz, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003549A-000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Julian A. Cruz; Julian Cruz; Elizabeth Cristina Vallejo; United States of America on behalf of the Secretary of Housing and Urban Development; Starlight Homes Florida L.L.C.; Madison Place Townhome Association, Inc. d/b/a Madison Place Townhomes Association, Inc.; Madison Place Service Provider LLC are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 30th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 306, MADISON PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE(S) 16 THROUGH 20,
INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 27-26-29-707041-003060 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 1st day of October, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin Kelley, Esq., Florida Bar No. 32106 Orlando Amador, Esq., Florida Bar No. 39265 Felicia Barry, Esq., Florida Bar No. 0110571 File # 23-F00976 October 9, 16, 2026 26-02142K

FIRST INSERTION
all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are ten-
dered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$212,240.49 as of September 25, 2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: Oct 1, 2026 Foreclosure Commissioner Andrew L. Fivecoat, Esq. eXL Legal, PLLC 12425 28th Street N., Suite 200 St. Petersburg, FL 33716 Telephone (727) 536-4911 Facsimile (727) 536-2755 STATE OF Florida } COUNTY OF Pinellas } SS. The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 1 day of October, 2026 by [Andrew L. Fivecoat, Esq. with eXL Legal, PLLC], who [X] is personally known to me or who [] has produced as identification. NOTARY PUBLIC-STATE OF Florida TINA M. LANNING Notary Public - State of Florida Commission # HH 745156 My Comm. Expires Dec 19, 2029 Bonded through National Notary Assn. October 9, 16, 23, 2026 26-02165K

FIRST INSERTION
TOGETHER WITH RETIRED 1998 SHAD MOBILE HOME VIN NUMBERS FLA14613249A and FLA14613249B. TAX ID: 23-29-31-142217-000050 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled
court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 30th day of September, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 26-F00966 October 9, 16, 2026 26-02146K

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

10/18/27 0/5

--- SALES ---

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025CA003923A000BA PLAINS COMMERCE BANK Plaintiff(s), vs. TIMOTHY A. KIRBY; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 18, 2026 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of November, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 19, LIBERTY SQUARE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, IN- CLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 710 Franklin		
Court, Haines City, FL 33844 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully submitted, PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 25-010073-1 October 9, 16, 2026		26-02169K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025-CA-004726 Freedom Mortgage Corporation, Plaintiff, vs. Steve Jarrett, et al., Defendants. NOTICE IS HEREBY GIVEN pursu- ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025-CA-004726 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corpora- tion is the Plaintiff and Steve Jarrett; Unknown Spouse of Steve Jarrett; Win- ter Haven Harbour Apartments, Inc. are the Defendants, that Stacy M. But- terfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 10th day of November, 2026, the following described property as set forth in said Final Judgment, to wit: PARCEL 1: AN ABSOLUTE AND INDEFEASIBLE FEE SIMPLE TITLE IN AND TO AN UNDIVIDED ONE-SIXTY- THIRD (1/63) INTEREST IN AND TO THAT CERTAIN PAR- CEL OR PARCELS OF LAND DESIGNATED AS LOT A, AS EXEMPLIFIED, REFERRED TO AND SET FORTH IN THE SURVEY WHICH IS AN EX- HIBIT TO THE DECLARA- TION OF RESTRICTIONS, RESERVATIONS, COVE- NANTS, CONDITIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 848, AT PAGE 536, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TO- GETHER WITH ALL BUILD- INGS, IMPROVEMENTS AND APPURTENANCES THEREON LOCATED. PARCEL II: AN ABSOLUTE AND INDEFEASIBLE FEE SIMPLE TITLE IN AND TO ALL OF APARTMENT UNIT 24, BEING SITUATED ON THE 2ND FLOOR OF BERKELEY HOUSE, WINTER HAVEN HARBOUR APART- MENTS, ACCORDING TO THE FLOOR PLAN WHICH IS A PART OF THE PLOT PLANS AND SURVEY WHICH ARE AN EXHIBIT TO THE DECLARATION OF RESTRIC- TIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS RECOR- DED IN OFFICIAL RECORDS BOOK 848, AT PAGE 536, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SAID APARTMENT UNIT 24, OF BERKELEY HOUSE CONSTITUTES ALL OF THE SPACE OR AREA LOCATED WITHIN THE PERIMETER OF THE UNFINISHED AND UNDECORATED WALLS, FLOORS AND CEILINGS OF SAID APARTMENT UNIT 24 OF BERKELEY HOUSE AS SHOWN AND SET OUT IN SAID DECLARATION AND EXHIBIT THERETO.		
PARCEL III: A PERPETUAL AND NON-EXCLUSIVE EASE- MENT IN COMMON WITH, BUT NOT LIMITED TO, ALL OTHER OWNERS OF UNDI- VIDED INTERESTS IN THE LAND AND IMPROVEMENTS DESCRIBED ABOVE IN PAR- CEL I, FOR EGRESS AND IN- GRESS AND WITH ALL OF THE PUBLIC PASSAGEWAYS, COMMON AREAS AND FAC- ILITIES UPON THE LAND DESCRIBED IN PARCEL I, AND MORE PARTICULARLY DESCRIBED AND IDENTI- FIED IN THE AFORESAID RECORDED DECLARATION OF RESTRICTIONS, RESER- VATIONS, COVENANTS, CON- DITIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 848, AT PAGE 536, OF THE PUBLIC RECORDS OF POLK COUN- TY, FLORIDA, TOGETHER WITH ALL THE RIGHTS, POWERS AND PRIVILEGES INURING TO THE BENEFIT OF ALL OWNERS OF UNDI- VIDED INTERESTS IN THE LAND AND IMPROVEMENTS DESCRIBED IN PARCEL I ABOVE. TAX ID: 26-28-20-570424-002240 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim be- fore the clerk reports the surplus as unclaimed. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534- 4686, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2nd day of October, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By/s/ Justin J. Kelley, Esq. Justin Kelley, Esq., Florida Bar No. 32106 Orlando Amador, Esq., Florida Bar No. 39265 Felicia Barry, Esq., Florida Bar No. 0110571 Amanda Driscole, Esq., Florida Bar No. 85926 Karan A Khemlani, Esq., Florida Bar No. 1062463 Gavin MacMillan, Esq., Florida Bar No. 0037641 Matthew Marks, Esq., Florida Bar No. 524336 Jonathan Mesker, Esq., Florida Bar No. 805971 Robert Rodely, Esq., Florida Bar No. 1059253 Julie York, Esq., Florida Bar No. 55337 File # 25-F03395 October 9, 16, 2026		26-02170K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024CA003853000000 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. MELISSA N COLAMARCO A/K/A MELISSA COLAMARCO, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore- closure entered September 25, 2026 in Civil Case No. 2024CA003853000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPO- RATION is Plaintiff and Melissa N Colamarco a/k/a Melissa Colamarco, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judg- ment, to-wit: Lot 23, NORTH RIDGE RE-		
SERVE, according to the map or plat thereof recorded in Plat Book 173, Page 21, Public Re- cords of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 24-10760FL October 9, 16, 2026		26-02159K

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45, FS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-003236 MAGNOLIA PRESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. AISHA Y. SHEPHARD, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment in favor of the Plaintiff dated the 25th day of September, 2026, entered in Case No.: 2025-CA-003236, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 a.m. on the 24th day of No- vember, 2026, the following described property as set forth in the Summary Final Judgment, to wit: Lot 67, Magnolia Preserve Phase Two, according to the plat or map thereof, as recorded in Plat Book 155, Pages 41 and 42, Public Re- cords of Polk County, Florida. Property Address:		
4725 Magnolia Preserve Avenue, Winter Haven, FL 33880. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Lisa Acharekar Lisa Acharekar, Esq. Florida Bar No. 0734721 Martell & Ozim, P.A. 213 S. Dillard St., Suite 210 Winter Garden, FL 34787 (407) 377-0890 Email: lcrowley@martellandozim.com Attorney for Plaintiff October 9, 16, 2026		26-02172K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA000068A000BA Freedom Mortgage Corporation, Plaintiff, vs. American Home Management, LLC, a Wyoming Limited Liability Company, et al., Defendants. NOTICE IS HEREBY GIVEN pursu- ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA000068A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk Coun- ty, Florida, wherein Freedom Mort- gage Corporation is the Plaintiff and American Home Management, LLC, a Wyoming Limited Liability Com- pany; Justin Michael Brennan; Aprie Lu Brennan; Balmoral Master Asso- ciation, Inc.; Randy Renbarger are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, begin- ning at 10:00 AM on the 30th day of October, 2026, the following described property as set forth in said Final Judg- ment, to wit: LOT 66, BALMORAL ES- TATES PHASE 1, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGES 1 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 27-27-32-804507-000660 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.		
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2nd day of October, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By:/s/ Justin J. Kelley, Esq. Justin Kelley, Esq., Florida Bar No. 32106 Orlando Amador, Esq., Florida Bar No. 39265 Felicia Barry, Esq., Florida Bar No. 0110571 Amanda Driscole, Esq., Florida Bar No. 85926 Justin Kelley, Esq., Florida Bar No. 1062463 Gavin MacMillan, Esq., Florida Bar No. 0037641 Matthew Marks, Esq., Florida Bar No. 524336 Jonathan Mesker, Esq., Florida Bar No. 805971 Robert Rodely, Esq., Florida Bar No. 1059253 Julie York, Esq., Florida Bar No. 55337 File # 25-F03844 October 9, 16, 2026		26-02171K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-005013 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. KRISTIN MICHELLE PARKS A/K/A KRISTIN PARKS, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on No- vember 10, 2026, at 10:00 a.m. ET, via the online auction site at www.polk. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: The North 1/2 of the South 1/2 of the SW 1/4 of the NW 1/4 of the SW 1/4, LESS the East 40 feet for right-of-way, lying in Section 21, Township 27 South, Range 25 East, Polk County, Florida. Property Address: 3863 Berkley Road, Auburndale, FL 33823 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as		
unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be enti- tled only to a return of the deposit paid. The Purchaser shall have no further re- course against the Mortgagor, the Mort- gagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 1st day of Oc- tober, 2026. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 October 9, 16, 2026		26-02145K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA-001140-A000-BA Freedom Mortgage Corporation, Plaintiff, vs. Charles W Ford, Defendant. NOTICE IS HEREBY GIVEN pursu- ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA-001140-A000- BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk Coun- ty, Florida, wherein Freedom Mort- gage Corporation is the Plaintiff and Charles W Ford are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk. realforeclose.com, beginning at 10:00 AM on the 24th day of November, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 9, LAKE 'N GOLF ES- TATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE(S) 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.		
TAX ID: 26-28-01-521020-000090 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 30th day of September, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 26-F00586 October 9, 16, 2026		26-02147K

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532026CA000686A000BA MIDFIRST BANK Plaintiff, v. JESSICA LAURA GUITTERREZ; SANTIAGO CHAVEZ; UNKNOWN TENANT 1; UNKNOWN TENANT 2; 3MG SOLUTIONS, LLC; BETTER EARTH ELECTRIC FL, LLC; SQUIRE’S GROVE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; WINDMAR HOME FLORIDA, INC. Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 23, 2026, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: LOT 161, SQUIRE’S GROVE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 137, PAGES 41 THROUGH 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 414 HONEY BELL RD, WINTER HAVEN, FL 33880- 2163		
at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on November 02, 2026 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated at St. Petersburg, Florida this 1st day of October, 2026. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000011538 October 9, 16, 2026		26-02158K

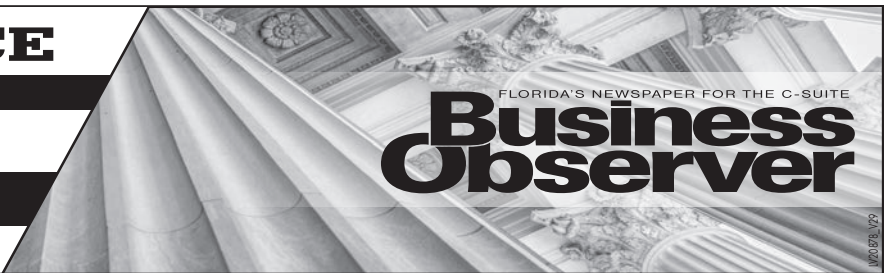
PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
 - Service includes us e-filing your affidavit to the Clerk’s office on your behalf

Call **941-906-9386** and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**



ACTIONS

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-004794 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SHANNON JUSTIN RIVERA, et al., Defendants. TO: Unknown Personal Representative of the Estate of Shannon Justin Rivera Last known address: Unknown Unknown Heir, Beneficiary and Devisee 1 of the Estate of Shannon Justin Rivera, Deceased Last known address: Unknown Unknown Heir, Beneficiary and Devisee 2 of the Estate of Shannon Justin Rivera, Deceased Last known address: Unknown Unknown Personal Representative of the Estate of Bianca Marie Smith Last known address: Unknown Unknown Heir, Beneficiary and Devisee 1 of the Estate of Bianca Marie Smith, Deceased Last known address: Unknown Unknown Heir, Beneficiary and Devisee 2 of the Estate of Bianca Marie Smith, Deceased Last known address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: Lot 415, HAMMOCK RESERVE PHASE 2, according to the plat as recorded in Plat Book 189, Pages 38 through 43, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Default Date: Nov. 17th, 2026
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 29 day of September, 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of Polk County, Florida
By: /s/ Victoria Farrer
DEPUTY CLERK
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
October 9, 16, 2026 26-02173K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026CA002541A000B HIGHLANDS RESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. BILYK INVESTMENT GROUP LLC, a Florida Limited Liability Company; and ALL UNKNOWN TENANTS/OWNERS N/K/A LASHAUNDA LANIER, Defendants. TO: BILYK Investment Group LLC c/o Justin Bilyk 5143 Crown Haven Drive Kissimmee, Florida 34746 BILYK Investment Group LLC c/o Justin Bilyk 414 Greenbrier Ave Celebration, Florida 34747 BILYK Investment Group LLC c/o Justin Bilyk 7960 Heritage Entrance Blvd. Kissimmee, Florida 34741 BILYK Investment Group LLC c/o Justin Bilyk 308 Lakeshore Blvd. Kissimmee, Florida 34741 BILYK Investment Group LLC c/o Justin Bilyk 119 Clyde Ave Kissimmee, Florida 34741 All Unknown Tenants/Owners n/k/a Lashaunda Lanier 1617 N. Hampton Drive Davenport, Florida 33897 YOU ARE NOTIFIED that an action for declaratory judgement that Defendants are in violation of the provisions of the Declaration against the real property in Polk County Florida, commonly known as 1617 N. Hampton Drive, Davenport, Florida 33897, and more particularly described as:
Lot 111, Highlands Reserve Phase 5, according to plat thereof as recorded in Plat Book 113, Pages 8 through 11, of the Public Records of Polk County, Florida. Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for four consecutive weeks in the Business Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date: 11/16/2026 DATED: 10/1/2026 Stacy M. Butterfield Clerk of the Court for Polk County, Florida (SEAL) By: Marlene Rios Deputy Clerk DI MASI BURTON, P.A., the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 Oct. 9, 16, 23, 30, 2026 26-02163K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2026 CA 003102 Section: 07 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ODDYS VERA PEREZ AKA ODDYS VERA, et al, Defendant(s). To: ODDYS VERA PEREZ AKA ODDYS VERA Last Known Address: 269 Hamlet Loop Davenport, FL 33837 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 67 BLOCK C OF GREENFIELD VILLAGE PHASE II A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 184, PAGES 35 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 269 HAMLET LOOP DAVENPORT FL 33837 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Alber-

telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the Americans with Disabilities Act

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Default Date: 11/10/2026
WITNESS my hand and the seal of this court on this 25th day of September, 2026.

Stacy M. Butterfield
Clerk of the Circuit Court
By: /s/ Victoria Farrer
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 26-001916
October 9, 16, 2026 26-02162K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 532026CA002305A000BA ROCKET MORTGAGE, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THEODORE GLASPEY A/K/A THEODORE ALFRED GLASPEY N/K/A THEODORE ALFRED GLASPEY, et al., Defendants. TO: UNKNOWN SPOUSE OF KENNETH BROWN 48 STONEGATE DRIVEPONTE-FRACT, WF8 4LZ, WEST YORKSHIRE, GB 99999 UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THEODORE GLASPEY A/K/A THEODORE ALFRED GLASPEY N/K/A THEODORE ALFRED GLASPEY 1720 N HAMPTON DR, DAVENPORT, FL 33897 DOMINIQUE M GLASPEY 1720 N HAMPTON DR, DAVENPORT, FL 33897 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 33, HIGHLANDS RESERVE PHASE 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE(S)

8 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before November 10, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 24th day of September, 2026.

STACY M. BUTTERFIELD, CPA
As Clerk of the Court (SEAL) By A. Nieves
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-00819
October 9, 16, 2026 26-02152K

FIRST INSERTION
NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE: 2026-CC-7175 LAKE ALFRED PINES HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. EDWARD PAUL MUDGE; UNKNOWN SPOUSE OF EDWARD PAUL MUDGE; AND UNKNOWN TENANT(S), Defendant. TO: EDWARD PAUL MUDGE YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows: Lot 38, LAKE ALFRED PINES, according to the Plat thereof as recorded in Plat Book 194, Pages 10 through 11, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. A/K/A 557 Pine Tree Blvd., Lake Alfred, FL 33850 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for

Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court on the 25th day of September, 2026

STACY BUTTERFIELD
Circuit and County Courts (SEAL)By: V. Farrer
Deputy Clerk

MANKIN LAW GROUP,
Attorneys for Plaintiff,
2535 Landmark Drive,
Suite 212,
Clearwater, FL 33761
October 9, 16, 2026 26-02153K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026CA003468 MIDFIRST BANK, Plaintiff, vs. JIQUASHA MOON; MICHAEL MOON; et al., Defendant(s). TO: Jiquasha Moon Last Known Residence: 1863 Altavista Circle Lakeland, FL 33810-0000 TO: Michael Moon Last Known Residence: 1863 Altavista Circle Lakeland, FL 33810-0000 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 94, TERRALARGO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 139, PAGES 7 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before November 23, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated on September 28, 2026 Stacy M. Butterfield As Clerk of the Court (SEAL) By: Lynnette Burke As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1485-674B Ref# 25476 October 9, 16, 2026 26-02161K

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA002071A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM R. SMALLEY, DECEASED. et. al. Defendant(s), TO: ERIN MCVAY, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 87, THE VILLAGE - LAKELAND, UNIT NUMBER THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 62 PAGE 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1988 BROOKLYN TRAILER MOBILE HOME VIN NUMBER FL-FL132A10016BF, TITLE NUMBER 0050847181, VIN NUMBER FLFL132B10016BF,
TITLE NUMBER 0046734822 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 11/23/26/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Polk County, Florida, this 22nd day of September, 2026. STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) By: S. IRLANDA DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-300175 October 9, 16, 2026 26-02149K

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA001540A000BA Freedom Mortgage Corporation Plaintiff, vs. Edgardo Almo Ramos; Charmaine Calderon Ramos; Lakeside Landings Homeowners Association, Inc. Defendants. TO: Edgardo Almo Ramos and Charmaine Calderon Ramos Last Known Address: 5780 Lakeside Landings Blvd, Winter Haven, FL 33881 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT(S) 224, LAKESIDE LANDINGS PHASE ONE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 147, PAGES 45 THROUGH 55, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 21-F01429 October 9, 16, 2026 26-02150K

Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 11/10/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on September 23rd, 2026.
Stacy M. Butterfield
As Clerk of the Court (SEAL) By V. Farrer
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 21-F01429
October 9, 16, 2026 26-02150K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 532026CA003256A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MANUEL O. DAVILA A/K/A MANUEL ORLANDO DAVILA TORRES, et al., Defendants. TO: MANUEL O. DAVILA A/K/A MANUEL ORLANDO DAVILA TORRES 136 MADERA DR, WINTER HAVEN, FL 33880 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 18, MADERA PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before November 10, 2026, a date at least

thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 24th day of September, 2026.

STACY M. BUTTERFIELD, CPA
As Clerk of the Court (SEAL) By A. Nieves
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-05345
October 9, 16, 2026 26-02151K

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

09/28/27 V25

--- PUBLIC SALES / ACTIONS---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2026CA-003065-A000-BA PennyMac Loan Services, LLC Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Reinaldo Antonio Marquez a/k/a Reinaldo Marquez, Deceased; et al Defendants.

TO: Meynalie Marquez and Juliana Marquez Last Known Address: 397 Kamena Street Apt 4, Fairview, NJ 07022

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 107, BLOCK "E", SUNNY GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 11/10/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on September 25th, 2026. Stacy M. Butterfield As Clerk of the Court By /s/ Victoria Farrer As Deputy Clerk

Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F01551 October 9, 16, 2026 26-02148K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of POWER SHIELD ROOFING located at 147 N Hampton Dr in the City of Davenport, Polk, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of August, 2026 Joshua Home Improvement INC Joshua Souza Medina October 9, 2026 26-02167K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NecesitoYa located at 1845 Peninsular Dr in the City of Haines City, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of October, 2026 32&8 LLC David Cruzado October 9, 2026 26-02178K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Bonded Theory located at 2164 Bretton Ridge blvd in the City of Winter Haven, Polk, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of October, 2026 Kaydee Baker Bracci October 9, 2026 26-02177K

SUBSEQUENT INSERTIONS

--- SALES ---

SECOND INSERTION

MARIA ELENA TAMEZ PO BOX 8628, HOUSTON, TX 77249 27/0017 Contract # M92044111 ALONZIO WEBB and ALMA PATRICIA TINAJERO 12811 PENTLAND DOWNS ST, HOUSTON, TX 77044 and 9127 VALLEY RDG, SAN ANTONIO, TX 78250 39/0024 Contract # M91973846 Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./Unit No., Building No. of the following described real property: An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (the "Resort") , according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Polk County, Florida, as stated below: Owner Name Lien Document # Assign Lien Doc # Lien Amt Per Diem BENNETT 2022118482	2022119752 \$12,608.36 \$ 0.00 CLIFTON/CLIFTON 2024124984 2024127950 \$9,386.20 \$ 0.00 CRAWFORD/CRAWFORD 2024124984 2024127950 \$6,712.41 \$ 0.00 DENNIS/DENNIS 2024124984 2024127950 \$9,092.46 \$ 0.00 GARIBAY JR 2025102522 2025106068 \$7,193.95 \$ 0.00 HAMILTON/HAMILTON 2024124984 2024127950 \$7,641.59 \$ 0.00 HARRINGTON/ HARRINGTON 2024124984 2024127950 \$9,598.03 \$ 0.00 HOLLEY/HOLLEY/ APPLEWHITE/HOLLEY 2024124984 2024127950 \$6,524.26 \$ 0.00 RODRIGUEZ/RODRIGUEZ 2025102508 2025106072 \$10,348.95 \$ 0.00 ROSAS/ROSAS/WAUHOP III 2024124968 2024127951 \$9,317.29 \$ 0.00 SACHSE 2025102508 2025106072 \$3,228.62 \$ 0.00 SANCHEZ/WRIGHT 2025102508 2025106072 \$5,764.91 \$ 0.00 SAUNDERS 2024124968 2024127951	\$9,830.22 \$ 0.00 SINGH/SINGH 2024124968 2024127951 \$8,486.62 \$ 0.00 TAMEZ/TAMEZ 2024124968 2024127951 \$8,258.93 \$ 0.00 WEBB/TINAJERO 2024124968 2024127951 \$29,048.15 \$ 0.00 Notice is hereby given that on November 5, 2026, at 11:00 a.m., Eastern time at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Property. In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment. An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued. A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes. TRUSTEE: Jerry E. Aron, P.A. By: Dianne Black Title: Authorized Agent FURTHER AFFIANT SAITH NAUGHT. Sworn to and subscribed before me this September 29, 2026, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me . Print Name: Sherry Jones NOTARY PUBLIC - STATE OF FLORIDA Commission Number: HH 215271 My commission expires: 2/28/26 October 2, 9, 2026 26-02127K
--	---	--

SECOND INSERTION

Prepared by and returned to: Jerry E. Aron, P.A.
801 Northpoint Parkway #64 West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name
Address
Week/Unit/Contract #
CREIGTON PATRICK CARNEGIE and DOLLYMAE MELLISH CARNEGIE
2820 MIRELLA CT APT 3308,
WINDERMERE, FL 34786
19/103
Contract # 6561220,
Fractional Interest 1.923
CLARENCE FINLEY AKA
CLARENCE D FINLEY and
JOHNETTA FINLEY
9916 MIDLAND BLVD,
SAINT LOUIS, MO 63114
38/0410
Contract # 6532566,
Fractional Interest 1.923%
ANTHONY G. IMPEMBA
64 1ST ST,
MEDFORD, MA 02155
4/0407
Contract # 6522580,
Fractional Interest 1.923%
ELI MOORE and CAROL L. MOORE and CLINTON G. JOHNSON, JR. and TYIESHA M. DRANE
9521 S PULASKI RD APT 1E,
EVERGREEN PARK, IL 60805 and
3486 SAN ANTONIO DR,
SNELLVILLE, GA 30039 and
607 WASHINGTON AVE S

Whose legal descriptions are (the "Property"): The above described Interest %, Use Period No./Unit No., Unit Type, of the following described real property:

An undivided fractional interest, in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number, together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages

0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

The above described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Polk County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name
Mtg.-Orange County
Clerk of Court Book/Page/Document #
Amount Secured by Mortgage
Per Diem
CARNEGIE/CARNEGIE
10513, 963, 2018124340
\$ 7,983.76
\$ 2.57
FINLEY AKA CLARENCE D
FINLEY/FINLEY
10311, 1723,
2017216649
\$ 23,885.47
\$ 6.75
IMPEMBA
10294, 1955,
2017203257
\$ 9,669.89
\$ 3.67
MOORE/MOORE/
JOHNSON, JR./DRANE
10531, 1566,
2018137844
\$ 12,142.52
\$ 3.74
POWELL/POWELL, SR.
10286, 1128,
2017196614
\$ 4,006.46
\$ 1.36
ROWAN
2024030065
\$ 40,714.55
\$ 14.76
SMITH/SMITH
10284, 1967,
2017195439

\$ 13,472.62
\$ 4.69
Notice is hereby given that on November 5, 2026, 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT

Sworn to and subscribed before me this September 29, 2026, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .

Print Name: Sherry Jones
NOTARY PUBLIC -
STATE OF FLORIDA
Commission Number: HH 735981
My commission expires: 2/28/30
October 2, 9, 2026 26-02128K

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

1V20890_V5

SAVE
TIME



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

1V20890_V5

SECOND INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Country Club, Inc. TIMESHARE PLAN: ORLANDO BREEZE RESORT An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period described above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort. Contract Number: M92382327 -- JOHN A CLIFTON and MARISSA Z CLIFTON, ("Owner(s)"), 6520 GRANVILLE RD, ZIONSVILLE, PA 18092 Week 18 in Unit No. 0047/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$9,386.20/ Lien Doc #2024124984/Assign Doc #2024127950 Contract Number: M93609121 -- JENNIFER CRAWFORD and KARL J. CRAWFORD, ("Owner(s)"), 19502 RUGGLES CT W, FLINT, TX 75762/ Week 40 in Unit No. 0002/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$6,712.41/ Lien Doc #2024124984/Assign Doc #2024127950	
SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2026CA000005A000BA MIDFIRST BANK Plaintiff, v. JOHAN ALEXIS CARVAJAL ORTIZ; UNKNOWN SPOUSE OF JOHAN ALEXIS CARVAJAL ORTIZ; UNKNOWN TENANT 1; UNKNOWN TENANT 2; DEER RUN AT CROSSWINDS HOMEOWNERS ASSOCIATION, INC.; JOSE A DIAZ TORRES; SOLAR MOSAIC LLC Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 17, 2026, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: LOT 14, BLOCK 17, OF DEER RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 199, PAGE(S) 37-42 AS AFFECTED BY SCRIVENER'S ERROR AFFIDAVIT RECORDED IN BOOK 12730, PAGE 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 2417 WHITE TAIL ST, DAVENPORT, FL 33837-9562 at public sale, to the highest and best	
SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2025CA004212 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CARLOS E MELENDEZ, Defendant(s). NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on September 11, 2026 in the above-styled cause, Stacy M. Butterfield, Polk County clerk of court shall sell to the highest and best bidder for cash on October 26, 2026 at 10:00 A.M., at www.polk.realforeclose.com, the following described property: LOT 5, BLOCK K, LAKE DAISY ESTATES PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 274 Lake Daisy Loop, Winter Haven, FL 33884 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS	

#2024127950

Contract Number: M93668973 -- PATRICIA DENNIS and GALEN DENNIS, ("Owner(s)"), 3603 VIKING ST, JONESBORO, AR 72401 / Week 3 in Unit No. 0114/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$9,092.46/ Lien Doc #2024124984/Assign Doc #2024127950

Contract Number: M92862987 -- RAYMOND GARIBAY JR ("Owner(s)"), 3811 JUNIPER MEADOWS LN, HOUSTON, TX 77053 Week 30 in Unit No. 0012/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$7,193.95/ Lien Doc #2025102522/Assign Doc #2025106068

Contract Number: M93804877 -- LEE ANN HAMILTON and DARREN JOSEPH HAMILTON, ("Owner(s)"), 1717 MACK LN, LITTLE ELM, TX 75068 and 3707 CEMETERY HILL RD, CARROLLTON, TX 75007/ Week 3 in Unit No. 0037/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$7,641.59/ Lien Doc #2024124984/Assign Doc #2024127950

Contract Number: M93621990 -- MARY H HARRINGTON and WILLIE HARRINGTON, ("Owner(s)"), 11437 S PARNELL AVE, CHICAGO, IL 60628 / Week 8 in Unit No. 0044/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$9,598.03/ Lien Doc #2024124984/Assign Doc #2024127950

Contract Number: M93418832 -- DAVID HOLLEY and ANITA HOLLEY, and JENNIFER MLEA APPLEWHITE and DAVID WELDON HOLLEY ("Owner(s)"), 2420 STONE CASTLE CIR, COLLEGE STATION, TX 77845 and 1206 N HIGH ST, LONGVIEW, TX 75601 / Week 22 in Unit No. 0007/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$6,524.26/ Lien Doc #2024124984/Assign Doc #2024127950

Contract Number: M6526138 -- CALEB RODRIGUEZ and LISA M. RODRIGUEZ, ("Owner(s)"), 5280 BEECHWOOD AVE, GURNEE, IL 60031/ Week 16 in Unit No. 0413/ Building / Fractional Interest 1.923%/

Amount Secured by Lien: \$10,348.95/ Lien Doc #2025102508/Assign Doc #2025106072

Contract Number: M93039108 -- LARRY ROSAS and DONNA ROSAS, and JOHN W. WAUHOP III ("Owner(s)"), 246 SPRINGS EDGE DR, MONTGOMERY, TX 77356 and 1031 COUNTY ROAD UNIT 3372, CLEVELAND, TX 77327/ Week 13 in Unit No. 0044/ Building / Fractional Interest 1.923%/Amount Secured by Lien: \$9,317.29/ Lien Doc #2024124968/Assign Doc #2024127951

Contract Number: M7030702 -- RICHARD MATHEW SANCHEZ and ALICE WRIGHT, TRUSTEE OF THE WILLIAM R WRIGHT AND ALICE N WRIGHT REVOCABLE TRUST - ORLANDO UNDER AGREEMENT DATED JULY 28, 2020, and WILLIAM R. WRIGHT, TRUSTEE OF THE WILLIAM R WRIGHT AND ALICE N WRIGHT REVOCABLE TRUST - ORLANDO UNDER AGREEMENT DATED JULY 28, 2020 ("Owner(s)"), 2611 E LARKSPUR DR, PHOENIX, AZ 85032 and 10600 COUNTRYSIDE DR, DENTON, TX 76207 and 10600 COUNTRYSIDE DR, DENTON, TX 76207 / Week 50 in Unit No. 0072/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$5,764.91/ Lien Doc #2025102508/Assign Doc #2025106072

Contract Number: M92273622 -- REBECCA SAUNDERS ("Owner(s)"), 1005 CLYDE ST, SAN MARCOS, TX 78666 / Week 30 in Unit No. 0043/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$9,830.22/ Lien Doc #2024124968/Assign Doc #2024127951

Contract Number: M93373394 -- PRABHA SINGH and BIJAY SINGH, ("Owner(s)"), 1539 MUSTANG XING, MISSOURI CITY, TX 77459 and 1539 MUSTANG XING, MISSOURI CITY, TX 77459 / Week 14 in Unit No. 0034/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$8,486.62/ Lien Doc #2024124968/Assign Doc #2024127951

Contract Number: M92044111 -- ELOY E TAMEZ and MARIA ELENA TAMEZ, ("Owner(s)"), PO BOX 8628, HOUSTON, TX 77249 and PO BOX 8628, HOUSTON, TX

77249/ Week 27 in Unit No. 0017/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$8,258.93/ Lien Doc #2024124968/Assign Doc #2024127951

Contract Number: M91973846 -- ALONZIO WEBB and ALMA PATRICIA TINAJERO, ("Owner(s)"), 12811 PENTLAND DOWNS ST, HOUSTON, TX 77044 and 9127 VALLEY RDG, SAN ANTONIO, TX 78250 / Week 39 in Unit No. 0024/ Building / Fractional Interest 1.923%/ Amount Secured by Lien: \$29,048.15/ Lien Doc #2024124968/Assign Doc #2024127951

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407

October 2, 9, 2026 26-02124K

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-002833 IN RE: ESTATE OF JOSHUA DAMAZ PADAURIS GRAHAM, Deceased. The administration of the estate of JOSHUA DAMAZ PADAURIS GRAHAM, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: October 2, 2026. JOSHUA GRAHAM, JR. Personal Representative 1219 Buena Vista Drive Lakeland, FL 33805 Robert D. Hines, Esq, Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: ntservice@hnh-law.com October 2, 9, 2026 26-02131K	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-2590 IN RE: ESTATE OF EVELYN MARIE DUMOND Deceased. The administration of the estate of EVELYN MARIE DUMOND, deceased, whose date of death was June 18, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 2, 2026. Personal Representative: THOMAS G. DUMOND, JR. 5 Holley Lane Prospect, Connecticut 06712 Attorney for Personal Representative: LORI VELLA, ESQ. Florida Bar Number: 356440 Law Office of Lori Vella, PLLC 14502 N. Dale Mabry Hwy., Ste. 200 Tampa, FL 33618 Telephone: (888) 778-0063 E-Mail: attorneylori@lorivella.com October 2, 9, 2026 26-02130K	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2026-CP-002690-A000-BA IN RE: ESTATE OF BETTY TINDELL KETCHERSID, a/k/a Betty Tindel Ketchersid, a/k/a Betty Ketchersid, Deceased. The administration of the Estate of Betty Tindel Ketchersid, deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no	
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 2, 2026. Personal Representative: Julie Annette Stephens 111 Laurel Ridge Dr. Alpharetta, GA 30004 Attorney for Personal Representative: Cyrus Malhotra Florida Bar No. 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax Number: (727) 290-4044 Email: filings@FLprobatesolutions.com Secondary: cortney@FLprobatesolutions.com October 2, 9, 2026 26-02132K	

SECOND INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage. TIMESHARE PLAN: ORLANDO BREEZE RESORT An undivided fractional fee interest (described below) in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number (described below) together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration") Contract Number: 6561220 CREIGHTON PATRICK CARNEGIE and DOLLYMAE MELLISH CARNEGIE, 2820 MIRELLA CT APT 3308, WINDERMERE, FL 34786 /Week 19 in Unit No. 103/Principal Balance: \$7,983.76. Contract Number: 6532566 CLARENCE FINLEY AKA CLARENCE D FINLEY and JOHNETTA FINLEY, 9916 MIDLAND BLVD, SAINT LOUIS, MO 63114 /Week 38 in Unit No. 0410/Principal Balance: \$23,885.47. Contract Number: 6528653 ELI MOORE and CAROL L. MOORE, and CLINTON G. JOHNSON, JR. and TYIESHA M. DRANE, 9521 S PULASKI RD APT 1E, EVERGREEN PARK, IL 60805 and 3486 SAN ANTONIO DR, SNELLVILLE, GA 30039 and 607 WASHINGTON AVE S APT 301, MINNEAPOLIS, MN 55415 and 9618 S. LOWE AVENUE, CHICAGO, MN 60628 Week 25 in Unit No. 0403/Principal Balance: \$12,142.52.	
CALL 941-906-9386 and select the appropriate County name from the menu option OR e-mail legal@businessobserverfl.com	

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option OR e-mail legal@businessobserverfl.com

Business Observer

10/2026

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

10/2026

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002958
Division PROBATE
IN RE: ESTATE OF
VIVIAN L. GALLAGHER AKA
VIVIAN LEE GALLAGHER AKA
VIVIAN GALLAGER
Deceased.

The administration of the estate of VIVIAN L. GALLAGHER AKA VIVIAN LEE GALLAGHER AKA VIVIAN GALLAGER, deceased, whose date of death was August 8, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Avenue Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 2, 2026.

Personal Representative:
LORETTA MUIR
3321 Coventry Commons Drive
Mint Hill, North Carolina 28227
Attorney for Personal Representative:
MICHAEL G. HORTON, Attorney
Florida Bar Number: 123841
MICHAEL G. HORTON, P.A.
3721 South Highway 27,
Suite A
Clermont, FL 34711
Telephone: (352) 394-4008
Fax: (352) 394-5805
E-Mail: michael@mgpha.com
Secondary E-Mail: trish@mgpha.com
October 2, 9, 2026 26-02123K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002745A000BA
Division 14
IN RE: ESTATE OF
CARLTON RUDOLPH
Deceased.

The administration of the estate of CARLTON RUDOLPH, deceased, whose date of death was July 17, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any prop-

erty held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 2, 2026.

Personal Representative:
WILLIAM RUDOLPH
106 Pine Sandy Bank Drive
Canton, Georgia 30114
Attorney for Personal Representative:
NICHOLAS J. MONTEROSSO,
Attorney
Florida Bar Number: 1014979
BRINKLEY MORGAN
100 SE Third Ave., 23rd Floor
Fort Lauderdale, FL 33394
Telephone: (954) 522-2200
Fax: (954) 522-9123
E-Mail: nicholas.monterosso@brinkleymorgan.com
October 2, 9, 2026 26-02088K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 2026-CP-002572
IN RE: THE ESTATE OF
JOHN ROY BROWNLEE,
Deceased.

The administration of The Estate of JOHN ROY BROWNLEE whose date of death was 10/17/2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 2, 2026.

Personal Representative is:
NAOMI HERNANDEZ
2005 19TH ST N.,
HAINES CITY 33844
/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
October 2, 9, 2026 26-02072K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 26CP-146
Division Probate
IN RE: ESTATE OF
RAYMOND G. MICHAUD
Deceased.

The administration of the estate of Raymond G. Michaud, deceased, whose date of death was September 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 2, 2026.

Personal Representative:
/s/ Sara A. Blessing
Sara A. Blessing
17 Peach Tree Lane
Coventry, Rhode Island 02816
Attorney for Personal Representative:
/s/ Charlotte C. Stone
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
123 US Hwy 27 North
Sebring, Florida 33870
Telephone: (863) 402-5424
E-Mail:
charlotte@stonelawgroupfl.com
Secondary E-Mail:
amanda@stonelawgroupfl.com
October 2, 9, 2026 26-02074K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA002929
A & D MORTGAGE LLC,
Plaintiff, VS.
THE ESTATE OF IRMA HILAIRE,
DECEASED; et al.,
Defendant(s).

TO: Marc Montelus
Last Known Residence: 122 Arlington St Reading, PA 19611
TO: The Estate of Irma Hilaire, Deceased
Last Known Residence: Unknown
TO: Sarah Hilaire
Last Known Residence: 437 Highland Meadows St Davenport, FL 33837
TO: Corneil Hilaire
Last Known Residence: 437 Highland Meadows St Davenport, FL 33837
TO: Savana Hilaire, Individually, and as Personal Representative of the Estate of Irma Hilaire, Deceased
Last Known Residence: 437 Highland Meadows St Davenport, FL 33837
TO: Savana Hilaire
Last Known Residence: 437 Highland Meadows St Davenport, FL 33837
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 49, HIGHLAND MEADOWS PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 19-20, PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before November 2, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on September 8, 2026.
As Clerk of the Court
(SEAL) By: Lynnette Burke
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1100-099B
Ref# 24286
October 2, 9, 2026 26-02085K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-003026-A000-BA
IN RE: ESTATE OF
THERESA MAE CANNON
Deceased.

The administration of the estate of Theresa Mae Cannon, deceased, whose date of death was July 29, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 2, 2026.

Personal Representative:
Vanessa Rohrs
7641 Stevens Ridge Road
Lincoln, Nebraska 68516
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
October 2, 9, 2026 26-02097K

SECOND INSERTION

NOTICE TO CREDITORS
(formal administration)
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-0003041
IN RE: ESTATE OF
SHARI MCMASTERS PIPPIN
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of Shari McMasters Pippin, deceased, File Number 2026-CP-0003041, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate,

including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 2, 2026.

Margaret Peters,
Personal Representative
David Berman, Esq.
Attorney for Personal Representative
Fla. Bar No. 109395
1331 N Mills Ave.
Orlando, FL 32803
Tel.: 407-663-5533
E-mail: david@estateco.com
October 2, 9, 2026 26-02087K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002342
IN RE: ESTATE OF
ASARIEL SANCHEZ VELEZ,
Deceased.

The administration of the estate of ASARIEL SANCHEZ VELEZ, deceased, whose date of death was February 15, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

I am disclosing that AI has been or may have been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate.

The date of first publication of this notice is October 2, 2026.

Personal Representative:
ORQUIDEA VELEZ CARDONA
5880 ARLINGTON RIVER DRIVE
LAKELAND, FLORIDA 33811
Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
October 2, 9, 2026 26-02073K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA003697000000
SEATTLE BANK,
Plaintiff, VS.

UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES,
AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY,
THROUGH, UNDER, OR AGAINST
THE ESTATE OF MARGIE S.
BLACKWELDER, DECEASED;
JULIE STALNAKER; CITY OF
HAINES CITY, FLORIDA; JUDY
L. BROWN; ELAINE STEPHEN
WILLIAMS A/K/A CATHERINE
WILLIAMS A/K/A CATHY
WILLIAMS; JAMES STEPHEN
STEPHEN; UNKNOWN TENANT
#1; UNKNOWN TENANT #2
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 17, 2026 in Civil Case No. 2024CA003697000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, SEATTLE BANK is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARGIE S. BLACKWELDER, DECEASED; JULIE STALNAKER; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; CITY OF HAINES CITY, FLORIDA; JUDY L. BROWN; ELAINE STEPHEN WILLIAMS A/K/A CATHERINE WILLIAMS A/K/A CATHY WILLIAMS; JAMES STEPHEN A/K/A JAMES

MICHAEL STEPHEN; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on November 16, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 5 OF BOWEN'S SUBDIVISION UNIT NO. 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 44, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 22nd day of September, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Zachary Ullman, Esq.
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-1143B
Ref# 25805
October 2, 9, 2026 26-02060K



SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer
10/29/2026, 1/12

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

10/29/2026, 1/12

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 26CP-2968 IN RE: ESTATE OF HECTOR ANGEL CRUZ, Deceased SSN: XXX-XX-0696 The administration of the estate of HECTOR ANGEL CRUZ, deceased, whose date of death was August 19, 2026, and whose Social Security Number is XXX-XX-0696, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-00264a0000BA IN RE: ESTATE OF JAMES LEE GOULD, Deceased. The administration of the estate of JAMES LEE GOULD, deceased, whose date of death was February 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A personal representative or curator

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2026CA000227A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL GERARD FOYTE, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 23, 2026, and entered in 2026CA000227A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL GERARD FOYTE, DECEASED; LEE-ANN DAVIDSON; LISA ZELEN; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MONTE P. FOYTE, DECEASED; LEOLA FOYTE; ISPC, INC. F/K/A THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; RIVERSTONE AT TOWNE PARK PHASES 5 AND 6 HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at 10:00 AM, on October 28, 2026, the following

ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is the 2nd day of October, 2026.

Signed on this 23rd day of September, 2026.

Personal Representative:
Nidia Cruz
1303 Donatello Lane
Winter Haven, FL 33884
Attorney for Personal Representative:
Michael A. Johnson
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email:
majlaw@tampabay.rr.com
October 2, 9, 2026 26-02071K

has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211. The written demand must be filed with the clerk.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 2, 2026.

Signed on the 14 day of August 2026
NICOLE HACKMAN
Personal Representative
201 NW 111th Loop
Vancouver, Washington 98685
ALYSON C. KENDUST
Florida Bar No. 1026403
JULIA L. FREY
Florida Bar No. 350486
Attorneys for Personal Representative
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.
215 N. Eola Drive
P.O. Box 2809
Orlando, Florida 32801
Telephone: (407) 843-4600:
Fax: (407) 843-4444
E-Mail:
alyson.kendust@lowndes-law.com
E-Mail: julia.frey@lowndes-law.com
Secondary E-Mail:
probate@lowndes-law.com
230621\17823665
October 2, 9, 2026 26-02133K

described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 15, RIVERSTONE PHASE 5 AND 6, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 185, PAGES 26 THROUGH 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 5557 SILTSTONE STREET, LAKELAND, FL 33811

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 30 day of September, 2026.
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE
& PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-357791 - NaP
October 2, 9, 2026 26-02140K

SECOND INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2026-CC-007711-A000-BA SKY LIGHT ROOFING, INC., Plaintiff, v. DANIEL SYLVESTER; ORIANA SHERIMA MCDOWELL; UNKNOWN TENANT I; and UNKNOWN TENANT II, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Default Final Judgment of Foreclosure entered by the Court on September 23, 2026, in the County Court, Tenth Judicial Circuit, in and for Polk County, Florida, wherein SKY LIGHT ROOFING, INC., is the Plaintiff, and DANIEL SYLVESTER and ORIANA SHERIMA MCDOWELL are the Defendants, in Case No. 2026-CC-007711-A000-BA, the Polk County Clerk of the Circuit Court & County Comptroller, Stacy M. Butterfield, will at 10:00 a.m. (EST) on October 27, 2026, offer for sale and sell to the highest bidder for cash www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, the real property situate and being in Polk County, Florida more particularly described as: Lot 256, Sandy Ridge Phase 2, according to the plat thereof as recorded in Plat Book 136, Pages 21 and 22, of the Public Records of Polk County, Florida. Commonly known as 1755 Royal Ridge Drive, Davenport, FL 33896 Parcel No. 27-26-01-700503-002560 (the "Property") Said sale will be made pursuant to and in order to satisfy the terms of

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA000732000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JUAN CASTANEDA, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 31, 2026, and entered in 2024CA000732000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and JUAN CASTANEDA; EVELIA CRUZ PENA; FIFTH THIRD BANK, N.A., SUCCESSOR BY MERGER WITH DIVIDEND SOLAR FINANCE LLC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 30, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 6, KING'S WAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 1510 N 26TH TER, HAINES CITY, FL 33844

SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA-004621-A000-BA SEC. 04 A.J. THOMAS ENTERPRISES, LLC, A Florida Limited Liability Company, Plaintiff, v. GOLD PROPERTIES, INC., and FLOYD, SAMMONS & SPANJERS, P.A., Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated September 9, 2026, and entered in the above styled cause, wherein A.J. THOMAS ENTERPRISES, LLC, is the Plaintiff and GOLD PROPERTIES, INC., and FLOYD, SAMMONS & SPANJERS, P.A., is the Defendant, Stacy M. Butterfield, as Clerk of the Circuit Court of Polk County, Florida, will sell to the highest and best bidder for cash, in accordance with statutes governing judicial sales, set forth in Chapter 45, Florida Statutes on October 14, 2026, the following described property as set forth in said Final Judgment: Lot 20 and 21, Block 14, EAST COLLEGE ADDITION, according to the map or plat thereof, recorded in Plat Book 1, Page 28, of the Public Records of Polk County, Florida. All sales are to be held online, via elec-

said Default Final Judgment of Foreclosure.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS

AMERICANS WITH DISABILITIES ACT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: September 30, 2026.
/s/ Olivia Garcia
Olivia Garcia, Esq.
Florida Bar Number: 1024583
Primary Email:
ogarcia@nardellalaw.com
Secondary Emails:
snardella@nardellalaw.com
Nardella & Nardella, PLLC
135 West Central Blvd., Suite 300
Orlando, Florida 32801
Office: (407) 966-2680
Fax: (407) 966-2681
ATTORNEY FOR PLAINTIFF
October 2, 9, 2026 26-02137K

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2026 CA 002110 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. FERDIMARY LOPEZ HERNANDEZ, et al, Defendant(s). To: ELOY LOPEZ APONTE Last Known Address: 5950 Westgate DR APT 104 Orlando, FL 32835 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 532.48 FEET TO A POINT, THENCE SOUTH 89 DEGREES 19'0" EAST 760 FEET TO POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 19'0" EAST 100 FEET TO A POINT, THENCE SOUTH 135 FEET TO A POINT, THENCE NORTH 89 DEGREES 19'0" WEST 100 FEET TO A POINT, THENCE NORTH 135 FEET TO POINT OF BEGINNING, ALSO KNOWN AS LOT 46, OF

WHISPERWOOD SUBDIVISION, UNRECORDED.
A/K/A 3509 LISA LANE
LAKELAND FL 33801

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the Americans with Disabilities Act

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Default Date: 10-13-26

WITNESS my hand and the seal of this court on this 25th day of August, 2026.

Clerk of the Circuit Court
(SEAL) By: Ashley Stroud
Deputy Clerk Stacy Butterfield
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
MS- 26-003489
October 2, 9, 2026 26-02135K

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2026CA0002762A000BA NEWREZ LLC, Plaintiff, v. GERMAN ROMERO HERNANDEZ; UNKNOWN SPOUSE OF GERMAN ROMERO HERNANDEZ; MARCELO ROMERO HERNANDEZ; UNKNOWN SPOUSE OF MARCELO ROMERO HERNANDEZ; TRISH ROMERO; DISCOVER BANK; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): MARCELO ROMERO HERNANDEZ (LAST KNOWN ADDRESS) 1665 SAILPOINT DRIVE BARTOW, FL 33830 UNKNOWN SPOUSE OF MARCELO ROMERO HERNANDEZ (LAST KNOWN ADDRESS) 1665 SAILPOINT DRIVE BARTOW, FL 33830 TRISH ROMERO (LAST KNOWN ADDRESS) 1665 SAILPOINT DRIVE BARTOW, FL 33830 UNKNOWN TENANT #1 1665 SAILPOINT DRIVE BARTOW, FL 33830 UNKNOWN TENANT #2 1665 SAILPOINT DRIVE BARTOW, FL 33830 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 3, BLOCK C, THE LAKES I, A SUBDIVISION

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA a/k/a 1665 Sailpoint Dr, Bartow, FL 33830

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 10/27/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 10 day of September, 2026.

Stacy M. Butterfield
Clerk of the Court
By V. Farrer
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
October 2, 9, 2026 26-02136K

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2026-CA-003480 BRIDGEOF CROSSING HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. JUAN MANUEL VASQUEZ, DA MICHELLE PAYANO AND UNKNOWN TENANT, Defendant(s). TO: Juan Manuel Vasquez 328 Lake Davenport Circle Davenport, FL 33837 Da Michelle Payano 328 Lake Davenport Circle Davenport, FL 33837 YOU ARE NOTIFIED that an action to foreclose a claim of lien on the following property in Polk County, Florida: Lot 54 of Bridgeford Crossing, according to the Plat thereof as recorded in Plat Book 140, Pages 10 and 11, of the Public Records of Polk County Florida and all amendments thereto. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose address is KAYE BENDER REMBAUM, P.L., 1200 Park Central

Boulevard South, Pompano Beach, Florida 33064, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint or Petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Default Date: 11-10-2026
WITNESS my hand and the seal of this Court on SEP 23 2026.

Clerk of the Court
Stacy M. Butterfield
By: /s/ Asuncion Nieves
As Deputy Clerk
KAYE BENDER REMBAUM, P.L.,
1200 Park Central Boulevard South,
Pompano Beach, Florida 33064
October 2, 9, 2026 26-02129K

--- PUBLIC SALES / ESTATE / SALES / ACTIONS ---

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532025CA001413A000BA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JOMAR CARRION; UNKNOWN SPOUSE OF JOMAR CARRION; TIFFANY CARRION; UNKNOWN SPOUSE OF TIFFANY CARRION; DONALD E. STEPHENS; ANNA M. STEPHENS; DISCOVER BANK; PORTFOLIO RECOVERY ASSOCIATES, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment or Order dated 5/26/2026 entered in Civil Case No. 532025CA001413A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JOMAR CARRION; UNKNOWN SPOUSE OF JOMAR CARRION; TIFFANY CARRION; UNKNOWN SPOUSE OF TIFFANY CARRION; DONALD E. STEPHENS; ANNA M. STEPHENS; DISCOVER BANK; PORTFOLIO RECOVERY ASSOCIATES, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are defendants, Stacy M. Butterfield, CPA, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 A.M. on October 30, 2026 the following described property as set forth in said Final Judgment of Foreclosure, to-wit:. LOT 11, COUNTRY OAKS ESTATES UNIT NUMBER TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67 PAGES 46, 47, 48 AND 49 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT: BEGIN AT THE NORTHWEST CORNER OF THAT PORTION OF SAID LOT 11 WHICH FORMS A STRIP OF LAND 25 FEET WIDE AND RUN SOUTH 00° 40' 34" EAST ALONG THE WEST LINE OF SAID STRIP OF LAND 25 FEET WIDE, WHICH IS ALSO THE EAST LINE OF LOT 12 IN BLOCK 2 OF COUNTRY OAKS ESTATES UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 65 PAGES 10 AND 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 214.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE RUN NORTH 89° 19' 26" EAST 25 FEET TO A POINT ON THE EAST LINE OF SAID STRIP OF LAND 25 FEET WIDE WHICH IS THE EAST LINE OF SAID LOT 11; THENCE NORTH 00° 40' 34" WEST ALONG SAID EAST LINE 210.28 FEET TO THE NORTHEAST CORNER OF SAID STRIP OF LAND, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTRY OAKS LANE AS SHOWN ON SAID PLAT OF COUNTRY OAKS ESTATES UNIT 1, THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE FOLLOWING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50 FEET THROUGH A CENTRAL ANGLE OF 29° 25' 16", AN ARC DISTANCE OF 25.68 FEET TO THE POINT OF BEGINNING Property Address: 3807 White Oak Ct, Lake Wales, FL 33898 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltrealprop@kelleykronenberg.com /s/ Barron A. Becker Barron A. Becker, Esq. FBN: 1031460 File No: 2390.000682 October 2, 9, 2026 26-02094K	

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2026CA001291A000BA Division 08 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1 Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF LEE VONIA GOLDWIRE AKA LEE VONIA GOLDWIRE, JR, DECEASED, KALAJAH GOLDWIRE, AS KNOWN HEIR OF LEE VONIA GOLDWIRE AKA LEE VONIA GOLDWIRE, JR, PRECIOUS BERRY, AS KNOWN HEIR OF LEE VONIA GOLDWIRE AKA LEE VONIA GOLDWIRE, JR, MALEK GOLDWIRE, AS KNOWN HEIR OF LEE VONIA GOLDWIRE AKA LEE VONIA GOLDWIRE, JR, et al. Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF LEE VONIA GOLDWIRE AKA LEE VONIA GOLDWIRE, JR, DECEASED CURRENT RESIDENCE UNKNOWN You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: BEGIN AT THE SOUTHEAST CORNER OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER NW1/4) OF NORTHWEST QUARTER (NW1/4) OF NORTHEAST QUARTER (NE1/4), SECTION 16, TOWNSHIP 30 SOUTH, RANGE 23 EAST, THENCE RUN WEST 110 FEET TO POINT OF BEGINNING, THENCE RUN	

WEST 110 FEET, THENCE NORTH 330 FEET TO THE NORTH BOUNDARY OF SAID TRACT, THENCE EAST 110 FEET, AND THENCE SOUTH TO POINT OF BEGINNING.

commonly known as 2150 DREAM OAK LOOP, MULBERRY, FL 33860 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David Adamian of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before November 3, 2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: Sept. 18, 2026

CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(COURT SEAL) By: A. Nieves
Deputy Clerk

David Adamian
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
320250/2532748/and
October 2, 9, 2026 26-02095K

SECOND INSERTION	
AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-004311 PLEASANT HILL ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., a Florida non-profit Corporation, Plaintiff, vs. JOCELYN LOPEZ, ONIX CRUZ FIGUEROA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants, NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on September 9, 2026 in Case No. 2025-CA-004311, in the County Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein PLEASANT HILL ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., are the Plaintiffs and JOCELYN LOPEZ, ONIX CRUZ FIGUEROA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, are the Defendants, that the Polk County Clerk of Court shall sell to the highest bidder(s) for cash at public sale at 10:00 a.m. on Monday, October 26, 2026, at, on www.polk.realforeclose.com , the following property, as set forth in the Final Judgment: LOT 39, AS SHOWN ON THE PLAT ENTITLED "PLEASANT HILL ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK	

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2026CA002160A000BA Division: 11

LOANDEPOT.COM, LLC, Plaintiff, vs. CHRISTIAN IVAN AROCHO CRUZ; MARIBEL AROCHO; UNKNOWN SPOUSE OF CHRISTIAN IVAN AROCHO CRUZ; UNKNOWN SPOUSE OF MARIBEL AROCHO; LAKE DEER ESTATES HOMEOWNERS ASSOCIATION, INC.; LUIS G. BARRETO; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on September 11, 2026, in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, STACY M. BUTTERFIELD, CPA, the Clerk of Court will on NOVEMBER 10, 2026 at 10:00 a.m. at http://www.polk.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Polk County, Florida:

168, PAGE 22 THROUGH 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, with the following street address: 146 Loblolly Lane, Davenport, FL 33837.

Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 28th day of September, 2026

/s/ Shay M. Beaudoin
PATRICK H. WILLIS, Esquire
Florida Bar No. 526665
Primary Email: pwillis@willisharne.com
SHAY M. BEAUDOIN, Esquire
Florida Bar No. 1024968
SBeaudoin@willisharne.com
WILLIS | HARNE
390 N. Orange Avenue, Suite 1600
Orlando, FL 32801
Tel. 407-903-9939
Fax. 407-903-9929
Attorneys for Plaintiff
113333-0022
October 2, 9, 2026 26-02117K

SECOND INSERTION	
LOT 446, OF LAKE DEER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 199, PAGE(S) 19-27 AS AFFECTED BY SCRIVENER'S ERROR AFFIDAVIT RECORDED IN BOOK 12700, PAGE 418 AND BOOK 12710, PAGE 1002, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 3564 Broadwing Blvd, Poinciana, FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: September 28, 2026 /s/ Gina Vargas Gina Vargas, Esq. Florida Bar No. 84149 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Email: gvargas@mtglaw.com E-Service: servicefl@mtglaw.com October 2, 9, 2026 26-02118K	

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2026-CA-000031

PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. ROBERT ALLEN HOGGINS, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on November 2, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 21, Block 1116, POINCIANA, NEIGHBORHOOD 5, VIL-LAGE 7, according to the plat thereof, recorded in Plat Book 53, Page(s) 19 through 28, of the Public Records of Polk County, Florida.

Property Address: 428 Ohio Lane, Poinciana, FL 34759

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as

unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

SUBMITTED on this 29th day of September, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
October 2, 9, 2026 26-02119K

SECOND INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA000481A000BA PennyMac Loan Services LLC Plaintiff, vs. Shane Williams; Patrice Williams; Normandy Heights Homeowners Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development; Clerk of the Court, Polk County, Florida Defendants. TO: Shane Williams Last Known Address: 441 St. Georges Circle, Eagle Lake, FL 33839 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 33, NORMANDY HEIGHTS II A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 165, PAGE 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is	

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026CA001769A000BA SELENE FINANCE LP, Plaintiff, vs. EDWIN R. NIXON; MAUREEN S. NIXON Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated September 17, 2026, and entered in Case No. 2026CA001769A000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein SELENE FINANCE LP, is Plaintiff and Edwin R. Nixon; Maureen S. Nixon, are Defendants, the Office of the Clerk of Stacy M. Butterfield, CPA, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 16th day of November, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK U, A RE-SUB OF A PORTION OF LAKE PIERCE HEIGHTS AND LAKE PIERCE HEIGHTS, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address:	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP002888A000BA Division Probate IN RE: ESTATE OF LEIGHANNE RAPPAPORT Deceased. The administration of the estate of Leighanne Rappaport, deceased, whose date of death was November 18, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, ATTN: Probate department, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	

SECOND INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on 10/16/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1989 FLEE mobile home bearing the vehicle identification numbers FLFLK32A10963SC and FLFLK-32B10963SC and all personal items located inside the mobile home. Last	

4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before November 3rd, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on SEP 17 2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By V. Farrer
As Deputy Clerk

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F03835
October 2, 9, 2026 26-02111K

6595 Jenny Drive,
Lake Wales, Florida 33853
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 9/28/2026

McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400716
October 2, 9, 2026 26-02114K

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 2, 2026

Personal Representative:
Dana Kemper
309 N. Parsons Avenue
Brandon, FL 33510
Attorney for Personal Representative:
Katie Lynwood, Attorney
Florida Bar Number: 88723
BUHL LITTLE
LYNWOOD & HARRIS PLC
271 Woodland Pass Suite 115
East Lansing, MI 48823
Telephone: (517) 853-6900
Fax: (517) 853-6902
E-Mail: ckloack@blhlaw.com
Secondary E-Mail:
klynwood@blhlaw.com
October 2, 9, 2026 26-02121K

Tenant: Nancy Louise Riggle, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Nancy Louise Riggle, Unknown Party or Parties in Possession, Douglas D. Hamilton and Jodell Anne Weeks. Sale to be held at: Royal Palm Village, 3000 US Highway 17/92 West, Haines City, Florida 33844, 863-422-1086.
October 2, 9, 2026 26-02138K

PUBLIC SALES / ACTIONS

SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026CA003358A000BA U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. LAQUANIA HAWTHORNE, et al., Defendants. TO: LAQUANIA HAWTHORNE 3190 WHISPERING TRAILS AVE., WINTER HAVEN, FL 33884 UNKNOWN SPOUSE OF LAQUANIA HAWTHORNE 3190 WHISPERING TRAILS AVE., WINTER HAVEN, FL 33884 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: LOT 262, WHISPERING TRAILS PHASE 2, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or be- fore November 3, 2026, a date at least thirty (30) days after the first publica- tion of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plain- tiff's attorney or immediately thereaf- ter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 14 day of September, 2026. STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By A. Nieves As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 26-02933 October 2, 9, 2026 26-02066K		NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2026CA003593A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. TAYLOR GION-GARDENAS A/K/A TAYLOR GION-CARDENAS A/K/A TAYLOR CARDENAS AND CARLOS CARDENAS. et. al. Defendant(s), TO: TAYLOR GION-GARDENAS A/K/A TAYLOR GION-CARDENAS A/K/A TAYLOR CARDENAS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore- closed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 168, HIGHLAND MEAD- OWS PHASE III, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE(S) 25 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con- gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 11-9-2026 (/30 days from Date of First Publica- tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or imme- diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Polk County, Florida, this 23 day of September, 2026. STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) BY: MARLENE RIOS DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 26-420764 October 2, 9, 2026 26-02070K		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 2026-CA-002521 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. VITALII MAXIMOV, et al., Defendants. TO: Vitalii Maximov 404 Thomas Avenue Frostproof FL 33843 Vitalii Maximov 11080 Whitewood Rd. Pinckney, MI 48169 Vitalii Maximov 417 S. Fuller Ave. Los Angeles, CA 90036 Vitalii Maximov 11345 Hillside Pinckney, MI 48169 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: Lot 21, Block 7, SUN RAY HOMES PLAT NUMBER TWO, a subdivision according to the plat thereof recorded in Plat Book 44, Page 26, of the Public Records of Polk County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or imme- diately thereafter; or a default will be entered against you for the relief de- manded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date: Nov. 3rd, 2026 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 17 day of September, 2026. Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida By: /s/ Victoria Farrer DEPUTY CLERK Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 October 2, 9, 2026 26-02068K		NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 2026CA003498A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ROBERTO VIZCARRONDO; LUIS VIZCARRONDO, RAFAEL VIZCARRONDO; SARA VIZCARRONDO; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANGEL LUIS VIZCARRONDO AK/A ANGEL LUIS VIZCARRONDO ROMAN; UNKNOWN SPOUSE OF ROBERTO VIZCARRONDO, UNKNOWN SPOUSE OF LUIS VIZCARRONDO; UNKNOWN SPOUSE OF RAFAEL VIZCARRONDO, UNKNOWN SPOUSE OF SARA VIZCARRONDO, LAKE ALFRED ESTATES HOMEOWNERS ASSOCIATION, INC.; GOODLEAP, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). TO: UNKNOWN HEIRS, BENEFI- CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST- EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANGEL LUIS VIZCAR- RONDO A/K/A ANGEL LUIS LAST KNOWN ADDRESS: UN- KNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 12, LAKE ALFRED ES- TATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 148, PAGES 40, 41 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 325 Sierra Mike Blvd, Lake Alfred, FL 33850 has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose ad- dress is One East Broward Blvd., Suite 1111, Ft. Lauderdale, FL, 33301 on or before NOV. 3, 2026 (no later than 30 days from the date of the first publi- cation of this Notice of Action) and file the original with the Clerk of this Court either before service on Plain- tiff's attorney or immediately thereaf- ter, otherwise a default will be entered against you for the relief demanded in the complaint or petition filed. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Polk County, Florida, this 15 day of September, 2026. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: A. Nieves DEPUTY CLERK FRENKEL LAMBERT WEISMAN & GORDON LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD, Suite 1111 FORT LAUDERDALE, FL 33301 Telephone: (631) 969-3100 Fax: (631) 982-4513 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlw.com 04-103629-F00 October 2, 9, 2026 26-02069K		Notice Of Public Sale The following personal property of: Bil- ly Alfonso Rodriguez Martinez will on October 21 , 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1960 LINC Mobile Home, VIN: M1316 , TITLE: 486167 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, October 2, 9, 2026 26-02075K	
SECOND INSERTION		NOTICE OF PUBLIC SALE		SECOND INSERTION		SECOND INSERTION			
The following personal property of RICHARD ALAN MOCK and KAREN JEAN MOCK will, on October 15, 2026, at 9:00 a.m., at 752 Century Lane, Lot 752, Winter Haven, Polk County, Flor- ida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1990 MERT MOBILE HOME, VIN: CS30529599A, TITLE NO.: 0048575479, and VIN: CS30529599B, TITLE NO.: 0048569678 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11310-206) October 2, 9, 2026 26-02112K		ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said prop- erty under The Florida Self Storage Facility Act Statutes (Section 83.801- 83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 21st day of October, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is lo- cated at: Space Shop Self Storage, 5844 US Hwy 98 N, Lakeland, FL, 33809. Fonseca, Maria Boxes, Totes, Cloth- e Household Items; Ragland, Cole Boxes, Tools, Totes, Clothes, Baskets, Rack- Household Items; Heptinstall, Daniel J Boxes, Totes, Bed, Bedframe, Dress- ers, Cabinets, Clothes, Toys, Cosmetic TV; Keyes, Taylor Boxes, Tote, Sui- case; Decilian, Stephanie Boxes, Tote- Clothes, Shoes, Baskets, Mattress, Tools, Household Items; Parrish, Ash- ley Boxes, Tools, Treadmill, Furnitur- Coin Operator Kid Ride Sale is subje- to cancellation in the event of settle- ment between owner and obligate party. October 2, 9, 2026 26-02076K		SECOND INSERTION		NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 2025-DR-010267 SEC. 13 IN RE: THE MARRIAGE OF: DONAVAN S. MACOMBER, Petitioner, and MARIA JOSE NICOLE RODRIGUEZ MONDIGLIO, Respondent. TO: MARIA JOSE NICOLE RODRI- GUEZ MONDIGLIO, RESPONDENT YOU ARE NOTIFIED that an ac- tion for dissolution of marriage has been filed against you and that you are required to serve a copy of your writ- ten defenses, if any, to this action on Melinda Merced, Esquire, Attorney for Petitioner, whose address is Jirch Law Firm, 1101 Miranda Lane, Kissim- mee, FL 34741 on or before November 6, 2026, and file the original with the clerk of this Court at 255 N. Broadway Ave., Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be en- tered against you for the relief demand- ed in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Cir- cuit Court's office notified of your cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addressee(s) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or striking of pleadings. Dated: 09/25/2026 STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) Shari P Reed Deputy Clerk Jirch Law Firm, 1101 Miranda Lane, Kissimmee, FL 34741 Oct. 2, 9, 16, 23, 2026 26-02096K			

--- SALES ---

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA004414000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JERRY BERBA; WENDY BERBA; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 22, 2024 in Civil Case No. 2023CA004414000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JERRY BERBA; WENDY BERBA; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR are Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on November 16, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 94, POINCIANA NEIGHBORHOOD 3 VILLAGE 3, ACCORDING TO THE		
MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 21st day of September, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Mola Bosland Mola Bosland, Esq. FBN: 30330 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1563B Ref# 25677 October 2, 9, 2026		26-02061K

SECOND INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CC-009089-A000-BA CALABAY PARC AT TOWER LAKE HOMEOWNERS' ASSOCIATION Plaintiff(s) vs. JAMES EUGENE HARDY, UNKNOWN SPOUSE OF JAMES EUGENE HARDY, UNKNOWN TENANTS Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on June 19th, 2026, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: Lot 215, CALABAY PARC AT TOWER LAKE PHASE TWO, according to the Plat thereof as recorded in Plat Book 136, Page 45, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. Property Address: 129 Minniehaha Circle, Haines City, FL 33844 to the highest and best bidder for cash, online at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 22 day		
of OCTOBER, 2026. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 17th day of September, 2026. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Ashley Saunders Deputy Clerk Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 October 2, 9, 2026		26-02062K

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case Number: 2026CA-001068-A000-BA SOUTHSTATE BANK, N.A., Plaintiff, vs. HAILYN MARIE CARMONA ARIAS a/k/a HAILYN M. CARMONA ARIAS, UNKNOWN SPOUSE OF HAILYN MARIE CARMONA ARIAS a/k/a HAILYN M. CARMONA ARIAS, WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT, a government entity ASSOCIATION OF POINCIANA VILLAGES, INC., a not for profit Florida corporation, TOWNHOMES AT WESTVIEW HOMEOWNERS ASSOCIATION, INC., a not for profit Florida corporation and UNKNOWN TENANT IN POSSESSION, Defendants. Notice is hereby given that pursuant to the Summary-Default Final Judgment of Foreclosure entered September 22, 2026, in case number 53-2026CA-001068-A000-BA in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SOUTHSTATE BANK, N.A., as Plaintiff, and HAILYN MARIE CARMONA ARIAS a/k/a HAILYN M. CARMONA ARIAS, UNKNOWN SPOUSE OF HAILYN MARIE CARMONA ARIAS a/k/a HAILYN M. CARMONA ARIAS, WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT, a government entity ASSOCIATION OF POINCIANA VILLAGES, INC., a not for profit Florida corporation, TOWNHOMES AT WESTVIEW HOMEOWNERS ASSOCIATION, INC., a not for profit Florida corpo-		
ration, WESTVIEW MASTER PROPERTY OWNERS ASSOCIATION, INC., a not for profit Florida corporation and UNKNOWN TENANT IN POSSESSION, are Defendants, Stacy M. Butterfield, the Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m. on the 6TH day of November, 2026, the following described real property as set forth in said final judgment, to wit: Lot 188, WESTVIEW POD A PHASE 1B AND 2, according to the Plat thereof as recorded in Plat Book 201, Page 39, Public Records of Polk County, Florida Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted by: Krista Mahalak Florida Bar Number 78231 Peterson & Myers, P.A. Post Office Box 7608 Winter Haven, Florida 33883-7608 Telephone: (863) 294-3360 Facsimile: (863) 293-4104 kmahalak@petersonmyers.com dhughes@petersonmyers.com Attorneys for Plaintiff October 2, 9, 2026		26-02110K

SECOND INSERTION		
CLERK'S NOTICE OF SALE UNDER E.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 2025-CA-005109 Honorable Judge: BUTZ, KELLY PAIGE PLANET HOME LENDING, LLC Plaintiff, vs. GARY PRUITT; JONATHAN N. PRUITT; STATE OF FLORIDA; POLK COUNTY CLERK OF COURT; GARDEN GROVE OAKS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants, NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 13, 2026, in the above-styled cause, I Stacy M. Butterfield, Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, bidding begins at 10 a.m. Eastern Time on October 12, 2026, the following described property: LOT 168, GARDEN GROVE OAKS, UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH MOBILE HOME VIN# FLHMB-T59340243A AND VIN# FLHMBT59340243B, MERI, 1997. PARCEL ID: 272906-855564-001680 COMMONLY KNOWN AS: 6135 Grand Oaks Drive SE, Winter Haven, FL 33884. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. ADA INFORMATION If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated August 22, 2026 /s/Matthew T. Wasinger Matthew T. Wasinger Florida Bar No. 57873 Wasinger Law Office, LLC 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 mattw@wasingerlawoffice.com Attorney for Plaintiff October 2, 9, 2026		
		26-02063K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2026CA001569A000BA ROCKET MORTGAGE, LLC, Plaintiff, vs. LATOYA MONIQUE GRAY; LIBERTY SQUARE HOMEOWNERS ASSOCIATION, INC.; LIBERTY SQUARE OWNERS ASSOCIATION, INC. Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court for POLK County shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 20 day of October, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 167, LIBERTY SQUARE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1038 SUFFRAGETTE CIR, HAINES CITY, FL 33844 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK		
NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 24 day of September 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-05944 October 2, 9, 2026		26-02078K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA005433A000BA ONSLOW BAY FINANCIAL LLC, Plaintiff, vs. FREDERICK MOSSMAN, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 11, 2026 in Civil Case No. 2025CA005433A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein ONSLOW BAY FINANCIAL LLC is Plaintiff and Frederick Mossman, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 26 of YORKSHIRE, according to Plat thereof recorded in Plat Book 102, pages 5 to 8, Public Records of Polk County, Florida, and that part of Lot 27 of YORKSHIRE, according to the Plat thereof recorded in Plat Book 102, Pages 5 to 8 Public Records of Polk County, Florida, described as: Commence at the Northwest corner of said Lot 27, and run thence North 89 degrees 18 minutes 29 seconds East along the common line between Lots 26 and 27, a distance of 155.00 feet to the Point of Beginning, run thence South 00 degrees 16 minutes 14 seconds West 25.00 feet, run thence North 89 degrees 18 minutes 29 seconds East 166.21 feet to a point on the East boundary of said Lot 27, run thence North 00 degrees 16 minutes 14 seconds East along said East boundary 25.00 feet to the Northeast corner of said Lot 27, run thence South 89 degrees 18 minutes 29 seconds West 166.21 feet to the Point of Beginning. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 25-13816FL October 2, 9, 2026		
		26-02108K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026-CA-000278 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. DANIEIYS LLEO, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on November 2, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: Lot 20, in Block 2 "HAMMOCK RESERVE PHASE 3", as recorded in Plat Book 196, Pages 8 through 18, Public Records of Polk County, Florida. Property Address: 4707 Bernard Blvd, Haines City, FL 33844 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.		
		26-02079K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-005081 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. AISHA Y. SHEPHARD, et al., Defendants. NOTICE is hereby given that, Stacy M. Butterfield Clerk of the Circuit Court of Polk County, Florida, will on November 2, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: LOT 67, MAGNOLIA PRESERVE PHASE TWO, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN THE PLAT BOOK 155, PAGES 41 AND 42, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 4725 Magnolia Preserve Avenue, Winter Haven, FL 33880 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim		
		26-02080K

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 532025CA001576A000BA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. UNKNOWN SPOUSE OF ROBERT GONZALEZ A/K/A ROBERT E GONZALEZ SR A/K/A ROBERT EMILIO GONZALEZ A/K/A ROBERT T GONZALEZ A/K/A ROBERT F GONZALEZ A/K/A ROBERT E GONZALEZ A/K/A BOB E GONZALEZ A/K/A ROBE E GONZALEZ A/K/A BOB T GONZALEZ A/K/A ROB T GONZALEZ A/K/A ROBERT E GONZALES SR A/K/A MORALEZ GONZALEZ A/K/A ROBERTOEMILIO GONZALEZ, et.al., Defendant. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on AUGUST 20, 2026, in the above-styled cause, STACY M BUTTERFIELD, CPA, POLK County Clerk of Court, shall sell to the highest and best bidder for cash on OCTOBER 20, 2026, at 10:00 A.M. EST, at www.polk.realforeclose.com, the following described property: LEGAL DESCRIPTION: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN POLK, FLORIDA, TO-WIT: LOTS 45 AND 46, SHADY OAK GLEN, AN UNRECORDED SUBDIVISION, DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF TRACT #7 OF WEBSTER & OMOHUNDRO SUBDIVISION IN SECTION 31, TOWNSHIP 27 SOUTH, RANGE 23 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3,		
PAGE 81,PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN EAST 480 FEET; THENCE NORTH 1184.66 FEET TO POINT OF BEGINNING; RUN THENCE EAST 180 FEET; THENCE RUN NORTH 400 FEET; THENCE RUN WEST 180 FEET; THENCE RUN SOUTH 400 FEET TO POINT OF BEGINNING; LESS THE SOUTH 200 FEET THEREOF. TOGETHER WITH A 1987 OAKS MOBILE HOME, VIN 32620432AW & 32620432BW; TITLE NUMBER 45026701 7 45011789 Property Address: 4205 GLENOAK DR N, LAKELAND, FL 33810 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Michelle De Leon Michelle De Leon, Esq. Hill Wallack, LLP Attorneys for Plaintiff 300 S Orange Ave., Suite 1000 Orlando, FL 32801 Telephone: (561) 858-2662 Fax: (609) 452-1888 Email: mdeleon@hillwallack.com FL Bar #68587 4933-4312-2636, v. 2 October 2, 9, 2026		26-02081K

-- SALES --	
SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025CA004513A000BA Freedom Mortgage Corporation, Plaintiff, vs. Jessica Ann Desilva, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA004513A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jessica Ann Desilva; Miquel Anthony Cortez a/k/a Miquel A. Cortez; Aqua Finance, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development; State of Florida Department of Revenue are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 22nd day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 10, B & B LANDING, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE(S) 21 AND 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 28-31-32-976232-000100 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 25th day of September, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00619 October 2, 9, 2026 26-02083K	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FL CASE NO. 2025-CA-001594 A000BA OBC ACQUISITIONS, LLC, a Florida limited liability company, Plaintiff, vs. ONESOURCE IMPROVEMENT SERVICES, LLC, a Florida limited liability company, JOHN DOE, Individually, and JANE DOE, Individually, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 22, 2026, entered in Civil Case No. 26-CA-0001141A000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, Stacy M. Butterfield, CPA, Clerk of Court, will sell to the highest and best bidder for cash at public sale, at 10:00 a.m. on the 21st day of October, 2026, via electronic online auction at the following website: http://www.Polk.realforeclose.com, after first giving notice as required by § 45.031, Florida Statutes, the following described property as set forth in said Final Judgment of Foreclosure, to-wit: Lots 11 and 12, Block 1, MRS. M.H. GAY'S ADDITION TO BARTOW, according to the map or plat thereof as recorded in Plat Book 1, Page 9, Public Records of Polk County, Florida Folio Number: 25-30-05-379000-001110 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 25th day of September, 2026. T. Robert Shahady, Esq. Florida Bar No. 0027004 rshahady@swlawyers.law krissel@swlawyers.law (Legal Asst) SHAHADY & WURTENBERGER, P.A. Attorneys for Plaintiff 7900 Peters Road, Suite B-200 Fort Lauderdale, FL 33324 (954) 376-5950 October 2, 9, 2026 26-02084K

SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2024CA000129000000 DIVISION: 7 Nationstar Mortgage LLC Plaintiff, -vs.- Leroy Marcus McClelland; Unknown Spouse of Leroy Marcus McClelland; United States of America Acting Through Secretary of Housing and Urban Development; Brenton Manor Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA000129000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Leroy Marcus McClelland are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on October 26, 2026, the following described property as set forth in said Final Judgment, to-wit: Plat Book 35, Page(s) 24, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 25-14405FL October 2, 9, 2026 26-02109K	ment, to-wit: LOT 133, BRENTON MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 22, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-330549 FC01 CXE October 2, 9, 2026 26-02106K

SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA004934A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. COREY COWART, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 10, 2026 in Civil Case No. 2025CA004934A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Corey Cowart, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of October, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 2, Block 2, LAKE BONNY HEIGHTS, according to the map or plat thereof, as recorded in	Plat Book 35, Page(s) 24, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 25-14405FL October 2, 9, 2026 26-02109K

SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2026CA-002722 SAGA STEVIN, Plaintiff, vs. MARK CAMERON, TRACI CAMERON, and SUNCOAST CREDIT UNION, Defendants. Notice is hereby given that pursuant to the Summary-Default Final Judgment of Foreclosure entered on September 9, 2026, in case number 2026CA-002722 in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SAGA STEVIN, as Plaintiff, and MARK CAMERON, TRACI CAMERON, and SUNCOAST CREDIT UNION, are Defendants, Stacy M. Butterfield, the Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m. on the 10th day of November, 2026, the following described real property as set forth in said final judgment, to wit: The West 25 feet of the East 75 feet of the East 100 feet of the following described property: Commencing 200 feet West of the SE corner of the South½ of the South½ of the SE ¼ of the NE ¼ of Section 15, Township 28 South, Range 23 East and run West 200 feet; thence North 176.86 feet; thence East 200 feet; thence South 176.86 feet to Point of Beginning. AND The East 50 feet of the following described tract of land: Commencing 200 feet West of the SE corner of S ½ of the S ½ of the SE ¼ of the NE¼ of Section 15, Township 28 South, Range 23 East and run West 200 feet; thence North 176.86 feet; thence East 200 feet; thence North 176.86 feet to Point of Beginning. AND The West 15 feet of the East 90 feet of the following described tract: Commencing 200 feet West of the SE corner of the	South 1/2 of the South 1/2 of the SE 1/4 of the NE 1/4 of Section 15, Township 28 South, Range 23 East and run West 200 feet; thence North 176.86 feet; thence East 200 feet; thence South 176.86 feet to Point of Beginning. LESS road right of way for Dille Street. The above described property also described as: The West 90 feet of the East 290 feet of the South 176.86 feet of Lot 8, in Section 15, Township 28 South, Range 23 East, WEBSTER & OMOHUNDRO Easement LANDS, according to the map or plat thereof as recorded in Plat Book 3, Page 81-T, Public Records of Polk County, Florida, LESS road right of way for Dille Street. Property Address: 2120 Dille Street, Lakeland, FL 33815 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SOUTHERN ATLANTIC LAW GROUP, PLLC By: s/Lydia Sturgis Zbrzezni Lydia Sturgis Zbrzezni Florida Bar No. 98181 290 1st Street S Winter Haven, Florida 33880 Telephone: (863) 656-6672 Facsimile: (863) 301-4500 Email: lydia@southernatlanticlaw.com mark@southernatlanticlaw.com Attorney for Plaintiff October 2, 9, 2026 26-02115K

SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026-CA-001172-A000-BA STARLING MORTGAGE GROUP, L.L.C., Plaintiff, v. EARLENE THOMPSON; THE UNKNOWN SPOUSE OF EARLENE THOMPSON; EARL SHOCKLEY; LORENE SHOCKLEY; JENNIFER PARRISH; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on September 23, 2026, in this case in the Circuit Court of Polk County, Florida, the real property described as: Lot 66, ROLLINGLEN PHASE 1, according to the plat thereof recorded in Plat book 73, Page 31, public records of Polk County, Florida, LESS AND EXCEPT that part of Lot 66 described as: Commence at the Northeast corner of Lot 66 of said Rollinglen Phase One and run thence South 69° West along the Northerly boundary thereof 86.05 feet to the Point of Beginning, Continue thence South 69° West 59.66 feet to the East right of way line of Shadyglen Drive; Run thence North 0°01'34" East along said right of way line 15.03 feet, run thence 83°30' East 56.05 feet	to the Point of Beginning. Subject to a Florida Gas Company Transmission Easement 15 feet wide over the Northerly boundary thereof, TOGETHER WITH that certain 1992 Trinity Products Mobile Home, Identification Numbers: 146M6946A and 146M6946B Parcel Identification No.: 23-27-28-011011-000661 Property Address: 4819 Shadyglen Drive, Lakeland, Florida 33810 will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on October 28, 2026, at 10:00 a.m. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATE: September 29, 2026 Gregory A. Sanoba, Esquire Florida Bar No. 955930 Email: greg@sanoba.com Jose A. Morera II, Esquire Florida Bar No. 1019265 Email: joe@sanoba.com THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Phone: (863) 683-5353 Fax: (863) 683-2237 Attorneys for Plaintiff October 2, 9, 2026 26-02116K

SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA000505A000BA Freedom Mortgage Corporation, Plaintiff, vs. Edgar Sanchez, Jr. a/k/a Edgar Sanchez , et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA000505A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Edgar Sanchez, Jr. a/k/a Edgar Sanchez ; Angela Owens; Unknown Spouse of Angela Owens; Aspenwood at Grenlefe Condominium Owners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 2nd day of November, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 51 OF ASPENWOOD AT GRENELEFE CONDOMINIUM, PHASE 3, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2499, PAGE(S) 340, OF THE PUBLIC RE-	CORDS OF POLK COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. TAX ID: 282807-935116-000510 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 28th day of September, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 26-F00191 October 2, 9, 2026 26-02107K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

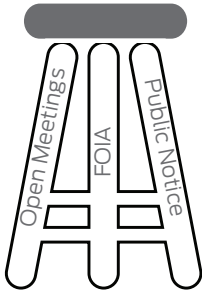
CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

1V10184

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in **all 50 states**



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com