# Public Notices

Business Observer

PAGES 17-32

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** OCTOBER 16 - OCTOBER 22, 2026


## POLK COUNTY LEGAL NOTICES

### --- PUBLIC SALES / ESTATE ---

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 Mildly Wild located at 1415 E Lemon St in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of October, 2026
Melanie Giachetti
October 16, 2026 26-02243K

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 Ambitious Diva ENT located at 4780 Holton Rd in the City of Auburndale, Polk, FL 33823 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of October, 2026
NY Flava Professional Services Inc
Veronique Cartagena
October 16, 2026 26-02244K

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 YOU CARE I CARE COMPANION & HOMEMAKER SERVICES located at 716 n scenic hwy in the City of Lake Wales, Polk, FL 33853 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of October, 2026
Jessica Cabrera
October 16, 2026 26-02245K

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 Lightning Outdoor Services located at 2507 Brownwood Dr in the City of Mulberry, Polk, FL 33860 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of October, 2026
Christopher Johnson
October 16, 2026 26-02284K

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 Zircca located at 2282 Shasta Street 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 10th day of October, 2026
Angel A Lovera Pamela
October 16, 2026 26-02265K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

a 1980 DUTC mobile home, VIN D2608522A and D2608522B and the contents therein, if any. if any abandoned by previous owner Max Alan Clark and tenant Sandra Clark.

on Monday, October 26, 2026 at 9:30 a.m. at 1510 Ariana Street, Lot 258, Lakeland, FL 33803.
GUNSTER, YOAKLEY & STEWART, P.A
Alyssa M. Nohren
FL Bar No. 352410
2033 Main Street Suite 600
Sarasota, Florida 34237
Telephone: (941) 366-8100
Facsimile: (941) 366-6384
anohren@icardmerrill.com
smenasco@icardmerrill.com
Attorney for Woodbrook Estates, LLC
October 16, 23, 2026 26-02263K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of FINLEY RAY WILMOTH, JEANNE C. WILMOTH and ESTATE OF JEANNE CHERIE WILMOTH will, on November 4, 2026, at 10:00 a.m., at 2600 Harden Blvd., Lot #341, Lakeland, Polk County, Florida 33803; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1989 FLEE MOBILE HOME, VIN: FLFLK32A10946SC, TITLE NO.: 0065877152, and
VIN: FLFLK32B10946SC, TITLE NO.: 0065877153

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#315-180)
October 16, 23, 2026 26-02274K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of DENA KEMPER and ELIZABETH GEIGER will, on November 4, 2026, at 11:00 a.m., at 2600 Harden Blvd., Lot #258, Lakeland, Polk County, Florida 33803; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1999 MERT MOBILE HOME, VIN: FLHMBFP122043424A, TITLE NO.: 0082022197, and
VIN: FLHMBFP122043424B, TITLE NO.: 0082022064

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#3105-181)
October 16, 23, 2026 26-02275K

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 Renave Co located at 560 Seattle Slew Dr in the City of Davenport, Polk, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of October, 2026
Aida Zhagui
October 16, 2026 26-02279K

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. **SALE DATE: NOVEMBER 30 2026: BAREFOOT COLLISION CENTER LLC DBA DOUGLAS COLLISION CENTER** 7820 US HWY 98 NORTH LAKELAND,FL 33809 (863) 853-4246 MV109903 2015 CHEVY 2G1FF1E3XF9269549 $10,769.90 2025 TOYT JTDBCMFE6S3092095 $1,061.50 **AUTO DYNAMICS INC** 3020 CYPRESS GARDENS ROAD WINTER HAVEN,FL 33884 (863)325-9191 MV103864 2017 VOLK 3VW167AJ2HM396957 $200.00 **STRONG AUTOMOTIVE & TIRE INC DBA SUPERIOR AUTO & OFFROAD** 405 SOUTH LAKE PARKER AVE LAKELAND,FL 33801 (863)445-4596 MV115538 2012 JEEP 1C4BJWDG6CL182693 $1,720.00 **STEWART AUTO REPAIR INC** 1990 42ND ST NW WINTER HAVEN,FL 33881 (863)965-2526 MV34361 2014 NISS 3N1CN7AP1EL816621 $7,685.21 **RAYS AUTO WORKS LLC** 501 AVE C SW WINTER HAVEN,FL 33880 (863)618-6843 MV109970 2018 CHEV 1G1ZD5ST2JF141059 $7,822.08 **SKY POWERSPORTS OF LAKELAND,INC** 1700 FAIRBANKS ST LAKELAND,FL 33805 (863)682-4607 MV45312 2024 POLS 4XASXN855RB596345 $10,048.78
October 16, 2026 26-02283K

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-002960**
**IN RE: ESTATE OF DAVID SALEM BODLEY, Deceased.**

The administration of the estate of DAVID SALEM BODLEY, deceased, whose date of death was July 16, 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 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 16, 2026

**ANGELA JOY BODLEY**
**Personal Representative**
5137 N. Scenic Highway, Lot 112
Lake Wales, FL 33898
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 16, 23, 2026 26-02249K

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-003039**
**IN RE: ESTATE OF CYNTHIA DIANE WADDING, Deceased.**

The administration of the estate of CYNTHIA DIANE WADDING, deceased, whose date of death was December 12, 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 16, 2026

**DIANE NEWMAN**
**Personal Representative**
378 Osawaw Boulevard
Spring Hill, FL 34607
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 16, 23, 2026 26-02238K

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026CP-003193**
**IN RE: ESTATE OF GISELE MARIE CAYO Deceased.**

The administration of the estate of Gisele Marie Cayo, deceased, whose date of death was July 15, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North 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 16, 2026.

**Personal Representative:**
**Brandie Wasser King**
2500 21st Street NW, Apt. 59
Winter Haven, Florida 33881
Attorney for Personal Representative:
Mark W. Mangen, Esquire, Attorney
Florida Bar Number: 1010768
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail:
mmangen@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
October 16, 23, 2026 26-02239K

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-003128**
**IN RE: ESTATE OF LESLIE ELLEN WILBANKS, Deceased.**

The administration of the estate of LESLIE ELLEN WILBANKS, deceased, whose date of death was June 29, 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 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 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 16, 2026

**TRAVIS AARON WILBANKS**
**Personal Representative**
615 Highway 630 West
Frostproof, FL 33843
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 16, 23, 2026 26-02261K

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026CP-003181**
**IN RE: ESTATE OF THOMAS A. POND Deceased.**

The administration of the estate of Thomas A. Pond, deceased, whose date of death was August 25, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North 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 16, 2026.

**Personal Representative:**
**Larry Robert Lay**
3561 Harbor Cir NW
Winter Haven, Florida 33881
Attorney for Personal Representative:
Mark W. Mangen, Esquire, Attorney
Florida Bar Number: 1010768
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail:
mmangen@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
October 16, 23, 2026 26-02240K

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026CP000950A000BA**
**Division: Probate**
**IN RE: ESTATE OF JAMES GARY JACKSON (A/K/A JAMES G. JACKSON A/K/A GARY JACKSON) Deceased.**

The administration of the estate of James Gary Jackson (a/k/a James G. Jackson a/k/a Gary Jackson), deceased, whose date of death was February 12, 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.

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 16, 2026

**Personal Representative:**
**Charles Larry Jackson**
1626 Lehall Square North
Lakeland, Florida 33810
Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
JackieK@BellLawFirmFlorida.com
October 16, 23, 2026 26-02241K

--- SALES / ESTATE ---

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. 2026CA000996A000BA**
**FREEDOM MORTGAGE CORPORATION,**
**Plaintiff, vs.**
**MIGUEL WILLIAM CRUZ, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 25, 2026 in Civil Case No. 2026CA000996A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Miguel William Cruz, 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 10th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 23, Block 3, Riverstone Phase 5 and 6, according to the plat thereof as recorded in Plat Book 185, Page 26, 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
26-19895FL
October 16, 23, 2026 26-02253K

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. 2024CA002190000000**
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,**
**Plaintiff, vs.**
**JEAN SLONAKER, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 18, 2025 in Civil Case No. 2024CA002190000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Jean Slonaker, 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 10th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 41, Block 1, COUNTRY OAKS ESTATES UNIT NUMBER TWO, according to the plat thereof, as recorded in Plat Book 67, pages 46 through 49, 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
24-09891FL
October 16, 23, 2026 26-02251K

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-003024**
**IN RE: ESTATE OF EVELYN DENISE SMITH,**
**Deceased.**

The administration of the estate of EVELYN DENISE SMITH, deceased, whose date of death was December 19, 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 16, 2026.

**RICHARD SMITH**
**Personal Representative**
1338 Del Mar Drive
Kissimmee, FL 34759
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 16, 23, 2026 26-02260K

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
**File No. 532026CP001934A000BA**
**IN RE: ESTATE OF CHARLENE VERNELL DUNLAP,**
**Deceased.**

The administration of the estate of CHARLENE VERNELL DUNLAP, Deceased, whose date of death was January 20, 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 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.

A personal representative or curator 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 date of first publication of this notice is October 16, 2026.

**ROBERT DUNLAP III,**
**Personal Representative**
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
October 16, 23, 2026 26-02262K

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026-CP-003127**
**IN RE: ESTATE OF RACHEL ELSWICK,**
**Deceased.**

The administration of the estate of RACHEL ELSWICK, deceased, whose date of death was November 21, 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 16, 2026.

**JAMES R. MARSHALL, JR.**
**Personal Representative**
160 North State Street
Dayton, PA 16222
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 16, 23, 2026 26-02273K

FIRST INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
**Case #: 2024CA003222000000**
**DIVISION: 7**
**United Wholesale Mortgage, LLC.**
**Plaintiff, -vs.-**
**Angela Jeanette Pilkenton a/k/a Angela Pilkenton; Heather Hancock; Unknown Spouse of Angela Jeanette Pilkenton a/k/a Angela Pilkenton; Americredit Financial Services, Inc.; State of Florida; Clerk of Circuit Court of Polk County, Florida; Lake Mariana Reserve Homeowners Association, Inc.; Lake Mariana Acres Homeowners Association, Inc.; Tanya J. Bird, surviving spouse of Ralph M. Bird, deceased; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Carlos E. Carrillo a/ka Carlos E. Carrioll, as Personal Representative of the Estate of Jeffery Ray Hancock a/k/a Jeffrey Hancock; Terri Kothandaraman a/k/a Terri Cox a/k/a Terri Lynn Cox; Unknown Spouse of Terri Kothandaraman a/k/a Terri Cox a/k/a Terri Lynn Cox**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA003222000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein United Wholesale Mortgage, LLC., Plaintiff and Angela Jeanette Pilkenton a/k/a Angela Pilkenton 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 November 10, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 285 OF LAKE MARIANA ACRES, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 25 AND 26, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

1/331ST INTEREST IN THE RECREATION AREA AS SHOWN ON THE PLAT OF LAKE MARIANA ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 10 AND LOT 232 OF LAKE MARIANA ACRES UNIT TWO, PLAT BOOK 71, PAGES 35 AND 36, ALL IN THE PUBLIC RECORDS OF POLK, COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1997, MAKE: OAK, VIN#: 8U620151JA AND VIN#: 8U620151JB.

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
24-331458 FC01 ESS
October 16, 23, 2026 26-02266K

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026CP002131A000BA**
**IN RE: ESTATE OF ULISIS E. MIRANDA,**
**Deceased.**

The administration of the estate of ULISIS E. MIRANDA, deceased, whose date of death was December 23, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 225 Broadway Ave N, 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 16, 2026.

**Personal Representative:**
**Dayna Y. Erazo-Arocho**
1124 Plateau Ave.
Lakeland, Florida 33815
Attorney for Personal Representative:
MAUREEN A. ARAGO, Attorney
Florida Bar Number: 835821
Arago Law Firm, PLLC
230 E. Monument Ave.,
Suite A
Kissimmee, FL 34741
Telephone: (407) 344-1185
Fax: (407) 350-3985
E-Mail: maureenarago@aragolaw.com
October 16, 23, 2026 26-02278K

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
**File No.**
**53-2026-CP-002055-A000-BA**
**IN RE: ESTATE OF MARY E. MENA,**
**Deceased.**

The administration of the estate of MARY E. MENA, deceased, whose date of death was July 5, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Drawer CC-4, 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 16, 2026.

**Personal Representative:**
**MATTHEW LANGSTON**
6150 Busy Bee Lane
Lakeland, Florida 33811
Attorney for Personal Representative:
DAVID C. FALL. ESQ
Florida Bar Number: 0105891
238 N. Massachusetts Avenue
Lakeland, Florida 33801
Telephone: (863) 397-6065
E-Mail: david@dcflegal.com
October 16, 23, 2026 26-02282K

FIRST INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
**CASE NO: 2025CA003482**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**LUIS R RIVAS CENTENO, et al.,**
**Defendant(s).**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on September 22, 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 6, 2026 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 15, BLOCK 3, RAWLS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE(S) 23, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
1031 Woodland 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

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 12, 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: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
Matter # FL-004633-24 –
Case # 2025CA003482
October 16, 23, 2026 26-02267K

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-002229**
**VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,**
**Plaintiff, vs.**
**RICKY MARTIN, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in favor of the Plaintiff dated the 8th day of October, 2026, entered in Case No.: 2025-CA-002229, 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 November, 2026, the following described property as set forth in the Final Judgment, to wit:

Lot 34, VILLAGES AT BRIDGEWATER VILLAGE 1, according to the plat thereof, recorded in Plat Book 152, Pages 4 and 5, of the Public Records of Polk County, Florida.

Property Address: 2346 Sebago Drive, Lakeland, Florida, 33805.

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 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/ 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 16, 23, 2026 26-02270K

--- SALES ---

FIRST 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.: 2026CA001217A000BA**
**GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2025-1,**
**Plaintiff, v.**
**ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JEAN P. JONES, DECEASED, et al,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 29, 2026 and entered in Case No. 2026CA001217A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JEAN P. JONES, DECEASED, et al., are the 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 13, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

PARCEL I:
LOT 16, LAKE PIERCE VISTAS, ACCORDING TO THE MAP OR MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PARCEL II:
LOT 17, LAKE PIERCE VISTAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLATY BOOK 73, AT PAGE 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 2920 SHADY WOOD LN, LAKE WALES, FL 33898 (the "Property").

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.

IMPORTANT

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.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
October 16, 23, 2026 26-02268K

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. 2025CA004983A000BA**
**PLANET HOME LENDING, LLC,**
**Plaintiff, vs.**
**KACI D. MULLINS AND SEAN A. MULLINS, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 08, 2026, and entered in 2025CA004983A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and SEAN A. MULLINS; KACI D. MULLINS; PLANTER'S WALK 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 www.polk.realforeclose.com, at 10:00 AM, on November 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK C, PLANTER'S WALK PHASE THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGE(S) 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
26 SAINT KITTS CIR, 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 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 12 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
25-355259 - MaS
October 16, 23, 2026 26-02280K

FIRST INSERTION

**NOTICE OF SALE**
**PURSUANT TO CHAPTER 45, FLORIDA STATUTES**
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
**CASE NO.: 2026CC001484**
**COUNTRY WALK ESTATES HOMEOWNERS ASSOCIATION, INC.,**
**Plaintiff, vs.**
**CARMEN ADEL PENA, et al.,**
**Defendants.**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 10/2/2026, in Case No.: 2026CC001484 of the County Court in and for Polk County, Florida, wherein COUNTRY WALK ESTATES HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and CARMEN ADEL PENA, et al., are the Defendants. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 11/6/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 30, COUNTRY WALK ESTATES, according to the plat as recorded in Plat Book 155, Pages 37 through 38, 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.

DATED: October 13, 2026
By: /s/Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
October 16, 23, 2026 26-02281K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO. 2026CA001302A000BA**
**DATA MORTGAGE INC., DBA ESSEX MORTGAGE,**
**Plaintiff, vs.**
**ANDRES A. FERNANDEZ; ROYAL RIDGE HOMEOWNERS' ASSOCIATION, INC.; SOLIS QUANTUM LOAN TRUST 2023-1; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 10, 2026 and entered in Case No. 2026CA001302A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and ANDRES A. FERNANDEZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ROYAL RIDGE HOMEOWNERS' ASSOCIATION, INC.; SOLIS QUANTUM LOAN TRUST 2023-1; 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 10th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 96, ROYAL RIDGE PHASE ONE ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 9 AND 10, 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.

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 13th 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.: 26-00501 ESX
V6.20190626
October 16, 23, 2026 26-02271K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
**CASE NO. 532025CA002681A000BA**
**CAROLYN H. DANIEL,**
**Plaintiff, vs.**
**LIT'LE BLOODHOUND PRE SCHOOL, INC., a Florida corporation, TENANT #1 N/K/A Latoya Anglin**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-002681 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein CAROLYN H. DANIEL is the Plaintiff and LIT'LE BLOODHOUND PRE SCHOOL, INC., a Florida corporation, TENANT #1 N/K/A Latoya Anglin are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.polk.realforeclose.com, beginning at 10:00 AM on the 6th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

Acreage Lot A, LESS the South 298.31 feet, and LESS the North 337.50 feet, GLEN ELYN, according to the map or plat thereof as recorded in Plat Book 36, Page 17, Public Records of Polk County, Florida.
Parcel ID:
25-28-10-329300-000233

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 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 13th day of October, 2026.
Gano Kolev, P.A.
209 Palmetto Street
Auburndale, Florida 33823
(863) 875-6985
Eservice1@ganolegal.com
By: /s/ Jeff Gano, Esq.
FLORIDA BAR NO. 838241
October 16, 23, 2026 26-02277K

FIRST 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.: 2021-CA-001661**
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREENE STREET FUNDING TRUST,**
**Plaintiff, v.**
**IRFAN MARTIN IFTIKHAR, et al,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 29, 2022 and entered in Case No. 2021-CA-001661 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein IRFAN MARTIN IFTIKHAR, et al., are the 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 10, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK V, CROOKED LAKE PARK, TRACT NUMBER 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE(S) 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 502 CANAL DRIVE , LAKE WALES , FL 33859 (the "Property").

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.

IMPORTANT

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.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
October 16, 23, 2026 26-02276K

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
LV10184

FIRST 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.: 532025CA003931A000BA**
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-1,**
**Plaintiff, v.**
**LANCE MICHAEL GILLAM, et al,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 23, 2026 and entered in Case No. 532025CA003931A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LANCE MICHAEL GILLAM, et al., are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on December 22, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 5 AND THE EAST 20 FEET OF LOT 6, BLOCK 4, LAKE ADDITION TO THE TOWN OF WINTER HAVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK "Q", PAGE 529, AND PLAT BOOK 1, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 724 W CENTRAL AVE, WINTER HAVEN, FL 33880 (the "Property").

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.

IMPORTANT

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.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
October 16, 23, 2026 26-02269K

Q&A

**Q Are there different types of legal notices?**

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

**VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com**

To publish your legal notice Email: legal@businessobserverfl.com

LV18237_V20

--- SALES / ACTIONS ---

FIRST 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.: 2024CA002239000000**
**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 DELORIS MONTGOMERY, DECEASED; JOHN F. SCOTT; DEBRA INEZ BURROUGHS A/K/A DEBRA MCCANTS; RANDOLPH EDWARDS; JAMELL RICHARD SCOTT; CANDICE SHARON GREGG A/K/A CANDICE SCOTT; NATHANIEL A. SCOTT; GLYNESTINE KINLOCH; TINA RENEE JOHNSON; SHELDON SCOTT; SHANNA SCOTT; MAURICE SCOTT; SHANAE KINLOCH; THELMA G. GAILLARD; LEROY GAILLARD, III; LORRAINE P. GAILLARD;**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 25, 2026 in Civil Case No. 2024CA002239000000, 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 DELORIS MONTGOMERY, DECEASED; JOHN F. SCOTT; DEBRA INEZ BURROUGHS A/K/A DEBRA MCCANTS; RANDOLPH EDWARDS; JAMELL RICHARD SCOTT; CANDICE SHARON GREGG A/K/A CANDICE SCOTT; NATHANIEL A. SCOTT; GLYNESTINE KINLOCH; TINA RENEE JOHNSON; SHELDON SCOTT; SHANNA SCOTT; MAURICE SCOTT; SHANAE KINLOCH; THELMA G. GAILLARD; LEROY GAILLARD, III; LORRAINE P. GAILLARD; 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 10, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 9 OF ROCHESTER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 50, AND THAT PART OF LOT 10, BLOCK E, RIDGECREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 41, DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID LOT 9 ROCHESTER HEIGHTS SUBDIVISION, RUN EAST 6 FEET, THENCE NORTHEASTERLY TO A POINT ON RIGHT-OF-WAY LINE OF CONNESTEE COURT, WHICH POINT IS 44.22 FEET SOUTHEASTERLY OF NE CORNER OF SAID LOT 9 MEASURED ALONG SAID RIGHT-OF-WAY LINE, RUN THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 44.22 FEET TO SAID NE CORNER OF SAID LOT 9, THENCE SOUTH ALONG EAST LINE OF SAID LOT 9 TO POINT OF BEGINNING, ALL LYING AND BEING IN 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 7th day of October, 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
E-Mail: ServiceMail@aldridgepite.com
1395-1119B
Ref# 27074
October 16, 23, 2026 26-02246K

FIRST INSERTION

**NOTICE OF SALE**
IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
**Case No. 25-CA-003062**
**21ST MORTGAGE CORPORATION,**
**Plaintiff, vs.**
**LLEWELLYN LEWIS WHEELER, JR.; TARLA SUE WINNER; ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILLIAM A. STRONG; DARLENE M. STRONG; UNKNOWN SPOUSE OF DARLENE M. STRONG; ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST LAWRENCE E. LARIMORE; and UNKNOWN TENANT**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 4, 2026, entered in Case No. 25-CA-003062 of the Circuit Court in and for Polk County, Florida, wherein LLEWELLYN LEWIS WHEELER, JR., TARLA SUE WINNER, ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILLIAM A. STRONG, ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST LAWRENCE E. LARIMORE, DARLENE M. STRONG , UNKNOWN SPOUSE OF DARLENE M. STRONG, and UNKNOWN TENANT are the Defendants, that Stacy M. Butterfield, CPA , the Clerk of Court, will sell to the highest and best bidder for cash, by electronic sale at at website www.polk.realforeclose.com, on November 2, 2026 at 10:00 AM, the following described real property as set forth in the Final Judgment:

Legal: BEGIN 1461.00 FEET WEST AND 280.20 FEET NORTH OF THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, FOR A POINT OF BEGINNING; CONTINUE THENCE NORTH 127.60 FEET; THENCE EAST 178.5 FEET; THENCE SOUTH 127.60 FEET; THENCE WEST 178.50 FEET TO THE POINT OF BEGINNING; SAID PARCEL BEING FURTHER DESCRIBED AS LOTS 15 AND 16 OF TRACT 20 OF UNRECORDED SUNNYDALE FARMS. THIS DESCRIPTION INCLUDES THE 25 FEET ADJACENT TO THE EAST OF SAID LOTS 15 AND 16, DESIGNATED AS ROAD RIGHT OF WAY EASEMENT.
TOGETHER WITH A 2024 JACOBSEN 31X64 MODEL MANUFACTURED HOME, BEARING VIN NOS.: JACFL001799A AND JACFL001799B.

NOTICE 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.

NOTICE

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH 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 SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

By: /s/ Leslie S White.Esq
SEND MAIL TO:
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
Attn: Leslie S. White
Post Office Box 2346
Orlando, FL 32802-2346
Leslie S. White, for the firm
Florida Bar No. 521078
Telephone 407-841-1200
Facsimile 407-423-1831
primary email: lwhite@deanmead.com
secondary email:
callender@deanmead.com
October 16, 23, 2026 26-02227K

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. 2025CA003578A000BA**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**Donald T. Gettens, III, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003578A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Donald T. Gettens, III; Kimberly Gettens; Lake Eloise Pointe Homeowners Association, Inc.; Polk County, Florida; United States of America on behalf of the Secretary of Housing and Urban Development 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 8th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19, LAKE ELOISE POINTE, ACCORDING TO THE MAP OR PLAT THERETO, RECORDED IN PLAT BOOK 149, PAGE(S) 27 THROUGH 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:
26-29-16-689003-000190

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 12th 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
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F02400
October 16, 23, 2026 26-02235K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION
**CASE NO.: 2025-CA-003190**
**FREEDOM MORTGAGE CORPORATION,**
**Plaintiff, vs.**
**JEANETTE M. PHILIPPE; DUKENSON SEIDE; HORSE CREEK AT CROSSWINDS PHASE 1 HOMEOWNERS ASSOCIATION, INC.,**
**Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on September 25, 2026, in Case No. 2025-CA-003190 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and JEANETTE M. PHILIPPE, DUKENSON SEIDE, HORSE CREEK AT CROSSWINDS PHASE 1 HOMEOWNERS ASSOCIATION, INC., are Defendants, the Office of Stacy M. Butterfield, Polk County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 AM on-line at www.polk.realforeclose.com on October 30, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 145, BELLA VITA PHASE 1B-2 AND 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 188, PAGES 8 THROUGH 17, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Also known as: 1383 BERRY LANE, DAVENPORT, FL 33837

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 in accordance with Florida Statutes, Section 45.031.

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 8th day of October 2026.
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
October 16, 23, 2026 26-02225K

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-001192-A000-BA**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**Admitzael Sanchez Padilla, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA-001192-A000-BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Admitzael Sanchez Padilla; Golden Ridge Homeowners' Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development 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 November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, GOLDEN RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:
272705-726007-000040

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 12th 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
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 26-F00641
October 16, 23, 2026 26-02250K

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-001659**
**Honorable Judge:**
**COMBEE, CATHERINE L**
**PLANET HOME LENDING, LLC**
**Plaintiff, vs.**
**EBONY S. JONES; UNKNOWN SPOUSE OF EBONY S. JONES; JAMES TOWN PLACE 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 September 25, 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 December 28, 2026, the following described property:

LOT 69, JAMES TOWN PLACE PHASE THREE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 160, PAGES 19 AND 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL ID:
25-29-32-363428-000690

COMMONLY KNOWN AS:
1857 Kingsmill Drive,
Bartow, FL 33830

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.

Respectfully submitted this October 05, 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 16, 23, 2026 26-02222K

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
**CASE NO. 2026CA002949A000BA**
**ACRISURE MORTGAGE, LLC,**
**Plaintiff, vs.**
**EDWARD PHILLIP TERRELL JR AKA EDWARD TERRELL, JR A/K/A EDWARD TERRELL, et al.,**
**Defendant.**

To EDWARD PHILLIP TERRELL JR AKA EDWARD TERRELL, JR A/K/A EDWARD TERRELL
465 MADISON DRIVE,
DAVENPORT, FL 33837
JOANNE MIRANDA ELIE-TERRELL AKA JOANNE ELIE-TERRELL A/K/A JOANNE TERRELL
465 MADISON DRIVE,
DAVENPORT, FL 33837
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 192, MADISON PLACE PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 187, PAGE(S) 15 THROUGH 17, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Betzy Falgas, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before Nov. 17th, 2026 or 30 days from the first publication, otherwise a Judgment may 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 said Court on the 29 day of September, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: V. Farrer
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20065FL
October 16, 23, 2026 26-02229K

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. 2025CA005017A000BA**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**THERESA M WILLIAMS A/K/A THERESA WILLIAMS, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 17, 2026 in Civil Case No. 2025CA005017A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Theresa M Williams a/k/a Theresa Williams, 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 2nd day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 28, JAN PHYL VILLAGE PARTIAL REPLAT OF UNIT TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 50, 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.

By: /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
25-13254FL
October 16, 23, 2026 26-02217K

--- SALES / ACTIONS ---

FIRST INSERTION

**NOTICE OF SALE**
**PURSUANT TO CHAPTER 45, FLORIDA STATUTES**
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
**CASE NO.: 2024CA000386**
**JACE LANDING HOMEOWNERS ASSOCIATION, INC.,**
**Plaintiff, vs.**
**JOSE ALFREDO GALVIS HERNANDEZ, et al.,**
**Defendants.**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 10/5/2026, in Case No.: 2024CA000386 of the County Court in and for Polk County, Florida, wherein JACE LANDING HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JOSE ALFREDO GALVIS HERNANDEZ, et al., are the Defendants. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 11/19/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 34, JACE LANDING, according to the plat as recorded in Plat Book 178, Pages 47 and 48, 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.

DATED: October 9, 2026
By: /s/Jennifer Sinclair
Jennifer Sinclair, Esquire
Florida Bar No.: 29559
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
October 16, 23, 2026 26-02226K

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. 2025CA004068A000BA**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**COMMON WEALTH TRUST SERVICES, LLC, AS TRUSTEE OF THE 618 HONEY BELL LAND TRUST, DATED OCTOBER 20,2023, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 22, 2026 in Civil Case No. 2025CA004068A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Common Wealth Trust Services, LLC, As Trustee Of The 618 Honey Bell Land Trust, Dated October 20,2023, 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 6th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 295, SQUIRE'S GROVE PHASE 2, according to the plat as recorded in Plat Book 183, Pages 1 through 5, 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.

By: /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
25-13540FL
October 16, 23, 2026 26-02219K

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
**CASE NO. 2025CA003840A000BA**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**DANIEL QUINTON DORSEY AKA DANIEL Q DORSEY A/K/A DANIEL DORSEY, et al.,**
**Defendant.**

To: UNKNOWN SPOUSE OF DANIEL QUINTON DORSEY AKA DANIEL Q DORSEY
A/K/A DANIEL DORSEY
133 PIAVE ST,
HAINES CITY, FL 33844
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 26 AS SHOWN ON THE PLAT ENTITLED "MAGNOLIA PARK PHASE 1 & 2" RECORDED IN PLAT BOOK 184, PAGES 1 THROUGH 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before Nov. 17th, 2026 or 30 days from the first publication, otherwise a Judgment may 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 - Nov. 17th

WITNESS my hand and seal of said Court on the 29 day of September, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: V. Farrer
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-13020FL
October 16, 23, 2026 26-02228K

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
**CASE NO.: 2026CA001102**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, VS.**
**ERIC DAVIS;VIAHYA BURNETT A/K/A VIAHYA S. BURNETT; et al.,**
**Defendant(s).**

TO: Viahya Burnett a/k/a
Viahya S. Burnett
Last Known Residence: 305 Spirit Landings Cir Winter Haven, FL 33880
TO: Unknown Spouse of Viahya Burnett A/K/A Viahya S. Burnett
Last Known Residence: 305 Spirit Landings Cir Winter Haven, FL 33880
TO: Eric Davis
Last Known Residence: 305 Spirit Landings Cir Winter Haven, FL 33880
TO: Unknown Spouse of Eric Davis
Last Known Residence: 305 Spirit Landings Cir Winter Haven, FL 33880

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

LOT 47, SPIRIT LANDINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 194, PAGE 3, 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 16, 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 30, 2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL)By: Marlene Rios
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1184-2729B
Ref# 25954
October 16, 23, 2026 26-02237K

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. 2025CA004119A000BA**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**JASON THOMAS AMMIRATO, JR, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 17, 2026 in Civil Case No. 2025CA004119A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Jason Thomas Ammirato, Jr, 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 2nd day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 13, BLOCK 2, BRENTWOOD TOWNHOMES PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 194, PAGES 16 THROUGH 19, 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.

By: /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
25-13434FL
October 16, 23, 2026 26-02218K

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. 2025CA002067A000BA**
**PENNYMAC LOAN SERVICES, LLC,**
**Plaintiff, vs.**
**DARIN L WOODS A/K/A DARIN WOODS, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 22, 2026 in Civil Case No. 2025CA002067A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Darin L Woods a/k/a Darin Woods, 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 6th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 14, SUNSET PLACE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 170, PAGES 30 AND 31, 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.

By: /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
25-11961FL
October 16, 23, 2026 26-02216K

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. 2026CA000439A000BA**
**CROSSCOUNTRY MORTGAGE, LLC,**
**Plaintiff, vs.**
**KIMBERLY MACON STRICKLAND AKA KIMBERLY D. MACON STRICKLAND A/K/A KIMBERLY D. JIMENEZ, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 23, 2026 in Civil Case No. 2026CA000439A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC is Plaintiff and Kimberly Macon Strickland AKA Kimberly D. Macon Strickland a/k/a Kimberly D. Jimenez, 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 10th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The South 150 feet of the East 1/2 of: Begin 10 feet East of the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 12. Township 27 South, Range 23 East, thence East 89 feet; thence North 330 feet; thence West 89 feet; thence South 330 feet to the point of beginning. Together with easements for ingress and egress purposes over the following described properties: The North 15 feet of the South 165 feet of the East 1/2 of: Begin 10 feet East of the Southwest comer of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 27 South, Range 23 East; thence East 89 feet; thence North 330 feet; thence West 89 feet; thence South 330 feet to the point of beginning.

And the South 15 feet of the North 180 feet of the following description: Beginning at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 27 South, Range 23 East; run thence East 10 feet; thence North 330 feet; thence West 50 feet; thence South 330 feet; thence East 40 feet to the point of beginning.

And the South 15 feet of the North 165 feet of that parcel of land described as: Begin 10 feet East of the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 27 South, Range 23 East; thence East 89 feet; thence North 330 feet; thence West 89 feet; thence South 330 feet to the point of beginning,

Together with a 2001 West Mobile Home with an Identification Number of GAFLY07A47333V-VVV21 and Title Number of 81309951.

Parcel Number:
23-27-12-000000-032220

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
25-15352FL
October 16, 23, 2026 26-02252K

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. 2025CA004045A000BA**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**Rodney Leon Boyd Jr, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA004045A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Rodney Leon Boyd Jr; Emily A. Boyd; United States of America on behalf of the Secretary of Housing and Urban Development 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 8th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

ALL OF LOT 1 AND THE EAST 5 FEET OF LOT 2, OF THE RE-SUBDIVISION OF LOT 45, BLOCK 2, AND THE WEST 9 FEET OF LOT 2, OF THE RE-SUBDIVISION OF LOT 46, BLOCK 2, COUNTRY CLUB ESTATES, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 10, PAGE 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:
24-28-16-187500-021450

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 12th 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
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F02811
October 16, 23, 2026 26-02254K

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. 2021CA001402000000**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**Jerry Bryant Arnette Jr, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2021CA001402000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jerry Bryant Arnette Jr; Jason Eric Smith; Lakes at Laurel Highlands Homeowners Association, Inc.; Aqua Finance, Inc.; Thomas Gebregregis 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 8th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 107, LAKES AT LAUREL HIGHLANDS PHASE 1D, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 164, PAGES 33 THROUGH 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:
282823-138016-001070

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 12th 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
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 20-F01933
October 16, 23, 2026 26-02255K

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

FIRST INSERTION

**REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR DESIGN OF GATE OVERHANG PROJECT**

Notice is hereby given that the Solterra Resort Community Development District (the "**District**"), located in Polk County, Florida, announces that it is soliciting professional architectural services for the design of a gate overhang project for the District.

The selection manual ("**Selection Manual**"), including the scope of work, instructions to

applicants, evaluation criteria and other documents, will be available beginning **October 9, 2026, at 9:00 a.m.** from the District Manager, Brian Mendes, via e-mail at bmendes@rizzetta.com.

Any firm or individual ("**Applicant**") desiring to provide professional architectural services to the District must: (1) hold applicable federal, state and local licenses; (2) be authorized to do business in Florida in accordance with Florida law; and (3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," along with pertinent supporting data.

The District will review all Applicants consistent with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("**CCNA**"). Each interested Applicant must submit an original copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualification Statement, along with all other requested attachments, by **2:00 p.m. on November 23, 2026** ("**Submittal Deadline**"), to the attention of Brian Mendes, District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.Furthermore, all Applicants – and specifically the individual(s) who would be responsible for providing the architectural services to the District for this project – shall be available to present the Applicant's Qualifications Statement and respond to questions at the District's **December 4, 2026**, Board meeting to be held at **10:00 a.m. at the Villatel Village Event Center, 1713 Oak Blossom Drive, Davenport, Florida 33837**, and, upon the District Board's request, such other meetings as the District's Board may designate (contact the District Manager for time/location, and any adjustments to the date).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA, the Selection Manual, and the evaluation criteria on file with the District Manager's Office, and the highest-ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest-ranked Applicant, negotiations will cease and begin with the next-highest-ranked Applicant, and if those negotiations are unsuccessful, will continue to the third-highest-ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, the Selection Manual, or the evaluation criteria on file with District Manager's Office, must be filed in writing with District Manager's Office, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, with an electronic copy to bmendes@rizzetta.com, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protestor failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a reasonable surety to be approved by the District and in the amount of Ten Thousand Dollars ($10,000).

Any and all questions related to this Request for Qualifications shall be directed in writing by email only to District Manager, Brian Mendes, at bmendes@rizzetta.com with a copy to District Counsel, Savannah Hancock, at savannah@cddlawyers.com no later than **3:00 p.m. on November 13, 2026**.

Brian Mendes
District Manager
October 16, 2026 26-02242K

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
**CASE NO. 2026CA003073A000BA**
**PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.,**
**Plaintiff, vs.**
**CATHERIN ROBERTO PIERRE, et al.,**
**Defendant.**

To: CATHERIN ROBERTO PIERRE
3716 GIORGIO DRIVE,
WINTER HAVEN, FL 33884
UNKNOWN SPOUSE OF
CATHERIN ROBERTO PIERRE
3716 GIORGIO DRIVE,
WINTER HAVEN, FL 33884
LUCIENNE TANELUS
3716 GIORGIO DRIVE,
WINTER HAVEN, FL 33884
UNKNOWN SPOUSE OF
LUCIENNE TANELUS
3716 GIORGIO DRIVE,
WINTER HAVEN, FL 33884
YESENIA DIAZ CABRERA
3716 GIORGIO DRIVE,
WINTER HAVEN, FL 33884
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 125, VILLAMAR PHASE 6 AND PHASE 6D, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 203, PAGES 7 THROUGH 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before Nov. 27th, 2026 or 30 days from the first publication, otherwise a Judgment may 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.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: /s/ Victoria Farrer
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-20167FL
October 16, 23, 2026 26-02231K


PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V8


FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
**CASE NO.: 2026-CA-001645**
**PENNYMAC LOAN SERVICES, LLC,**
**Plaintiff, v.**
**RICHARD S. KURTZ, et al.,**
**Defendants.**

TO: Richard S. Kurtz
212 St. Thomas Drive
Mulberry, FL 33860
Unknown Spouse of Richard S. Kurtz
212 St. Thomas Drive
Mulberry, FL 33860

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

Lot 56, BRIDGEPORT LAKES PHASE ONE, according to the plat as recorded in Plat Book 166, Pages 1 through 6, 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. 17

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
(SEAL) By: V. 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 16, 23, 2026 26-02234K

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
**CASE NO. 2025CA004390A000BA**
**CARRINGTON MORTGAGE SERVICES LLC,**
**Plaintiff, vs.**
**DARLINE RAYMOND A/K/A BERLINE RAYMOND A/K/A DARLINE RAYMONO, et.al.,**
**Defendant.**

TO: DARLINE RAYMOND A/K/A BERLINE RAYMOND A/K/A DARLINE RAYMONO
Last Known Address: 1107 JAMES WAY POINCIANA FL 34759
UNKNOWN SPOUSE OF DARLINE RAYMOND A/K/A BERLINE RAYMOND A/K/A DARLINE RAYMONO
Last Known Address: 1107 JAMES WAY POINCIANA FL 34759

You are notified of an action to foreclose a mortgage on the following property in Polk County:

LEGAL DESCRIPTION: ALL THAT CERTAIN LAND SITUATE IN POLK COUNTY, FLORIDA, TO WIT: LOT 14, BLOCK 3054, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SUBJECT TO ALL RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD AND TO ALL APPLICABLE ZONING ORDINANCES AND/OR RESTRICTIONS IMPOSED BY GOVERNMENTAL AUTHORITES, IF ANY. TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING.

Property Address: 1107 JAMES WAY, POINCIANA, FL 34759

The action was instituted in the Circuit Court, First Judicial Circuit in and for COUNTYNAME County, Florida; CASE NO. 2025CA004390A000BA; and is styled CARRINGTON MORTGAGE SERVICES LLC Q v. DARLINE RAYMOND A/K/A BERLINE RAYMOND A/K/A DARLINE RAYMONO; UNKNOWN SPOUSE OF DARLINE RAYMOND A/K/A BERLINE RAYMOND A/K/A DARLINE RAYMONO; ASSOCIATION OF POINCIANA VILLAGES, INC; UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT IN POSSESSION 2. You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, on or before 11/23/26, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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: 10/7/26

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: Sebastian Irlanda
As Deputy Clerk

Hill Wallack, LLP
300 S Orange Ave., Suite 1000
Orlando, FL 32801
Telephone: (561) 858-2662
Fax:(609) 452-1888
Email:mdeleon@hillwallack.com
serviceflfc@hillwallack.com
4916-8413-8945, v. 1
October 16, 23, 2026 26-02236K

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
**CASE NO.: 2026-CA-000905**
**PENNYMAC LOAN SERVICES, LLC,**
**Plaintiff, v.**
**WILLIAM HUGH ALLEN, et al.,**
**Defendants.**

TO: William Hugh Allen
5473 Oro Valley Road
Auburndale, FL 33823
William Hugh Allen
250 Ledbetter Ln.
Franklin, NC 28734
William Hugh Allen
3010 Drewery Ave.
Lakeland, FL 33803
William Hugh Allen
1307 S. 28th St.
Muskogee, OK 74401

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

Lot 123, BERKLEY RIDGE PHASE 2, according to the plat as recorded in Plat Book 169, Pages 35 through 37, 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: 11-23-2026

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 6 day of October, 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: Marlene Rios
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 16, 23, 2026 26-02247K

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
**CASE NO. 2026CA003877A000BA**
**U.S. BANK NATIONAL ASSOCIATION,**
**Plaintiff, vs.**
**A. GUTIERREZ, A MINOR, et al.,**
**Defendant.**

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JESUS F GUTIERREZ A/K/A JESUS FRANCISCO GUTIERREZ A/K/A JESUS GUTIERREZ, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 82, MIRABELLA PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 190, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before Nov. 17th, 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 demand 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 this 30th day of September, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
(SEAL) By V. Farrer
As Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
26-22424FL
October 16, 23, 2026 26-02232K

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO.: 2026CA004077A000BA**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**JOSE ALEXANDER MOELLER AYBAR A/K/A JOSE A MOELLER-AYBAR AND VANESSA AYBAR BADILLO A/K/A V AYBAR, et al.,**
**Defendants.**

TO: JOSE ALEXANDER MOELLER AYBAR A/K/A JOSE A MOELLER-AYBAR
413 MADISON DR,
DAVENPORT, FL 33837
UNKNOWN SPOUSE OF JOSE ALEXANDER MOELLER AYBAR AKA JOSE A MOELLER-AYBAR
413 MADISON DR,
DAVENPORT, FL 33837

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 77, MADISON PLACE PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 187, PAGE(S) 15 THROUGH 17, 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 Nov. 17th, 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 30th day of September, 2026.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-02958
October 16, 23, 2026 26-02233K

FIRST INSERTION

**NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
**CASE NO: 2025CA004193A000BA**
**VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee corporation**
**Plaintiff, vs.**
**ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF SARA MAE DURHAM, Deceased; et. al.**
**Defendant(s).**

TO: SHERRY ANITA SESSUMS
Last Known Address: 7635 Timberlin Park Blvd., Apt #1312,
Jacksonville, FL 32256
Current Address: unknown
TO: CRYSTAL DIANE WARD
Last Known Address: 2020 Bunting Dr., Jacksonville, FL 32210
Current Address: 2020 Bunting Dr., Jacksonville, FL 32210
TO: JAMES SOUDER
Last Known Address: 917 Lakewood Ave., Tampa, FL 33613
Current Address: unknown
TO:
CHRISTOPHER ADAM SOUDER
Last Known Address: 4607 Tucson Ct., Valrico, FL 33594
Current Address: unknown
TO: KYLEIGH ZAKRZEWSKI
Last Known Address: 27 Church St., Fl. #2, Cohoes, NY 12047
Current Address: unknown

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

LOT 18 OF J.A. CARR'S LAKE JESSIE SUBDIVISION, OF THE E ½ OF THE SW ¼ OF SECTION 12, AND THE NE ¼ OF THE NW ¼ OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 25 EAST, AS PER PLAT OF SAID SUBDIVISION AS RECORDED AND SHOWN IN PLAT BOOK 3, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH that certain 2006 CMH Riverwood Mobile Home ID # WHC015873GAAB

Property address: 1004 E. Derby Ave., Auburndale, FL 33823

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before Nov. 16, 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.

WITNESS my hand and the seal of said Court this 8th day of Oct., 2026.

STACY M. BUTTERFIELD, CPA
Clerk of the Court
(Court Seal) BY: Lori Armijo
Deputy Clerk

Matthew Leider, Esq.,
Law Offices of
Manganelli, Leider & Savio, P.A.,
Plaintiff's attorney,
1900 N.W. Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
service@mls-pa.com
October 16, 23, 2026 26-02248K

--- SALES / ACTIONS ---

FIRST INSERTION

**NOTICE OF ACTION**
**Count II**
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
**CASE NO.: 53-2026-CA-003487**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**BROWN ET.AL.,**
**Defendant(s).**
To: PAUL CAGULADA
And all parties claiming interest by, though, under or against Defendant(s) PAUL CAGULADA and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.

Interest 1.923%%, Use Period No./Unit No. 52/0016, Building ,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.

Default: 11/11/26
Date: 10/1/26

(SEAL) S. Irlanda
Deputy Clerk
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
October 16, 23, 2026 26-02257K

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
**CASE NO.: 532026CA002666A000BA**
**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF GCAT 2022-HX1 TRUST**
**Plaintiff(s), vs.**
**DANIEL JEAN JACQUES A/K/A DANIEL JACQUES; MEDINA STACO; MEADOW WALK AT FOUR CORNERS HOMEOWNERS ASSOCIATION, INC; POLK COUNTY TAX COLLECTOR; ISPC, INC.; THE UNKNOWN TENANT IN POSSESSION,**
**Defendant(s).**
TO: DANIEL JEAN JACQUES A/K/A DANIEL JACQUES
LAST KNOWN ADDRESS:
1378 FOX SQUIRREL DRIVE,
DAVENPORT, FL 33897
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:

LOT 79, MEADOW WALK - PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 179, PAGES 20 THROUGH 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address:
1378 Fox Squirrel Drive,
Davenport, FL 33897

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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.

Default date: Nov. 17th

DATED this the 2nd day of October, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: V. Farrer
Deputy Clerk
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-004283-2
October 16, 23, 2026 26-02256K

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
**CASE NO.: 2026CA000436A000BA**
**U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST**
**Plaintiff(s), vs.**
**1246 BUTTERFLY ORCHID LLC; ENRIQUE VERDU CANO; CAROLINA DE LAS MERCEDES IBANEZ AROSEMENA; WATERSONG HOMEOWNERS ASSOCIATION, INC.; THE UNKNOWN TENANT IN POSSESSION,**
**Defendant(s).**
TO: CAROLINA DE LAS MERCEDES IBANEZ AROSEMENA
LAST KNOWN ADDRESS:
7951 RIVIERA BLVD SUITE 101
MIRAMAR FL 33023
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:

Lot 216, Watersong Phase Two, according to the map or plat thereof, as recorded in Plat Book 191, Page(s) 2, of the Public Records of Polk County, Florida.

Property address:
1246 Butterfly Orchid Road,
Davenport, FL 33837

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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.

Default Date: Nov. 23, 2026

DATED this the 2nd day of October, 2026

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: A. Nieves
Deputy Clerk
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-002274-4
October 16, 23, 2026 26-02259K

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. 532026CA002902A000BA**
**Freedom Mortgage Corporation**
**Plaintiff, vs.**
**Tristan D. Melendez a/k/a Tristan Daniel Melendez; Unknown Spouse of Tristan D. Melendez a/k/a Tristan Daniel Melendez; Alexia Breann Azanza; Unknown Spouse of Alexia Breann Azanza; Clerk of the Court, Polk County, Florida**
**Defendants.**
TO: Unknown Spouse of
Alexia Breann Azanza
Last Known Address: 100 Longfellow Rd, Winter Haven, FL 33884

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

LOT 14, GARDEN GROVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE(S) 41, 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, within thirty (30) days of the first date of publication on or before November 17, 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 30, 2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By A. Nieves
As Deputy Clerk
Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 26-F02231
October 16, 23, 2026 26-02230K

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. 2025-CA-004893**
**Honorable Judge:**
**COMBEE, CATHERINE L**
**PLANET HOME LENDING, LLC**
**Plaintiff, vs.**
**KENNETH NEIL FISHBEIN; TECHNOLOGY CREDIT UNION; HUNTINGTON SUMMIT HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1 NKA DAVID DAVIS; ALL UNKNOWN HEIRS, TRUSTEES, PERSONAL REPRESENTATIVES, CREDITORS, DEVISEES, OR OTHER PERSONS KNOWN OR UNKNOWN CLAIMING INTEREST BY, THROUGH, UNDER, OR AGAINST KENNETH NEIL FISHBEIN; MICHAEL BRUCE FISHBEIN;**
**Defendants,**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated September 25, 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 24, 2026, the following described property:

LOT 3, HUNTINGTON SUMMIT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 9 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL ID:
232716-001015-000030
COMMONLY KNOWN AS:
7310 Huntington Summit Blvd,
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.

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.

Respectfully submitted this October 05, 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 16, 23, 2026 26-02221K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO: 2025CA005123A000BA**
**PENNYMAC LOAN SERVICES, LLC,**
**Plaintiff, vs.**
**KAREN YVETTE REID FINNIS; DARRELL K. FINNIS A/K/A DARRELL KEVIN MICHEAL FINNIS A/K/A D. FINNIS; MAGNOLIA PARK HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated September 23, 2026 entered in Civil Case No. 2025CA005123A000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and REID FINNIS, KAREN YVETTE & FINNIS, DARRELL K, et al, are Defendants. The Clerk, STACY M. BUTTERFIELD, CPA, shall sell to the highest and best bidder for cash at Polk County's On Line Public Auction website: https://polk.realforeclose.com, at 10:00 AM on November 02, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida, as set forth in said FINAL JUDGMENT OF FORECLOSURE to-wit:

LOT 243, MAGNOLIA PARK PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 186, PAGES 7 THROUGH 10, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS:
1150 Torrente Lane,
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: October 8, 2026
/s/ Pratik R. Patel
Pratik R. Patel, Esq.
Centralized Mail Processing
FRENKEL LAMBERT
WEISMAN & GORDON, LLP
53 Gibson Street
Bay Shore, NY 11706
Telephone: (631) 969-3100 |
Fax (631) 982-4513
Fl Bar #: 98057
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2,516
mailto:fleservice@flwlaw.com
04-102715-F00
October 16, 23, 2026 26-02224K

FIRST INSERTION

**NOTICE OF SALE**
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
**Case #: 2022CC000609000000**
**Wells Fargo Bank, N.A.**
**Plaintiff, -vs.-**
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; Melinda Kaye Waters a/ka Melinda K. Waters a/k/a Melinda Kaye Cope, as Guardian of Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; 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. 2022CC000609000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) 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 November 10, 2026, the following described property as set forth in said Final Judgment, to-wit:

PARCEL 1:

THE WEST 132.0 FEET OF THE EAST 396.0 FEET, LESS THE SOUTH 316.0 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

AND

PARCEL 2:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LESS MAINTAINED RIGHT OF WAY AND LESS THE WEST 450 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS LOTS 4 THRU 7 AND 9 AND ONE UNNUMBERED LOT OF AN UNRECORDED SUBDIVISION AND LESS THE EAST 150 FEET OF THE WEST 1250 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS CRESCENT RIDGE, AS RECORDED IN PLAT BOOK 77, PAGE 46-47 AND LESS 132 FEET OF THE EAST 396 FEET LESS THE SOUTH 316 FEET, ALL LOCATED IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAFL534A78477AV21 AND VIN#: GAFL534B78477AV21.

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
20-323101 FC01 WNI
October 16, 23, 2026 26-02220K

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO. 2025CA004659A000BA**
**SUN WEST MORTGAGE COMPANY, INC.**
**Plaintiff, vs.**
**ORALDO RODRIGUEZ, et. al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2025CA004659A000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein, SUN WEST MORTGAGE COMPANY, INC., Plaintiff, and, ORALDO RODRIGUEZ, et. al., are Defendants, Clerk of Circuit Court, Stacy M. Butterfield will sell to the highest bidder for cash at www.polk.realforeclose.com, on November 30, 2026 at 10:00 AM, the following described property:

LOT 24, COUNTRY TRAILS PHASE THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 2 AND 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A 1994 GREE MOBILE HOME, BEARING VEHICLE IDENTIFICATION NUMBER FLFLR70A22322GH AND TITLE NUMBER 67124037 AND RP NUMBER R0696487 AND A 1994 GREE MOBILE HOME, BEARING VEHICLE IDENTIFICATION NUMBER FLFLR70B22322GH AND TITLE NUMBER 67124038 AND RP NUMBER R0696488; WHICH TITLES HAVE BEEN CANCELLED WITH THE DMV.

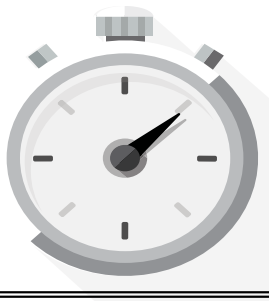
Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

IMPORTANT

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 8 day of October, 2026.

GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email: Michele.Clancy@gmlaw.com
By:/s/ Michele R. Clancy
Michele R. Clancy, Esq.
Florida Bar No. 498661
25-002088-01 / 36616.0249 /
Jean Schwartz
October 16, 23, 2026 26-02223K



SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10237

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

FIRST INSERTION

**NOTICE OF ACTION**
**Count IV**
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
**CASE NO.: 53-2026-CA-003487**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**BROWN ET.AL.,**
**Defendant(s).**

To: STEPHANIE MARIE REYES and MIGUEL A. REYES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MIGUEL A. REYES

And all parties claiming interest by, though, under or against Defendant(s) STEPHANIE MARIE REYES and MIGUEL A. REYES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MIGUEL A. REYES and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.

Interest 1.923%%, Use Period No./Unit No. 35/0412, Building ,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.

Default: 11/11/26
Date: 10/1/26

(SEAL) S. Irlanda
Deputy Clerk
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
October 16, 23, 2026 26-02258K

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 Hidden Gem Pilates located at 1723 Florida Ave S 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 12th day of October, 2026
Bettina McCullough Pilates LLC
October 16, 2026 26-02264K

# SUBSEQUENT INSERTIONS

## --- ACTIONS---

THIRD 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 RODRIGUEZ MONDIGLIO, RESPONDENT

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to this action on Melinda Merced, Esquire, Attorney for Petitioner, whose address is Jirch Law Firm, 1101 Miranda Lane, Kissimmee, 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 entered against you for the relief demanded 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 Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including 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

SAVE TIME
LV10175
E-mail your Legal Notice
legal@businessobserverfl.com

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. 2026CA003065-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

**AMENDED 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. 2026CA001427A000BA**
**Freedom Mortgage Corporation**
**Plaintiff, vs.**
**Javonne Derell Mansfield a/k/a Javonne Mansfield a/k/a Javonne D. Mansfield; et al**
**Defendants.**

TO: Javonne Derell Mansfield a/k/a Javonne Mansfield a/k/a Javonne D. Mansfield and Daneesha Mansfield a/k/a Daneesha Manfield
Last Known Address: 6935 State Road 37 S, Mulberry, FL 33860

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

LOT 4, BLOCK "B", ONZELO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 17, 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, within thirty (30) days of the first date of publication on or before November 13, 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 10/7/26.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Lori Armijo
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00724
October 16, 23, 2026 26-02272K

# SUBSEQUENT INSERTIONS

## --- SALES / ACTIONS ---

SECOND 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

SECOND 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 WHOLESALE 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, MEADOWLAWN 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.

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

SECOND 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

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. 2026CA001540A000BA**
**Freedom Mortgage Corporation**
**Plaintiff, v.**
**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, 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

SECOND 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 established 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 written 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 after the first publication of this Notice 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.

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 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 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, 2026 26-02200K

SECOND 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 established by acquiescence, on the following described property:

LOT 708, WINDSOR ISLAND RESORT PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 192, PAGES 1 THROUGH 2, PUBLIC RECORDS 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 written 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 after the first publication of this Notice 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.

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 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 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, 2026 26-02185K

## --- PUBLIC SALES / ESTATE / SALES ---

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. 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 FLFL132A10016BF, 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

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. 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 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

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. 2026CA002423A000BA**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**Alexis Irnel 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 Irnel Cintron Victoria a/k/a Alexis Cintron Victoria a/k/a Alexis Cintron a/k/a Alexis Imel Cintron Victoria; Unknown Spouse of Alexis Irnel Cintron Victoria a/k/a Alexis Cintron Victoria a/k/a Alexis Cintron a/k/a Alexis Imel Cintron Victoria; Aqua Finance, Inc.; Sunnova TE Management, LLC; SunStreet 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, NORTHRIDGE 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 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
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 26-F01297
October 9, 16, 2026 26-02195K

SECOND 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

SECOND 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 I-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

SECOND 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 I-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 26-02201K

SECOND 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, Section 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, 2026 26-02194K

SECOND 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 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

SECOND 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 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.

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

SECOND 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 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 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

SECOND 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 identification 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, 2026 26-02210K

## --- PUBLIC SALES / SALES ---

SECOND 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
I-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

SECOND 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
I-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

SECOND 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
I-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

SECOND 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
I-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

SECOND 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
I-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

SECOND 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
I-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

SECOND 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

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. 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
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F03879
October 9, 16, 2026 26-02196K

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. 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, CYPRESS 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

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.
LV9207_V3

--- PUBLIC SALES / SALES ---

SECOND 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, 2026 26-02180K

SECOND 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 I-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 26-02209K

SECOND 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, 2026 26-02211K

SECOND 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, 2026 26-02212K

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-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, 2026 26-02181K

SECOND 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, 2026 26-02182K

SECOND 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 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: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
Matter # FL-009798-25 –
Case # 2025CA003881
October 9, 16, 2026 26-02191K

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-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 CYPRESSWOOD 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 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, 2026 26-02192K

SECOND 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 FC01 CXE
October 9, 16, 2026 26-02214K

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer
LV20878_V8

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LV20906_V12

## --- PUBLIC SALES / 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.: 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 YOHAIRA 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 I, ACCORDING TO THE MAP OR PLAT THEREOF 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:
ftlrealprop@kelleykronenberg.com
/s/ Vanessa Nieto
Vanessa Nieto, Esq.
FBN: 107084
File No: 5299.000303
October 9, 16, 2026 26-02215K

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. 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. 2025CA003549A000BA 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 bidderfor 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

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
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

SECOND 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, Hillsborough 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 MANOR, 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 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 tendered 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

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. 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.
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

SECOND 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 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 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, FI. 33065
Phone: 954-609-0218
DCBakalar@DCBakalar.com
October 9, 16, 2026 26-02144K

SECOND 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; PATRICIA GOERS ROGERS A/KA 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 COUNTY 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

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.

01/18/27_V25

--- ACTIONS ---

SECOND 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, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,**
**Defendants.**
TO: MARK BRIAN DORNSTAUDER, INDIVIDUALLY; PRACTICE ACQUISITION, 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 PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following 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 RESUBDIVISION, 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 described 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 LOCKHART'S RE-SUBDIVISION of a part of Washington Park, According to the plat thereof recorded 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 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.

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, 2026 26-02184K

SECOND 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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 FRENKEL LAMBERT WEISMAN & GORDON, 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 Action) 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.

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 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@fiwlaw.com
04-103879-F00
October 9, 16, 2026 26-02198K

SECOND 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, ACCORDING 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 Orlans, PC, attorneys for plaintiff, whose address is 621 S. Federal Highway, Suite 10, Fort Lauderdale, FL 33301, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately 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 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 17, 2026

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By Marlene Rios
Deputy Clerk of the Court

Orlans Law Group PLLC
621 S. Federal Highway,
Suite 10
Fort Lauderdale, FL 33301
Orlans #25-011006
October 9, 16, 2026 26-02197K

SECOND 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

SECOND 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

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 003102**
**Section: 07**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**ODDYS VEREA PEREZ AKA ODDYS VEREA, et al,**
**Defendant(s).**
To: ODDYS VEREA PEREZ AKA ODDYS VEREA
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 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: 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

SECOND 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 ASSESTS LLC,**
**Defendants.**
TO: LVL ASSETS LLC
703 Lucaya 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 claiming 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 condominium 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 common elements appurtenant to said unit as set forth in the declaration.
Property Address: 703 Lucaya Loop, Davenport, FL 33897

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on BAHAMA BAY CONDOMINIUM ASSOCIATION, 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 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.

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, 2026 26-02199K

SECOND 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

SECOND 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 DRIVEPONTEFRACT, 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

--- SALES ---

SECOND 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 RECORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, INCLUSIVE, 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 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. 25-010073-1
October 9, 16, 2026 26-02169K

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. 2025-CA-004726**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**Steve Jarrett, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant 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 Corporation is the Plaintiff and Steve Jarrett; Unknown Spouse of Steve Jarrett; Winter Haven Harbour Apartments, 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 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 PARCEL OR PARCELS OF LAND DESIGNATED AS LOT A, AS EXEMPLIFIED, REFERRED TO AND SET FORTH IN THE SURVEY WHICH IS AN EXHIBIT TO THE DECLARATION OF RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 848, AT PAGE 536, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH ALL BUILDINGS, 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 APARTMENTS, ACCORDING TO THE FLOOR PLAN WHICH IS A PART OF THE PLOT PLANS AND SURVEY WHICH ARE AN EXHIBIT TO THE DECLARATION OF RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS RECORDED 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 EASEMENT IN COMMON WITH, BUT NOT LIMITED TO, ALL OTHER OWNERS OF UNDIVIDED INTERESTS IN THE LAND AND IMPROVEMENTS DESCRIBED ABOVE IN PARCEL I, FOR EGRESS AND INGRESS AND WITH ALL OF THE PUBLIC PASSAGEWAYS, COMMON AREAS AND FACILITIES UPON THE LAND DESCRIBED IN PARCEL I, AND MORE PARTICULARLY DESCRIBED AND IDENTIFIED IN THE AFORESAID RECORDED DECLARATION OF RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 848, AT PAGE 536, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH ALL THE RIGHTS, POWERS AND PRIVILEGES INURING TO THE BENEFIT OF ALL OWNERS OF UNDIVIDED 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 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 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

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. 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 Foreclosure 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 CORPORATION 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 Judgment, to-wit:

Lot 23, NORTHRIDGE RESERVE, according to the map or plat thereof recorded in Plat Book 173, Page 21, 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
24-10760FL
October 9, 16, 2026 26-02159K

SECOND 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 November, 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 Records 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 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/ 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

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. 2026CA000068A000BA**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**American Home Management, LLC, a Wyoming Limited Liability Company, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant 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 County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and American Home Management, LLC, a Wyoming Limited Liability Company; Justin Michael Brennan; Aprie Lu Brennan; Balmoral Master Association, 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, 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 66, BALMORAL ESTATES PHASE 1, ACCORDING 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 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 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. 32106
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
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F03844
October 9, 16, 2026 26-02171K

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-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 November 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 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 1st 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, 2026 26-02145K

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. 2026CA-001140-A000-BA**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**Charles W Ford,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant 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 County, Florida, wherein Freedom Mortgage 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 ESTATES, 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 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-F00586
October 9, 16, 2026 26-02147K

SECOND 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 GUITIERREZ; 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 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.

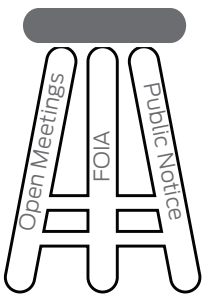
Dated at St. Petersburg, Florida this 1st day of October, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000011538
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
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

# 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
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- 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**

# Newsprint is inherently superior to the internet for public notice

**because reading a newspaper is a serendipitous process.**

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

## Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

## Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers

## Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**

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