Public Notices

Business Observer

PAGES 21-32

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received an Environmental Resource permit application number 1001565 from:

The S/L/A/M Collaborative (SLAM)
David Beyer, PE
150 N Orange Ave Ste 420,
Orlando, FL 32801
Application received: September 22, 2026
Proposed activity: Construction of a secure parking lot and retention pond.
Project name: Polk High Voltage
Project Size: 0.48 Acres
Location: Section: 06,
Township: 30 South, Range 25 East, in Tallahassee Principal Meridian
Outstanding Florida Water: no
Aquatic preserve: no
The application is available for public inspection Monday though Friday at:
SWFWMD- Brooksville Office
2379 Broad Steet
Brooksville, Florida 34604

Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the Districts website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)-796-7211 or 1(800)- 423-1476, TDD only 1(800)-231-6103

October 30, 2026 26-02379K

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 18th day of November, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 5844 US Hwy 98 N, Lakeland, FL, 33809. Matty, Touray Desk, Dresser, Bags, Totes, Boxes; Velez, Jomar Totes, Bags, Luggage, Clothes, Paintings; McCants, Marcus Ladder, Boxes, Wooden Furniture, Portrates, Halloween Decor, Bike, Instuments, Tools, Saddle; Eugene, Natalie Box Spring, Bike, Totes, Bags; Marc, Vanel Lawn Mower, Couch, Totes, 3D Printer, White Board, Mattress, Boxes, Dolly, Cooler, Ladder, TV Stand; Cowan, Amber Headboard, Boxes, Totes, Kids Toys, Purses, Bags, Clothes, Household Goods Sale is subject to cancellation in the event of settlement between owner and obligated party.

Oct. 30; Nov. 6, 2026 26-02381K

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 FOURTH HOUSE RECORDS located at 2361 Eastmeadows Ct in the City of Lakeland, Polk, FL 33812 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of October, 2026

THE FOURTH HOUSE LLC

October 30, 2026 26-02383K

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 FOURTH HOUSE PUBLISHING located at 2361 Eastmeadows Ct in the City of Lakeland, Polk, FL 33812 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of October, 2026

THE FOURTH HOUSE LLC

October 30, 2026 26-02384K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003241-A000BA
Division Probate/Section 14
IN RE: ESTATE OF LINDA KAY WIDMAN
Deceased.

The administration of the estate of LINDA KAY WIDMAN, deceased, whose date of death was August 6, 2026, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is Polk County Courthouse, 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
Jeffrey Kutter
8412 Rosa Court
Naples, Florida 34114

Attorney for Personal Representative:
/s/Tracey S. Noonan
Beacon Legacy Law™
John J. Mangan, Jr., Esq. /
FL Bar #: 10020
Tracey S. Noonan, Esq. /
FL Bar #: 99907
For the Firm
901 SW Martin Downs Blvd., Ste. 205
Palm City, FL 34990
Telephone: (772) 324-9050
Fax: (772) 919-4291
E-Mail:
tnoonan@beaconlegacylaw.com
Secondary E-Mail:
paralegals@beaconlegacylaw.com
Attorney for Petitioner/
Personal Representative
Oct. 30; Nov. 6, 2026 26-02377K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 26CP-2916
Division Probate
IN RE: ESTATE OF PAUL J. GIACOMUZZI
Deceased.

The administration of the estate of Paul J. Giacomuzzi, deceased, whose date of death was June 19, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 30, 2026.

Personal Representative:
/s/ Cheryl A, Nicolay Giacomuzzi
Cheryl A. Nicolay Giacomuzzi
345 Hamilton Shores Drive NE
Winter Haven, Florida 33881

Attorney for Personal Representative:
/s/ Charlotte C. Stone
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
123 US Hwy 27 North
Sebring, Florida 33870
Oct. 30; Nov. 6, 2026 26-02376K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532026CP003367A000BA
IN RE: ESTATE OF DUNG TRAN,
Deceased.

The administration of the estate of DUNG TRAN, Deceased, whose date of death was February 7, 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 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 people 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 30, 2026.

TIFFANY TRAN,
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:
genesis@srblawyers.com
Oct. 30; Nov. 6, 2026 26-02394K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CP003276A000BA
SECTION: 14
IN RE: ESTATE OF ERVIN J DENSON
Deceased.

The administration of the estate of Ervin James Denson, deceased, whose date of death was August 24, 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 muse 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 30, 2026.

Sugarman & Sugarman P.A.
Attorneys for Personal Representative,
Karen R. Lamb
8525 SW 92 Street, Suite B5
Miami, Florida 33156
Telephone: (786) 409-2183
Facsimile: (305) 392-1792
csugarman@sugarmanflorida.com
cms@sugarmanflorida.com
By: CARL MILTON SUGARMAN, ESQUIRE
Florida Bar No. 176429
CARL MICHAEL SUGARMAN, ESQUIRE
Florida Bar No. 1007737
Oct. 30; Nov. 6, 2026 26-02378K

FIRST INSERTION

SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of the Springs at Lake Alfred Community Development District ("District") will hold regular meetings for Fiscal Year 2027 at 4:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850 on the following dates:

January 21, 2027
May 20, 2027
August 19, 2027

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://springsatlakealfredcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meetings. 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 at the meetings with respect to any matter considered at the meetings is advised that 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 such appeal is to be based.

District Manager
October 30, 2026 26-02380K

FIRST INSERTION

CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING

The Board of Supervisors ("Board") of the Cypress Creek Reserve Community Development District ("District") will hold a regular meeting on November 11, 2026 at 11:00 a.m., at Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850, where the Board may consider any other business that may properly come before it.

The 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 may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours, or by visiting the District's website, https://cypresscreekreservecdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to 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 Office

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that 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 such appeal is to be based.

District Manager
October 30, 2026 26-02396K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of GAIL WOOD and RYAN WOOD will, on November 12, 2026, at 10:00 a.m., at 4525 Arlington Park Drive, Lot #119, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1992 CHAN MOBILE HOME, VIN: CH13001A, TITLE NO.: 0062498654, and
VIN: CH13001B, TITLE NO.: 0062498655
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#11096-1036)
Oct. 30; Nov. 6, 2026 26-02397K

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 MAISON BRUNELLO BY CTK HERITAGE located at 720 BRUNELLO DRIVE in the City of DAVENPORT, Polk, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of October, 2026

CTK HERITAGE MARKETING MANAGEMENT LLC

October 30, 2026 26-02382K

FIRST INSERTION

LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Lowery Hills Community Development District ("District") will hold a regular meeting on November 11, 2026 at 11:30 a.m., at the Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850, where the Board may consider any business that may properly come before it.

The 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 may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at https://loweryhillscdd.net/.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager
October 30, 2026 26-02395K

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 11/23/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: DOCTOR PARTS INC KM8KN4DE4RU298674 2024 HYUN 13389.56 / 1V2FR2CA0NC515164 2022 VOLK 15922.63 TEL: 813-697-1791 MV: MV110010 LOATION: 3435 RECKER HWY WINTER HAVEN, FL 32880/ NAME: ESQUIRE CUSTOM COACH LLC. JF1VBAF63N9009172 2022 SUBA 7925.69 TEL: 813-697-1791 MV: MV117216 LOCATION: 1604 OLIVE ST, LAKELAND, FL 33815 / TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/

October 30, 2026 26-02398K

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 Shawna Carpenter Designs located at 5925 Ross Creek Rd in the City of Lakeland, Polk, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of October, 2026

2 SISTERS EVENTS & DESIGN LLC
Shawna Carpenter
October 30, 2026 26-02399K

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 SC Golden Trellis Books located at 5925 Ross Creek Rd in the City of Lakeland, Polk, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of October, 2026

2 SISTERS EVENTS & DESIGN LLC
Shawna Carpenter
October 30, 2026 26-02400K

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

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-003103
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
KASIE RAE CARROLL; CHRISTOPHER LEE CARROLL; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; NORTHRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.; SUNSTREET ENERGY GROUP, LLC; AQUA FINANCE, INC.; SUNNOVA TE MANAGEMENT LLC; STATE OF FLORIDA; POLK COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on September 25, 2026, in Case No. 2025-CA-003103 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and KASIE RAE CARROLL, CHRISTOPHER LEE CARROLL, SUNNOVA TE MANAGEMENT LLC, AQUA FINANCE, INC., UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, NORTHRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC., SUNSTREET ENERGY GROUP, LLC, AQUA FINANCE, INC., SUNNOVA TE MANAGEMENT LLC, STATE OF FLORIDA, POLK COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER, 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 November 10, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 29, OF NORTHRIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Also known as:
168 TAFT DRIVE,
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 26th 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
Oct. 30; Nov. 6, 2026 26-02405K

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.: 532026CA002456A000BA
VONTIVE, INC.,
Plaintiff, v.
THE ANICETTES TRANSPORTATION LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 15, 2026 and entered in Case No. 532026CA002456A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JANEL VALCIN, THE ANICETTES TRANSPORTATION LLC, 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 30, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 17, RANDA RIDGE PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 125, PAGES 26 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 1001 RONLIN STREET, HAINES CITY, FL 33844 (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
Oct. 30; Nov. 6, 2026 26-02406K

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. 532026CA003376A000BA
PennyMac Loan Services, LLC
Plaintiff, vs.
Luis Jose Perez Guerra; et al
Defendants.

TO: Luis Jose Perez Guerra and Unknown Spouse of Luis Jose Perez Guerra
Last Known Address: 1927 Niagra Drive, Davenport, FL 33837

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

LOT 7, BLOCK 40, CASCADES PHASES IA AND IB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 193, PAGE 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, 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 December 7, 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 October 23, 2026.

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

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F02115
Oct. 30; Nov. 6, 2026 26-02421K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003254
IN RE: ESTATE OF ANNA MARIE NELSON,
Deceased.

The administration of the estate of ANNA MARIE NELSON, deceased, whose date of death was September 25, 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 30, 2026.

ANTHONY NELSON
Personal Representative
1337 Honeytree Lane W.
Lakeland, FL 33801

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
Oct. 30; Nov. 6, 2026 26-02424K

FIRST INSERTION

NOTICE TO CREDITORS
(formal administration)
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003388
IN RE: ESTATE OF BETTY ANNE SCHERBER
Deceased.

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

The administration of the estate of Betty Anne Scherber, deceased, File Number 2026-CP-003388, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is October 30, 2026.

Margaret Peters
Personal Representative
1331 N Mills Ave.
Orlando, FL 32803

David Berman, Esq.
Attorney for Personal Representative
Fla. Bar No. 109395
1331 N Mills Ave.
Orlando, FL 32803
Tel.: 407-663-5533
E-mail: david@estateco.com
Oct. 30; Nov. 6, 2026 26-02419K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP003380A000BA
Division: Probate
IN RE: ESTATE OF MICHAEL PHILIP CHIN
Deceased.

The administration of the Estate of Michael Philip Chin, deceased, whose date of death was August 6, 2026, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway, 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 30, 2026.

Personal Representative:
Kimberly Chin
3839 Marbella Way
Davenport, FL 33897

Attorney for Personal Representative:
Linda M. Schultz, Esq.
Florida Bar No. 1008259
Daniel Medina, B.C.S.
Florida Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: linda@medinapa.com;
dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
Oct. 30; Nov. 6, 2026 26-02418K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Fix It Phil FL located at 226 Paradise Island Dr, in the County of Polk, in the City of Haines City, Florida 33844 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Haines City, Florida, this 26 day of October, 2026.

Philip John Mills
October 30, 2026 26-02403K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003240
IN RE: ESTATE OF JOSE ZAYAS ZAYAS
Deceased.

The administration of the estate of JOSE ZAYAS ZAYAS, deceased, whose date of death was February 20, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate Department Drawer # CC-4, 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 30, 2026.

/s/ Veronica M. Zayas
Petitioner &
Personal Representative
301 Miami Place
Kissimmee, FL 34759

/s/ Donald Gervase
Attorney for Petitioner
& Personal Representative
Florida Bar No. 95584
Provision Law PLLC
310 S. Dillard St. Ste 140
Winter Garden, FL 34787
Telephone: 407-287-6767
Email: dgervase@provisionlaw.com
Oct. 30; Nov. 6, 2026 26-02375K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP003256A000BA
Section 14
IN RE: ESTATE OF ANTHONY TRAN LE A/K/A ANTHONY TRAN MINH LE,
Deceased.

The administration of the estate of Anthony Tran Le a/k/a Anthony Tran Minh Le, deceased, whose date of death was April 29, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830-3912. 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, 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 30, 2026.

Personal Representative:
Paula Anh Thu Le
3201 Larry Lane, Unit B
Austin, Texas 78722

Attorney for Personal Representative:
/s/ Joseph M. Percopo
Joseph M. Percopo
Florida Bar Number: 70239
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
420 South Orange Avenue, Suite 700
Orlando, Florida 32801
Telephone: (407) 841-1200
Fax: (407) 423-1831
E-Mail: jpercopo@deanmead.com
Secondary E-Mail:
probate@deanmead.com
Oct. 30; Nov. 6, 2026 26-02423K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
Case No. 2026CP003424A000BA
Division: Probate
IN RE: ESTATE OF DIANA ELDER GARMON
Deceased.

The administration of the estate of Diana Elder Garmon, deceased, whose date of death was September 7, 2026, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway, 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 30, 2026.

Personal Representative:
Jodi Le Elder Weinstein
300 Liberty Avenue, Apt. 901
Pittsburgh, PA, 15222

Attorney for Personal Representative:
Linda M. Schultz, Esq., Attorney
Florida Bar No. 1008259
Daniel Medina, B.C.S.
Florida Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Ave., Ste. 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com;
linda@medinapa.com
Secondary E-Mail:
sam@medinapa.com
Oct. 30; Nov. 6, 2026 26-02417K

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 Suncore Coatings located at 109 Ambersweet Way #187 in the City of Davenport, Polk, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of October, 2026

Alexander Townsley, LLC
October 30, 2026 26-02413K

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

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.: 532026CA001498A000BA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
ANDRE DEWAYNE CROMARTIE, JR., et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on October 16, 2026 and entered in Case No. 532026CA001498A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein VANESSA CROMARTIE AND ANDRE DEWAYNE CROMARTIE, JR., 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 15, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 15, OF WESWEGO UNIT #3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 1118 N DAVIS AVE, LAKELAND, FL 33805 (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
Oct. 30; Nov. 6, 2026 26-02407K

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. 2026CA000059A000BA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
OMAYRA ENEIDA SANTOS AKA OMAYRA MONTES BATIZ A/K/A OMAYRA MONTEZ BATIZ, et al.,
Defendant.

To: ERICA MICHELLE SANTOS
3625 NEW JERSEY RD. APT 115
LAKELAND FL 33803
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:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN WEST ALONG THE SOUTH BOUNDARY THEREOF 834.0 FEET; THENCE RUN NORTH 0 DEGREES 01' 20" WEST 450.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 01' 20" WEST 80.0 FEET, THENCE NORTH 89 DEGREES 58' 40" EAST 177.16 FEET; THENCE SOUTH 3 DEGREES 56' 00" EAST 80.19 FEET, THENCE SOUTH 89 DEGREES 58' 40" WEST 182.57 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Curtis Wilson, 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 December 7, 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 23 day of October, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Marlene Rios
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
25-15144FL
Oct. 30; Nov. 6, 2026 26-02410K

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. 2025CA004449A000BA
LONGBRIDGE FINANCIAL, LLC
Plaintiff, vs.
WEBB WILLIAM WEEKS, II AKA WEBB WILLIAM WEEKS, TRUSTEE OF THE WEBB WILLIAM WEEKS, II AND CYNTHIA DIANE WEEKS REVOCABLE TRUST U/T/A DATED SEPTEMBER 19, 2017, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2025CA004449A000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and, WEBB WILLIAM WEEKS, II AKA WEBB WILLIAM WEEKS, TRUSTEE OF THE WEBB WILLIAM WEEKS, II AND CYNTHIA DIANE WEEKS REVOCABLE TRUST U/T/A DATED SEPTEMBER 19, 2017, 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 December 28, 2026 at 10:00 AM, the following described property:

LOT 5, BLOCK A, BUCKEYE HAVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 26th 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:
Karissa.Chin-Duncan@gmlaw.com
By: /s/Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
25-002024-01 / 34407.2229 /
Jean Schwartz
Oct. 30; Nov. 6, 2026 26-02404K

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. 2026CA003444A000BA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
ROBERTO FELIPE SOLIS DUARTE, et al.,
Defendant.

To:
ROBERTO FELIPE SOLIS DUARTE,
4716 WALTHAM FOREST DR.,
DAVENPORT, FL 33837
UNKNOWN SPOUSE OF
ROBERTO FELIPE SOLIS DUARTE,
4716 WALTHAM FOREST DR.,
DAVENPORT, FL 33837
OLGA LUCIA DUARTE PEREZ,
4716 WALTHAM FOREST DR.,
DAVENPORT, FL 33837
UNKNOWN SPOUSE OF
OLGA LUCIA DUARTE PEREZ,
4716 WALTHAM FOREST DR.,
DAVENPORT, FL 33837
UNKNOWN TENANT
IN POSSESSION 1,
4716 WALTHAM FOREST DR.,
DAVENPORT FL 33837
UNKNOWN TENANT
IN POSSESSION 2,
4716 WALTHAM FOREST DR.,
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 79, OF GARDEN HILL AT PROVIDENCE - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 195, PAGE 42, 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 December 8, 2006 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 23rd day of October, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
BY: Sebastian Irlanda
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
26-22506FL
Oct. 30; Nov. 6, 2026 26-02422K

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-005065
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
EMILY LOPEZ GUZMAN; STEVE ORTIZ; HORSE CREEK AT CROSSWINDS PHASE 2 HOMEOWNERS ASSOCIATION, INC.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on September 23, 2026, in Case No. 2025-CA-005065 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and EMILY LOPEZ GUZMAN, STEVE ORTIZ, HORSE CREEK AT CROSSWINDS PHASE 2 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 November 10, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 237, BELLA VITA PHASE 1B-2 AND 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 188, PAGES 8 THROUGH 17, INCLUSIVE, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as:
1726 TREE SHADE DR,
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 26th 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
Oct. 30; Nov. 6, 2026 26-02408K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532026CA002169A000BA
MIDFIRST BANK
Plaintiff, v.
RAPHAEL ABAD; LEANDRO ABAD; UNKNOWN SPOUSE OF RAPHAEL ABAD; UNKNOWN TENANT 2; UNKNOWN SPOUSE OF LEANDRO ABAD; UNKNOWN TENANT 1; MICHAEL GREENHOW; REGAL PALMS OWNERS` ASSOCIATION, INC.; THE HOME OFFER PROS LLC
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 14, 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 293, REGAL PALMS AT HIGHLAND RESERVE PHASE 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 129, PAGES 24 AND 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 518 TERRA LAGO ST, DAVENPORT, FL 33897-6965

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on November 24, 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 26 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
1000011075
Oct. 30; Nov. 6, 2026 26-02420K

FIRST INSERTION

PROPOSED NOTICE OF ACTION FOR ISSUANCE BY THE CLERK
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 53-2026-CA-003069-A000-BA
SECTION: 08
NATHAN DAVID SCHAFER,
Plaintiff, v.
UNKNOWN TITLEHOLDER(S) OF A 1967 CHEVROLET CHEVELLE, VIN 136177K184299, and ALL UNKNOWN PERSONS CLAIMING AN INTEREST,
Defendants.

TO: UNKNOWN TITLEHOLDER(S) OF A 1967 CHEVROLET CHEVELLE, VIN 136177K184299, AND ALL UNKNOWN PERSONS CLAIMING A RIGHT, TITLE, OR INTEREST IN THE VEHICLE

YOU ARE NOTIFIED that an action seeking declaratory relief concerning ownership and title to the following personal property has been filed against you:

Year: 1967
Make: Chevrolet
Model: Chevelle
VIN: 136177K184299
Florida Title Number: 22109555

You are required to serve a copy of your written defenses, if any, on Nathan David Schafer, Plaintiff, whose address is 455 Lake View Way, Auburndale, Florida 33823, and whose email address is Nssquared@yahoo.com, on or before 11/25/2026, and to file the original with the Clerk of this Court either before service on Plaintiff or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the complaint.

The response date above must be completed by the Clerk or Court in accordance with section 49.09, Florida Statutes.

DATED on 10/9/9026.

STACY M. BUTTERFIELD
Clerk of the Circuit Court
and Comptroller
Polk County, Florida
(SEAL) By: Marlene Rios
Deputy Clerk

Nathan David Schafer, Plaintiff,
455 Lake View Way,
Auburndale, Florida 33823,
Nssquared@yahoo.com
Oct. 30; Nov. 6, 13, 20, 2026 26-02409K

FIRST INSERTION

NOTICE OF ACTION
FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-001706-A000-BA
W. SIDNEY PORTER and JANICE E. PORTER,
Plaintiffs, v.
DAWSON LANE YOUNG and VICTOR LANE YOUNG,
Defendants,

To: Dawson Lane Young and
Victor Lane Young
Last Known Address for Each:
215 La Casa Condos, Building 4,
Lake Wales, Florida 33898

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage concerning the following real property in Polk County, Florida has been filed against you:

Villa 215, Building 4, of LA CASA CONDOMINIUM, a condominium situated of the real property described in the Declaration of Condominium of La Casa Condominium recorded in Official Records Book 1732, Pages 1083 through 1137, inclusive, Public Records of Polk County, Florida together with an undivided 1.38% interest in and to all the common elements of the condominium and that certain parcel or parcels of land described as Parcel 1, as exemplified, referred to and set forth in the survey which is shown as Exhibit 1 to said Declaration, said land lying or being in Section 13, Township 20 South, Range 27 East.
a/k/a 215 La Casa Condominium, Building 4, Unit V-215, Polk County, Florida
Parcel ID: 27-30-13-927010-042150

You are required to serve a copy of your written defenses, if any, upon:

Matthew G. DeBoard, Esq.
Patriot Legal Group
529 N. Fern Creek Avenue
Orlando, Florida 32803

and file the original with the Clerk of the Circuit Court for Polk County, Florida, within 30 days after the first publication of this Notice; otherwise, a default will be entered against you for the relief demanded in the Complaint.

Default date: December 21, 2026
Dated: October 23,2026

Polk County Courthouse
255 North Broadway Avenue
Bartow, Florida 33830
STACY M. BUTTERFIELD
Clerk of the Circuit Court
By: Lynnette Burke

Matthew G. DeBoard, Esq.
Patriot Legal Group
529 N. Fern Creek Avenue
Orlando, Florida 32803
Oct. 30; Nov. 6, 2026 26-02416K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532025CA003047A000BA
MIDFIRST BANK
Plaintiff, v.
FLORENCE M COLE; UNKNOWN SPOUSE OF FLORENCE M. COLE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; PHH MORTGAGE CORPORATION SUCCESSOR IN INTEREST TO AMERICAN BROKERS CONDUIT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 01, 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 17, DEER TRAILS NORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 92, PAGE 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME DESCRIBED AS A 1994 MERITT WITH VIN NUMBERS FLHML2F61510801A AND FLHML2F61510801B AND TITLE NUMBERS 65971135 AND 65971136
a/k/a 10401 STEVEN DR, POLK CITY, FL 33868-9383

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on November 24, 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 26 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
1000010574
Oct. 30; Nov. 6, 2026 26-02415K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/13/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 CNCR mobile home bearing the vehicle identification number 0276 and all personal items located inside the mobile home. Last Tenant: Debra Joyce Hernandez. Sale to be held at: Citrus Center Colony, 1111 W Beacon Road, Lakeland, Florida 33803, 863-816-3562.
Oct. 30; Nov. 6, 2026 26-02411K

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 Eleanor Bricker Photo located at 117 Archer Avenue in the City of Lake Alfred, Polk, FL 33850 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of October, 2026
Eleanor Bricker
October 30, 2026 26-02402K

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 JMc Therapy located at 3730 Cleveland Heights Blvd., Suite 1 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 23rd day of October, 2026
Jennifer McLaughlin
October 30, 2026 26-02401K

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION
CASE NO.: 2025CA000609
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
MARCHE DANIELS; et al.,
Defendant(s).

TO: MARCHE DANIELS;
306 PALMETTO AVE NW
WINTER HAVEN, FL 33881

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

LOT 2, BEGINNING 80 FEET WEST OF NORTHEAST CORNER, RUN SOUTH 100 FEET, WEST 45 FEET, NORTH 100 FEET EAST TO POINT OF BEGINNING, A.B. HARRINGTON'S SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE(S) 91, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
AND
THE NORTH 55 FEET OF THE EAST 80 FEET OF LOT 2, A.B. HARRINGTON'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE(S) 91, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Also known as 306 PALMETTO AVE NW, WINTER HAVEN, FL 33881 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before Dec. 28th, 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 10/22, 2026.

STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
(SEAL) By: V. Farrer
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
902 Clint Moore Road, Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Oct. 30; Nov. 6, 2026 26-02392K

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
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA002725
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, v.
ANTHONY W. BAGGETT, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Re-Establishment of Lost Note dated October 16, 2026, issued in and for Polk County, Florida, in Case No. 2025CA002725, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and ANTHONY W. BAGGETT, PATRICIA A. BAGGETT, ACE INVESTMENT #1, LLC, DISCOVER BANK, UNKNOWN TENANT #1 N/K/A CASEY BAGGETT and UNKNOWN TENANT #2 N/K/A KYLE BAGGETT are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 20, 2026, at in-person or electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure and for Re-Establishment of Lost Note, to wit:

LOT 6, SEMINOLE RIDGE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
AND
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 30 S, RANGE 29 E OF POLK COUNTY, FLORIDA
TOGETHER WITH A 2001 DOUBLEWIDE PALM HARBOR MOBILE HOME WITH VIN #S PH234408A AND PH234408B
Property Address: 807 Tiger Lake Rd., Lake Wales, FL 33898

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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 22nd day of October, 2026.

Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
25-000108-1
Oct. 30; Nov. 6, 2026 26-02358K

Q&A

Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

LV18237_V7

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA002672
DELANE FINANCIAL LLC, A Florida limited liability company,
Plaintiff, v.
ISRAEL HERITAGE, LLC, a Georgia Limited liability company, JOHN DOE, Individually, and JANE DOE, Individually,
Defendants.

TO: JANE DOE
217 Lincoln Court
Auburndale, Florida 33823

YOU ARE NOTIFIED that an action for foreclosure has been filed against the above-named Defendants on the following property in Polk County, Florida

Lot 3, LESS the North 34 feet and the East 22.95 feet thereof, together with Lot 4, LESS the North 34 feet thereof, PINE CREST COURT, according to the map or plat thereof as recorded in Plat Book 45, Page 42, Public Records of Polk County, Florida.
Parcel ID:
25-28-14-345100-000031
Street Address:
217 Lincoln Court
Auburndale, Florida 33823

Each Defendant is required to serve written defenses to the Complaint or Petition on Robert Shahady, Esq., counsel for Plaintiff, whose address is SHAHADY & WURTENBERGER, P.A., 7900 Peters Road, Suite B-200, Fort Lauderdale, FL 33324, within 20 days after service of this Summons on that Defendant, exclusive of the day of service, and to file the original of the defenses with the Clerk of this Court either before service on plaintiffs' attorney or immediately thereafter. If a Defendant fails to do so, a default will he entered against that Defendant 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: December 7, 2026
DATED on October 16 2026.

STACY M. BUTTERFIELD, CPA
As Clerk of the Court & Comptroller
(SEAL) By: Lynnette Burke
As Deputy Clerk

SHAHADY & WURTENBERGER P.A.
Attorneys for Plaintiff
rshahady@swlawyers.law
7900 Peters Road Suite B-200
Fort Lauderdale, FL 33324
Telephone: (954) 376-5950
Facsimile: (954) 206-0188
T. Robert. Shahady, Esq.
Fla. Bar No. 0027004
Oct. 30; Nov. 6, 2026 26-02391K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
CASE NO. 2026CA002807A000BA
FREEDOM MORTGAGE CORPORATION,
Plaintifff, vs.
LENA EMILY KATTOU A/K/A L KATTOU, et al.,
Defendant.

To the following Defendant(s):
Lena Emily Kattou a/k/a L. Kattou
234 Aberdeen St., Davenport, FL 33896
Unknown Spouse of Lena Emily Kattou a/k/a L. Kattou
234 Aberdeen St., Davenport, FL 33896
Unknown Tenant in Possession 1
234 Aberdeen St., Davenport, FL 33896
Unknown Tenant in Possession 2
234 Aberdeen St., Davenport, FL 33896

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

LOT 7, CHELSEA PARK AT WEST HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 161, PAGE(S) 13, 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, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before October 20, 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 1st day of September, 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
26-22792FL
Oct. 30; Nov. 6, 2026 26-02390K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA003025A000BA
TRUIST BANK, formerly known as BRANCH BANKING AND TRUST COMPANY, as successor in interest to COLONIAL BANK, N.A. by assignment from the FDIC as Receiver for Colonial Bank, N.A., successor in interest by merger of CITRUS AND CHEMICAL BANK,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST G. ROBERT HARTMAN, WHO IS KNOWN TO BE DEAD, POLK COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER, DAVID MICHAEL HARTMAN, UNKNOWN TENANT #1, UNKNOWN TENANT #2, et al.,
Defendants.

TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST G. ROBERT HARTMAN, WHO IS KNOWN TO BE DEAD
358 WINTER RIDGE BLVD.
WINTER HAVEN, FL 33881

YOU ARE NOTIFIED that an action to enforce a lien on and to foreclose on a mortgage on the following property in Polk County, Florida, commonly known as 358 Winter Ridge Blvd., Winter Haven, FL 33881, and more particularly described as:

Unit 215 of Winter Ridge Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3047, Page(s) 2235, of the Public Records of Polk County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ARTHUR S. BARKSDALE, IV, ESQ., 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 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: 10/06/2026

STACY M. BUTTERFIELD
Clerk of the Court
for Polk County, Florida
(SEAL) By: /s/ Sharon Doner
Deputy Clerk

ARTHUR S. BARKSDALE, IV, ESQ.,
DI MASI | BURTON, P.A.,
the Plaintiff's attorney,
801 N. Orange Avenue, Suite 500,
Orlando, Florida 32801
Oct. 30; Nov. 6, 2026 26-02393K

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS- PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2026CA002168A000BA
DIVISION: 4
Lakeview Loan Servicing, LLC
Plaintiff, -vs.-
Maria Howell; Unknown Spouse of Maria Howell; Colonnades Property Owners 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).

TO: Unknown Spouse of Maria Howell: 4865 Goldenview Lane, Lakeland, FL 33811 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

LOT 74, COLONNADES PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 36, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TOGETHER WITH A 1987 VICT DOUBLE WIDE MANUFACTURED HOME BEARING IDENTIFICATION NUMBERS FL100619A AND FL100619B.

more commonly known as 4865 Goldenview Lane, Lakeland, FL 33811.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with 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.

Stacy M. Butterfield
Circuit and County Courts
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
26-335487 FC01 MTT
Oct. 30; Nov. 6, 2026 26-02389K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2026-CC-008744
LAKE LUCERNE PROPERTY OWNERS ASSOCIATION, INC., A Florida Not-For-Profit Corporation,
Plaintiff, v.
BELYNDA BAUDIN & RAOUL ANNE,
Defendants.

TO: BELYNDA BAUDIN
1118 Seedorf Drive
Winter Haven, FL 33881

If alive, and if dead, all parties claiming interest by, through, under or against BELYNDA BAUDIN, 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:

Lot 106, Lake Lucerne Phase 6, according to the plat thereof, as recorded in Plat Book 187, Page 35, of the Public Records of Polk County, Florida.
Property Address: 1118 Seedorf Drive, Winter Haven, FL 33881

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on LAKE LUCERNE PROPERTY OWNERS 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.

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: 12/8/2026

WITNESS my hand and the seal of this Court on OCT 22 2026.

Stacy M. Butterfield
Polk County
Clerk of Court
(SEAL) By /s/ Ruth Pacheco
Deputy Clerk

Karen J. Wonsetler, Esq.,
The Law Office of
Wonsetler & Webner, P.A.,
717 N. Magnolia Avenue,
Orlando, FL 32803
Oct. 30; Nov. 6, 2026 26-02388K

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. 2026CA003495A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ETHAN D BEACHY, et al.,
Defendant.

To: ETHAN D BEACHY
260 W INTERLACHEN ST,
LAKE ALFRED, FL 33850
UNKNOWN SPOUSE OF ETHAN D BEACHY
260 W INTERLACHEN ST,
LAKE ALFRED, FL 33850
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:

THE EAST 1/2 OF LOT 2, FANNING SHORES SUBD., A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 35, PAGE 28, IN 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 December 7, 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 12th day of October, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Lynnette Burke
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
26-23198FL
Oct. 30; Nov. 6, 2026 26-02365K

--- PUBLIC SALES / SALES ---

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.: 2025CA003329
WELLS FARGO BANK, N.A., Plaintiff, VS.
MARK FRIESEN; CHARLOTTE FRIESEN; UNKNOWN TENAT #1; UNKNOWN TENANT #2; Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 23, 2026 in Civil Case No. 2025CA003329, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and MARK FRIESEN and CHARLOTTE FRIESEN 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 24, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 65 OF CORTLAND WOODS AT PROVIDENCE - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145 AT PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

IMPORTANT

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

Dated this 13th 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: Mola Bosland
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1113-14854B
Ref# 27451
Oct. 30; Nov. 6, 2026 26-02364K

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.: 2026CA001814
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, VS.
NATHEN ADKINS; MARIA ADKINS; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 6, 2026 in Civil Case No. 2026CA001814, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is the Plaintiff, and NATHEN ADKINS; MARIA ADKINS; UNKNOWN TENANT #1 N/K/A LILLIAN LABALANCE; UNKNOWN TENANT #2 N/K/A SETH LEBLANCE 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 December 8, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 57, OF SECOND REPLAT OF A PART OF LAKE ELBERT HEIGHTS UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 23, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in th e 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 13th 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: /s/ Mola Bosland
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1190-1799B
Ref# 27473
Oct. 30; Nov. 6, 2026 26-02363K

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.: 2025-CA-003266
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
RUBELQUI RAFAEL PERALTA POLANCO; MARIA ALTAGRACIA ROSARIO; YANILSA MARIA ROSARIO; LIBERTY BLUFF COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF RUBELQUI RAFAEL PERALTA POLANCO; UNKNOWN SPOUSE OF MARIA ALTAGRACIA ROSARIO; UNKNOWN SPOUSE OF YANILSA MARIA ROSARIO, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on September 22, 2026, in Case No. 2025-CA-003266 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and RUBELQUI RAFAEL PERALTA POLANCO, MARIA ALTAGRACIA ROSARIO, YANILSA MARIA ROSARIO, LIBERTY BLUFF COMMUNITY ASSOCIATION, INC., UNKNOWN SPOUSE OF RUBELQUI RAFAEL PERALTA POLANCO, UNKNOWN SPOUSE OF MARIA ALTAGRACIA ROSARIO, UNKNOWN SPOUSE OF YANILSA MARIA ROSARIO, 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 November 6, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 19, COVERED BRIDGE AT LIBERTY BLUFF PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 196, PAGE(S) 26 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as:
1290 NORMANDY DR,
HAINES CITY, FL 33844

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 22nd 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
Oct. 30; Nov. 6, 2026 26-02385K

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. 532025CA005073A000BA
PennyMac Loan Services, LLC, Plaintiff, vs.
Sparkles Denise Holley, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA005073A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Sparkles Denise Holley; Keyona Maliyah-Jewell Holley; United States of America on behalf of the Secretary of Housing and Urban Development; Madison Place Townhome Association, Inc.; Madison Place Service Provider, LLC are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 30th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 28, 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.
TAX ID:
27-26-29-707043-000280

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 21st 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-F03028
Oct. 30; Nov. 6, 2026 26-02361K

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: 2025CA005446A000BA
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.
LISA MARIE JOHNSON-LOSINSKI; UNKNOWN SPOUSE OF LISA MARIE JOHNSON-LOSINSKI; HIGH VISTA PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2., Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated October 07, 2026, entered in Civil Case No. 2025CA005446A000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and LISA MARIE JOHNSON-LOSINSKI, 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 January 05, 2027, 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 18, HIGH VISTA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE(S) 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
1976 Vista View Dr.,
Lakeland, FL 33813

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 22, 2026

/s/ Pratik R. Patel
Pratik R. Patel, Esq.
FRENKEL LAMBERT WEISMAN & GORDON, LLP
Centralized Mail Processing
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
fleservice@flwlaw.com
04-102781-F00
Oct. 30; Nov. 6, 2026 26-02362K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.: 532025CA000918000000
SOVIERO CAPITAL, LLC, Plaintiff, v.
WILNER INVESTMENTS, LLC, WILNER ALPHONSE, GUERLINE ALPHONSE, UNKNOWN SPOUSE OF WILNER ALPHONSE, UNKNOWN SPOUSE OF GUERLINE ALPHONSE AND LAKESIDE LANDING HOMEOWNER'S ASSOCIATION, INC., et al. Defendants.

NOTICE IS HEREBY GIVEN that, in accordance with the Final Judgment of Foreclosure dated November 14, 2025, and entered in Case Number CASE NO.: 532025CA000918000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Soviero Capital, LLC is the Plaintiff, and Wilner Investments, LLC, Wilner Alphonse, Guerline Alphonse and Lakeside Landing Homeowner's Association, Inc. are the Defendants, Stacy M. Butterfield, as the Clerk of the Circuit Court & Controller, shall sell the property at public sale online at www.polkrealforeclose.com on November 20, 2026, at 10:00 am, to the highest bidder for cash in accordance with section 45.031, Florida statues, to wit:

Lot 307, 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
a/k/a 6276 Red Herring Dr., Winter Haven, FL 33881

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

NOTICE TO PERSONS WITH DISABILITIES

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

Dated this 21st day of October 2026.

QUIÑONES LAW, P.A.
8461 Lake Worth Rd., Suite 132
Lake Worth, Florida 33467
Telephone: (561) 340-1429
Tq@TimQuinonesLaw.com
/s/ TIMOTHY QUIÑONES
TIMOTHY QUIÑONES
Florida Bar No. 44803
Oct. 30; Nov. 6, 2026 26-02360K

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 Crafted Flavors LLC located at 14570 Angus rd in the City of Polk City, Polk, FL 33868 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of October, 2026

Randy Roberts
October 30, 2026 26-02412K

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 venavive located at 344 sterling dr in the City of Winter Haven, Polk, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of October, 2026

Levena Valy
October 30, 2026 26-02414K



--- ACTIONS ---

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. 2026CA003242A000BA
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
ALFREDO A ARRIETA, et al.,
Defendant.
To: ALFREDO A ARRIETA
1712 CHARMI DRIVE,
LAKELAND, FL 33810
DIVYS A ARRIETA
1712 CHARMI DRIVE,
LAKELAND, FL 33810
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 2, COUNTRY SQUARE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 147, PAGES 11,12,13 AND 14, 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 December 7, 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 day of 12th October, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Lynnette Burke
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
26-21581FL
Oct. 30; Nov. 6, 2026 26-02367K

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. 2026CA002874A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CARLOS JOEL NOYOLA A/K/A CARLOS J. NOYOLA, et al.,
Defendant.
To: CARLOS JOEL NOYOLA A/K/A CARLOS J. NOYOLA
463 SUMMER GROVE LN,
HAINES CITY, FL 33844
CARLOS JOEL NOYOLA A/K/A CARLOS J. NOYOLA
2993 ELBIB DR,
SAINT CLOUD, FL 34772
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 115 OF SUMMERLIN GROVES PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGE (S) 48-49, 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 December 7, 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 16th day of October, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Lynnette Burke
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
26-21361FL
Oct. 30; Nov. 6, 2026 26-02373K

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. 2026CA004214A000BA
LAKEVIEW LOAN SERVICING LLC,
Plaintiff, vs.
CARLOS ENRIQUE FRANCO VARGAS A/K/A CARLOS FRANCO A/K/A CARLOS FRANCO VARGAS, et al.,
Defendant.
To: CARLOS ENRIQUE FRANCO VARGAS A/K/A CARLOS FRANCO A/K/A CARLOS FRANCO VARGAS
1337 TALLAHASSEE CT,
POINCIANA, FL 34759
ZORAYDA FANDINO MARROQUIN A/K/A ZORAYDA CARLOS ENRIQUE FANDINO
1337 TALLAHASSEE CT,
POINCIANA FL 34759
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 3, BLOCK 443, POINCIANA NEIGHBORHOOD 2 WEST VILLAGE 7, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 5 THROUGH 18, 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 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 December 21, 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 19th day of October, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Lynnette Burke
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
26-23544FL
Oct. 30; Nov. 6, 2026 26-02386K



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. 2026CA003858A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JOSHUA L MOORE, et al.,
Defendant.
To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF CHERIE ELIZABETH MOORE-WILSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JERRY LYNN MOORE, 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 373, IMPERIALAKES PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE(S) 43 THROUGH 45, 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, Esq. Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before December 7, 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 12th day of October, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
(SEAL) By Lynnette Burke
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
26-22102FL
Oct. 30; Nov. 6, 2026 26-02371K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-003355
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
TODD J. WALKER, et al.,
Defendants.
TO: Todd J. Walker
263 Pine Loop
Frostproof, FL 33843
Unknown Party in Possession 1
263 Pine Loop
Frostproof, FL 33843
Unknown Party in Possession 2
263 Pine Loop
Frostproof, FL 33843

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

Lot 141, LILY LAKE GOLF & R.V. RESORT PHASE II, a subdivision according to the plat thereof recorded in Plat Book 89, Pages 39 and 40, of the Public Records of Polk County, Florida. Together with that certain 2002 Homes of Merit manufactured home located thereon, ID#s FLHMBC137347977A and FLHMBC137347977B, Title #s 85427895 and 85428005, permanently affixed thereto.

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: December 7, 2026

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 12th day of October, 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: Lynnette Burke
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Oct. 30; Nov. 6, 2026 26-02370K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 2026CA002668A000BA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
WENDY DEL CARMEN JAIMES FARIAS; UNKNOWN SPOUSE OF WENDY DEL CARMEN JAIMES FARIAS; CYPRESS PARK ESTATES PHASE 1 HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).
TO: WENDY DEL CARMEN JAIMES FARIAS; UNKNOWN SPOUSE OF WENDY DEL CARMEN JAIMES FARIAS; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2
LAST KNOWN ADDRESS: 1177 TUPELO TRL., HAINES CITY, FL 33844

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 167, CYPRESS PARK ESTATES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 187, PAGES 2 THROUGH 7, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
1177 Tupelo Trl,
Haines City, FL 33844

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 Dec. 7, 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 12th day of October, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Lynnette Burke
DEPUTY CLERK

FRENKEL LAMBERT
WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
Centralized mail processing:
53 Gibson Street
Bay Shore, NY 11706
Telephone: (631) 969-3100 |
Fax: (631) 982-4513
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-103889-F00
Oct. 30; Nov. 6, 2026 26-02374K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026CA003030A000BA
GUARANTEED RATE, INC.,
Plaintiff, vs.
CHRISTOPHER D. WARREN CO-TRUSTEE OF THE CULTURAL WEALTH DYNASTY TRUST AGREEMENT DATED SEPTEMBER 4, 2025, et al,
Defendant(s).
To: UNKNOWN BENEFICIARIES OF THE CULTURAL WEALTH DYNASTY TRUST AGREEMENT DATED SEPTEMBER 4, 2025
Last Known Address: 254 Chelsea Ave
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 69, CHELSEA WOODS AT PROVIDENCE, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE(S) 3 THROUGH 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 254 CHELSEA AVE
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: Dec. 7th

WITNESS my hand and the seal of this court on this 16th day of October, 2026.

Stacy M. Butterfield, CPT
Clerk of the Circuit Court
& Comptroller
By: /s/ V. Farrer
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 26-008664
Oct. 30; Nov. 6, 2026 26-02372K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA001544A000BA
New American Funding, LLC
Plaintiff,
Sheryldene Soto Acevedo aka Sheryldene Acevedo, aka Sheryldene I Soto Acevedo, et al.
Defendants.
TO: FELIX IVAN PARES SOTO
RESIDENT: Unknown
LAST KNOWN ADDRESS: 1356 Berry Lane, Davenport, Florida 33837

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

Lot 137, 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.

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, December 7, 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.

Movant counsel certifies that a bona fide effort to resolve this matter on the motion noticed has been made or that, because of time consideration, such effort has not yet been made but will be made prior to the scheduled hearing.

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: 10/15/26

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By Lynnette Burke
Deputy Clerk of the Court

Orlans Law Group PLLC
621 S. Federal Highway, Suite 10
Fort Lauderdale, FL 33301
Orlans #26-002169
Oct. 30; Nov. 6, 2026 26-02369K

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2022CA002359000000
DIVISION: 7
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Linda Medrano a/k/a Linda E. Medrano, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); et al.
Defendant(s).
TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Mertalla Palmer, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): , Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Angelita Maria Campos Medrano a/k/a Angelita Campos, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Estella Medrano-Mendoza, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s):
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

LOT 16, IN BLOCK 18, OF WESWEGO UNIT #3, LAKELAND, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 32, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RANGE 23, TOWNSHIP 28, SECTION 11.

more commonly known as 1123 North Swindell Avenue, Lakeland, FL 33805.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with 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: December 21, 2026

WITNESS my hand and seal of this Court on the 19th day of October, 2026.

Stacy M. Butterfield
Circuit and County Courts
(SEAL) By: Lynnette Burke
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
22-326087 FC01 CXE
Oct. 30; Nov. 6, 2026 26-02387K

--- ACTIONS ---

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. 2026CA003888A000BA
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.
JACQUELYN GRAHAM-GILLIAM, et al.,
Defendant.
To: JACQUELYN GRAHAM-GILLIAM
755 MANOR DRIVE,
BARTOW, FL 33830
UNKNOWN SPOUSE OF JACQUELYN GRAHAM-GILLIAM
755 MANOR DRIVE,
BARTOW, FL 33830
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 44, UNIT 2, SWAN LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 66 PAGES 2, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, 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 December 7, 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 13th day of October, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: A. Nieves
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
26-22936FL
Oct. 30; Nov. 6, 2026 26-02368K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA003847A000BA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
LIZMARIE MELENDEZ NIEVES, et al.,
Defendants.
TO: TOP BUIDER ROOFING LLC
618 E. SOUTH STREET STE. 500,
ORLANDO, FL 32801

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

LOT 3, BLOCK 85, POINCIANA NEIGHBORHOOD 3 VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your 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 12/07/2026, 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 13th day of October, 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
26-03251
Oct. 30; Nov. 6, 2026 26-02366K

SUBSEQUENT INSERTIONS

--- SALE ---

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023-CA-005628-0000-00
PLANET HOME LENDING LLC , Plaintiff, v.
JORDAN LEE MOORE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 6, 2025 and entered in Case No. 2023-CA-005628-0000-00 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein CAROLYN LEE MOORE AND JORDAN LEE MOORE, 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 25, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE WEST 130 FEET OF THE NORTH 132 FEET OF LOT 1, R.C. LANGFORD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 7B OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, LESS RIGHT OF WAY FOR ORANGE AVENUE.

and commonly known as: 905 MOUNT PISGAH RD, FORT MEADE, FL 33841 (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 23, 30, 2026 26-02349K

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

Notice Of Public Sale
The following personal property of: George Peter Savatsky will on November 17, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1982 BARR Mobile Home, VIN: FLFL2BB36334411/ FLFL2AB36334411 , TITLE: 21328449/ 21328450 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,
October 23, 30, 2026 26-02290K

SECOND INSERTION

Notice Of Public Sale
The following personal property of: Thomas William Clark, Jr. will on November 17, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1980 SUNC Mobile Home, VIN: FLFL2AA15322336/ FLFL2BA15322336 , TITLE: 17706373/ 17706374 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,
October 23, 30, 2026 26-02291K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA003423
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
KRYSTAL CERMENO;STEVEN CORDERO RIVERA; et al.,
Defendant(s).
TO: Steven Cordero Rivera
Last Known Residence: 315 Lauderdale Ct Kissimmee, FL 34759
TO: Krystal Cermeno
Last Known Residence: 315 Lauderdale Ct Kissimmee, FL 34759

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

LOT 6, BLOCK 1599, OF POINCIANA NEIGHBORHOOD 2, VILLAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 12, 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 December 7, 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 October 12, 2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: A. Nieves
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
1184-280B
Ref# 26813
October 23, 30, 2026 26-02307K

SECOND INSERTION

NOTICE TO CREDITORS
The administration of the estate of OPAL PEARSON, deceased, File Number 2026CP002325, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

1. 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

3. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED, NOTWITHSTANDING THE PENDENCY OF OTHER PROCEEDINGS.

4. The date of first publication of this notice is October 23, 2026.

5. Any interested person on whom a copy of the Notice of Administration is served who challenges the qualifications of the personal representative, the venue, or the jurisdiction of the court is required to file any objection with the court in the form of a petition within three (3) months after service of this notice on the objecting person.

6. A surviving spouse, and the beneficiaries of the estate and any other person entitled to exempt property under §732.402, Florida Statutes, must file a petition for determination of exempt property on or before the later of the date that is four (4) months after the date of service of a copy of this notice or the date that is forty (40) days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Attorney for Personal Representative,
Von Gretchen Thomas.
Brian M. Monk, Esq.
Florida Bar No. 014563
Monk Law Group, PLLC
800 South Florida Avenue
Lakeland, Florida 33801
Telephone: (800) 237-9500
E-Mail: service@monklawgroup.com
October 23, 30, 2026 26-02308K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026-CP-002897
Division: Probate
IN RE: ESTATE OF MARY ELIZABETH MCLEES
Deceased.

The administration of the estate of Mary Elizabeth McLees, deceased, whose date of death was June 17, 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 23, 2026.

Personal Representative:
Michael McLees
3089 Hwy 441-27
Fruitland Park, Florida 34731

Attorney for Personal Representative:
SOUTHERN ATLANTIC LAW GROUP, PLLC
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
October 23, 30, 2026 26-02289K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA001639A000BA
NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING Plaintiff, v.
Autumn Gigliotti, et al.
Defendants.
TO: Autumn Gigliotti
RESIDENT: Unknown
LAST KNOWN ADDRESS: 1245 Watersedge Drive, Lakeland, FL 33801

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

Lot 1168, Block 4, SKYVIEW PHASE V, according to the map or plat thereof, as recorded in Plat Book 68, Page(s) 26 and 27, of the Public Records of Polk County, Florida.

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 30, 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.

Movant counsel certifies that a bona fide effort to resolve this matter on the motion noticed has been made or that, because of time consideration, such effort has not yet been made but will be made prior to the scheduled hearing.

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: OCT 08 2026

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By A. Nieves
Deputy Clerk of the Court

Orlans Law Group PLLC
621 S. Federal Highway, Suite 10
Fort Lauderdale, FL 33301
Orlans #25-015041
October 23, 30, 2026 26-02350K

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/06/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 83.806: A 2006 GHQ Vessel bearing vehicle identification number GHQNE029J506 and that certain 2006 MAGI Trailer bearing vehicle identification number 1M5BA171661E10980 and all personal items located inside the vessel and trailer. Last Tenant: Olas Mosley. Sale to be held at: Woodalls, 2121 New Tampa Highway, Lakeland, Florida 33815 (Telephone: 863-686-7462).
October 23, 30, 2026 26-02335K

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 1983 TWIN mobile home bearing the vehicle identification numbers T23613608A and T23613608B and all personal items located inside the mobile home. Last Tenant: Lillian Mary Caleen, Lance Hunt Caleen, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Lance Hunt Caleen, and Unknown Party or Parties in Possession. Sale to be held at: Royal Palm Village, 3000 US Highway 17/92 West, Haines City, Florida 33844, 863-422-1086.
October 23, 30, 2026 26-02328K

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 18th day of November, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1106 Scenic Hwy E, Haines City, FL, 33844. Thompson, Chassidy CRIB, EMPTY BOXES, PART OF BASINET, WALKER Sale is subject to cancellation in the event of settlement between owner and obligated party.
October 23, 30, 2026 26-02292K

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 18th day of November, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Aguilar, Brianna TOTES, REFRIDERATOR, CHAIRS, GAME CHAIR, COOLER, CANAPI; Gunter, Madison LUGGAGE, TOTES, RACK, MINI OVEN, CLOTHES, MOVING CART; Lewis, Dawn FURNITURE, BAGS OF CLOTHES, SHOES, TOTES, KITCHENWARE; Rainey, Ashlyn BABY TOYS, TOYS, DRESSER, NIGHTSTAND, MATTRESS, COFFEE TABLE; Faniel, Brittani BOOKS, TOOLS, TOOL RACK, TOOL BOXES, DRESSER, CAR MAGIZINE COLLECTION, ART WORK; Middleton, Monique CHRISTMAS DECOR, CHAIRS, TOTES, BOXES, FURNITURE, TOYS, FOOT BOARD Sale is subject to cancellation in the event of settlement between owner and obligated party.
October 23, 30, 2026 26-02293K

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of RUTH ELIZABETH NIELSEN and MELVIN EARL NIELSEN will, on November 4, 2026, at 2:00 p.m., at 78 Eight Iron Circle, Lot #78, Mulberry, Polk County, Florida 33880; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1989 FLEE MOBILE HOME, VIN: FLFLJ70A16637SE, TITLE NO.: 0061440787

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#11310-1310)
October 23, 30, 2026 26-02327K

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 18th day of November, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Ruiz, Adriana MATTRESS, BED FRAME, BOX, DESK; Griffin, Lyris BASKETS, CLOTHES, BLANKETS, RICE COOKER, GRIDDLE, AIR MATTRESS, LUGGAGE; Soache, Jhonatan TABLE SEWING MACHINE; Clermont, Evensky TV, SPEAKERS, BOXES, ART WALL, SPACE HEATER, AIR MATTRESS, MICROWAVE, LAWN, CHAIR END TABLE COOLER; Blanford, Ralph BLACKSTONE, STEPLADDER, POWER WHEELS, COOLER, WORKOUT EQUIPMENT, GAS BURNER; Tanner, Arielle MATTRESS,TOTES,BOXES,KIDS CHALKBOARD,TV; Lopez Martinez, Carlos DECOR, TV, BAGS, BOXES, BASKETS; Lewis, Dominique MATTRESS,BAGS,BOXES,MINI POOL TABLE,ENTERTIANMENT CENTER, FOOS BALL TABLE; Gonzalez, Emilio MATTRESS, DRESSERS, TV, SPEAKER, COOLERS, LUGGAGE; Hainsworth, Michael A MOTORCYCLE; Linkchorst, Sharon TOTES, BOXES, HOPE CHEST, SHELVES; Brumfield, Amya TOYS, BOXES, LUGGAGE, TOTES, BEDFRAME, DECOR; Rosmarin, Jera COUCH, TOTES, CHAIRS, FOLD UP TABLES, VACCUUM, MINI FRIDGE, SHELVES; Adcock, Thomas MATTRESS, BOXES, DRESSER,SHELVES, AIR FRYER, FISHING POLES; Pleas, Ebony BAG OF PILLOWS, CLOTHES, SPRAYS; Coleman, Falice MATTRESS, DRESSERS,DEEP FREEZER, BOXES, WASHER, DRYER,COUCH,END TABLES, COFFEE TABLE; Enelus, Orinal TABLES,CHAIRS,FOOD WARMER,FOOD COOLER, SHELVES, FREEZER, INDUSTRIAL FOOD COOLERS; Wilson, Miriam LAMP,TOTES,BOXES,COUCH,END TABLE, DRESSERS,DINING TABLE, WASHER, DRYER, SAFE, MICROWAVE; Flagg, Carla BOXES,TODDLER BED,SUIT CASES, TODDLER CHAIR, BAGS; Pereira, Emma PUNCHING BAG,TV,WALL ART, TOTES, BOXES, LUGGAGE Sale is subject to cancellation in the event of settlement between owner and obligated party.
October 23, 30, 2026 26-02294K

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

SECOND 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: 2025CA003604A000BA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
JAZMINE CHANTELE FERNANDEZ A/K/A JAZMINE C. FERNANDEZ; ROBERTO DE JESUS ALVAREZ; CARMEN NELIE PORRATA MORALES; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF MORTGAGE FORECLOSURE dated September 23, 2026 entered in Civil Case No. 2025CA003604A000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and FERNANDEZ, JAZMINE CHANTELE, 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 January 21, 2027, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida, as set forth in said FINAL JUDGMENT OF MORTGAGE FORECLOSURE to-wit:

LOT 6, BLOCK 3023, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE PLAT OR MAP THEREOF, RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
322 Athabasca Pl,
Poinciana, FL 34759

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 16, 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
04-102399-F00
October 23, 30, 2026 26-02300K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA004007A000BA
KIAVI FUNDING, INC.,
Plaintiff, v.
GENEF, LLC, a Florida Limited Liability Company; GARRETT BRITTON, an Individual; UNKNOWN SPOUSE OF KATHERINE F. COX; UNKNOWN SPOUSE OF BRIAN DONNELLAN; EARL DIEM, LLC, a Florida Limited Liability Company; CITY OF LAKELAND, a Florida Municipal Corporation; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and Enforcement of Guaranty or Order dated September 23, 2026 entered in Civil Case No. 2025CA004007A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and GENEF, LLC, a Florida Limited Liability Company; GARRETT BRITTON, an Individual; UNKNOWN SPOUSE OF KATHERINE F. COX; EARL DIEM, LLC, a Florida Limited Liability Company and CITY OF LAKELAND, a Florida Municipal Corporation, are Defendants, Stacy M. Butterfiled, CPA, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 A.M. on November 24, 2026 the following described property as set forth in said Final Judgment of Foreclosure and Enforcement of Guaranty to-wit:.

THE SOUTH 30 FEET OF LOT 33 AND THE NORTH 45 FEET OF LOT 34, THE H.A. STAHL FLORIDA PROPERTIES CO'S CLEVELAND HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 26 THROUGH 28, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address:
2409 Buckingham Ave,
Lakeland, FL 33803

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3843.000269
October 23, 30, 2026 26-02303K

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION
CASE NO.: 2026CA003183
ATHENE ANNUITY AND LIFE COMPANY,
Plaintiff, vs.
DGC NIVEL ZERO LLC; et al.,
Defendants.

TO: GUSTAVO OLIVEIRA;
2912 BARRYMORE COURT,
ORLANDO, FL 32835

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

LOT 261, WATER RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGES 24 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Also known as
485 WATERFERN TRAIL DR,
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 Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before Nov 30th, 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 10/06, 2026.

STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
(SEAL) By: V. Farrer
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd.,
Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
October 23, 30, 2026 26-02286K

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. 2025CA002982A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Mikheili Kupatadze, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002982A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Mikheili Kupatadze; Melba Kupatadze 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 67, HIGHLAND GROVES SUBDIVISION (UNRECORDED) AS PER THE MAP THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1711, PAGE 1989, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND MORE PARTICULARLY DESCRIBED AS: THE EAST 140 FEET OF THE WEST 485 FEET OF THE NORTH 100 FEET OF THE SOUTH 590 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 23 EAST. SUBJECT TO A 7.50 FOOT UTILITY EASEMENT ALONG THE WEST SIDE THEREOF.
TAX ID:
23-27-16-000000-032270

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 16th 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-F01905
October 23, 30, 2026 26-02302K

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. 2025CA000690000000
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
CYNTHIA THALES A/K/A C THALES, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 22, 2026 in Civil Case No. 2025CA000690000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Cynthia Thales a/k/a C Thales, 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 19th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 134, TUSCANY PRESERVE, PHASE 4, NORTH PHASE, according to the Plat thereof, as recorded in Plat Book 168, at Page 30-35, 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
24-10679FL
October 23, 30, 2026 26-02299K

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.: 2025CA005440A000BA
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
BRAD AYSCUE; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 2, 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 6th 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 80, CREEKSIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE(S) 23 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property address:
4722 Harts Brooks Lane,
Mulberry, FL 33860

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.

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. 25-010366-1
October 23, 30, 2026 26-02297K

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of WILLIAM JOHN NESBIT will, on November 4, 2026, at 10:00 a.m., at 1303 Perry Street, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1972 ELDO MOBILE HOME, VIN: 3214T, TITLE NO.: 0009688966
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#11084-116)
October 23, 30, 2026 26-02333K

SECOND 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: 2025CA003386A000BA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
HECTOR A. MELENDEZ; MARIA MELENDEZ A/K/A MARIA MELENDEZ SANCHEZ; UNKNOWN SPOUSE OF HECTOR A. MELENDEZ; UNKNOWN SPOUSE OF MARIA MELENDEZ A/K/A MARIA MELENDEZ SANCHEZ; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated October 06, 2026 entered in Civil Case No. 2025CA003386A000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and MARIA MELENDEZ SANCHEZ AND HECTOR A. MELENDEZ, 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 January 05, 2027, 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 16, BLOCK 10, POINCIANA NEIGHBORHOOD 1 VILLAGE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 8 THROUGH 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
404 Short Drive,
Poinciana, FL 34759

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 16, 2026
/s/ Pratik R. Patel
Pratik R. Patel, Esq.
FRENKEL LAMBERT
WEISMAN & GORDON, LLP
Centralized Mail Processing
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
fleservice@flwlaw.com
04-102374-F00
October 23, 30, 2026 26-02301K

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. 2022CA002730000000
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4,
Plaintiff, vs.
DENNIS F. GRINER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 05, 2026 in Civil Case No. 2022CA002730000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4 is Plaintiff and DENNIS F. GRINER, 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 16th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The North 86.0 feet of the South 344.0 feet of the West 1/2 of the East 1/2 of the Northwest 1/4 of the Southwest 1/4, LESS the East 191.5 feet in Section 10, Township 28 South, Range 24 East, Polk County, Florida. Subject to an easement for public utilities across the Westerly 7.5 feet thereof.
Parcel Number:
24-28-10-000000-043070

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
22-00994FL
October 23, 30, 2026 26-02298K

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. 2025CA003451A000BA
NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING,
Plaintiff, vs.
MIGUEL ANGEL RODRIGUEZ MOJICA AKA MIGUEL A. RODRIGUEZ MOJICA A/K/A MIGUEL RODRIGUEZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 06, 2026 in Civil Case No. 2025CA003451A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is Plaintiff and Miguel Angel Rodriguez Mojica AKA Miguel A. Rodriguez Mojica a/k/a Miguel Rodriguez, 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 20th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 498, Lake Charles Resort Phase 2, according to the plat as recorded in Plat Book 189, Pages 4 through 8, 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
25-12972FL
October 23, 30, 2026 26-02304K

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

SECOND 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: 2026CA002277A000BA
WILMINGTON SAVINGS FUND SOCIETY FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-B
Plaintiff, vs.
ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF RHUDINE MCLEOD, Deceased; et. al.
Defendant(s).
TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF RHUDINE MCLEOD, DECEASED
Last Known Address: 6951 Central Ave., Bradley, FL 33835
Current Address: unknown

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

LOTS 11 AND 12, BLOCK "H"MAP OF LEON M. KIRKLAND SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 6951 Central Ave., Bradley, FL 33835

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. 30th 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
BY: V. Farrer
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 23, 30, 2026 26-02287K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-003562
BISMARK MORTGAGE COMPANY, LLC,
Plaintiff, v.
AARON BARCELLONA, et al.,
Defendants.
TO: Aaron Barcellona
635 West 3rd Street
Lakeland, FL 33805
Aaron Barcellona
9324 Tibet Pointe Cir., Unit 3
Windermere, FL 34786
Aaron Barcellona
8425 Lake Burden Cir.
Windermere, FL 34786
Aaron Barcellona
6526 Old Brick Rd., Suite 120
Windermere, FL 34786
Unknown Spouse of Aaron Barcellona
635 West 3rd Street
Lakeland, FL 33805
Unknown Spouse of Aaron Barcellona
9324 Tibet Pointe Cir., Unit 3
Windermere, FL 34786
Unknown Spouse of Aaron Barcellona
8425 Lake Burden Cir.
Windermere, FL 34786
Unknown Spouse of Aaron Barcellona
6526 Old Brick Rd., Suite 120
Windermere, FL 34786

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

Lot 10 in Block "D" of A SUBDIVISION OF BLOCKS 4 AND 5 FORTUNA ADDITION BY THE JOHN F. COX REALTY CO., according to the Plat thereof recorded in Plat Book 4, Page 47, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 7th day of October, 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: Lynnette Burke
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 23, 30, 2026 26-02285K

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. 2025CA003023A000BA
TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff, vs.
TERESA SCHIFFER, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2026, and entered in 2025CA003023A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and TERESA SCHIFFER; UNKNOWN SPOUSE OF TERESA SCHIFFER 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 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 41 AND THE EAST 12.5 FEET OF LOT 42, BLOCK 4, HOWENOCA HILLS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
2606 SUNSHINE DR N,
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 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 20 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
24-216330 - MaS
October 23, 30, 2026 26-02338K

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. 2024CA001934000000
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2,
Plaintiff, vs.
CHARLES M. MCILROY, II AND HEATHER M. MCILROY, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 15, 2025, and entered in 2024CA001934000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 is the Plaintiff and CHARLES M. MCILROY, II; HEATHER M. MCILROY; UNKNOWN SPOUSE OF CHARLES M. MCILROY, II N/K/A AUDREY MCILROY; UNKNOWN SPOUSE OF HEATHER M. MCILROY; NAVY FEDERAL CREDIT UNION 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 107 OF UNIT 1 OF PALMORE ESTATES, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 155 FEET OF THE SOUTH 955 FEET OF THE WEST 266 FEET OF THE EAST 858 FEET OF THE SW ¼ OF THE NE ¼ OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

Property Address:
6307 CHAROLAIS,
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 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 20 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
23-138744 - MaS
October 23, 30, 2026 26-02337K

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.: 2019CA000759000000
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-61, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-61
Plaintiff(s), vs.
PHILIP REID DESOTO; et al.,
Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 5, 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 19th 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 15, SHERWOOD ISLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 127, PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address:
2088 Farrington Drive,
Lakeland, FL 33809

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. BANA 20-028991-1
October 23, 30, 2026 26-02321K

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. 2025CA004117A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
WILSON URENA, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 16, 2026, and entered in 2025CA004117A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and WILSON URENA; UNKNOWN SPOUSE OF WILSON URENA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; THOUSAND OAKS HOMEOWNERS ASSOCIATION OF POLK COUNTY, 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 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 84, THOUSAND OAKS PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGE(S) 20 THROUGH 22, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
247 OAK CHASE PL,
DAVENPORT, FL 33896

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 20 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
25-348218 - MaS
October 23, 30, 2026 26-02341K

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/06/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 83.806: A 1987 WINN Recreational Vehicle bearing vehicle identification number 1GBJP37W0G3332240 and all personal items located inside the recreational vehicle. Last Tenant: Regina Angelia Linton. Sale to be held at: Cypress Greens, 1000 Cypress Creek Blvd, Lake Alfred, FL 33850 (Telephone: 863-956-1147).
October 23, 30, 2026 26-02334K

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/06/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 83.806: A 2017 HMDE Trailer bearing vehicle identification number NOVIN0201159750 and all personal items located inside the vehicle trailer. Last Tenant: Olas Mosley and Vanbossell Antoine Preston. Sale to be held at: Woodalls, 2121 New Tampa Highway, Lakeland, Florida 33815 (Telephone: 863- 686-7462).
October 23, 30, 2026 26-02336K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TENTH CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532026CP002795A000BA
IN RE: ESTATE OF PATRICIA ANN SMITH
Deceased.
The administration of the estate of PATRICIA ANN SMITH, deceased, whose date of death was November 18, 2025, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, 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, 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 23, 2026.

Personal Representative:
Jay Alan Smith
21427 Town Lakes Drive, Apt 224
Boca Raton, Florida 33486
Attorney for Personal Representative:
EAMONN W. GUNTHER, Attorney
Florida Bar Number: 506621
1300 N Federal Highway, Ste 107
Boca Raton, FL 33432
Telephone: (833) 326-6661
E-Mail: eamonn@egestate.law
October 23, 30, 2026 26-02320K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003075
IN RE: ESTATE OF MARK A. LERMAN,
Deceased.
The administration of the estate of MARK A. LERMAN, deceased, whose date of death was August 3, 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 23, 2026

CHERYL A. SMALLEY
Personal Representative
9469 SW Purple Martin Way
Stuart, FL 34997
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 23, 30, 2026 26-02332K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA002737
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY,
Plaintiff, VS.
ROBERT CALL;
ALYSSA ASHLEY CALL; et al.,
Defendant(s).
TO: Robert Call
Last Known Residence: 129 Lake Otis Rd Winter Haven, FL 33884
TO: Alyssa Ashley Call
Last Known Residence: 129 Lake Otis Rd Winter Haven, FL 33884

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

LOT 108 OF THE UNRECORDED PLAT OF LAKEWOOD DESCRIBED AS: BEGIN ON THE SOUTH BOUNDARY OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, 1123 FEET WEST OF THE SOUTH ¼ SECTION CORNER OF SAID SECTION AND CONTINUE WEST ALONG THE SECTION LINE 100 FEET; RUN THENCE NORTH 140 FEET; EAST 100 FEET; SOUTH 140 FEET TO THE POINT OF BEGINNING.

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 25, 2026.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1190-391B
Ref# 25365
October 23, 30, 2026 26-02357K

--- SALES / ACTIONS ---

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. 2025CA003686A000BA
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-E,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIE ROBINSON-HOLT A/K/A LILLIE L. ROBINSON-HOLT A/K/A LILLIE R.- HOLT, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 25, 2026, and entered in 2025CA003686A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-E is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIE ROBINSON-HOLT A/K/A LILLIE L. ROBINSON-HOLT A/K/A LILLIE R.- HOLT, DECEASED; ERICKA ROBINSON; SHEPHERD OAKS 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 24, SHEPHERD OAKS PHASE ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGES 39 THROUGH 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
6632 SHEPHERD OAKS PASS, LAKELAND, FL 33811

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

IMPORTANT

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

Dated this 20 day of October, 2026.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE
& PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-308705 - NaP
October 23, 30, 2026 26-02340K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026CA000597A000BA
LOANDEPOT.COM, LLC,
Plaintiff, vs.
SHADI ABDELKHALIK AHMED; AYA ELBAYOUMI; WATERSTONE PROPERTY HOA, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 17, 2026 and entered in Case No. 2026CA000597A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and SHADI ABDELKHALIK AHMED; AYA ELBAYOUMI; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WATERSTONE PROPERTY HOA, INC.; 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 16th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 508, TIERRA DEL SOL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE(S) 31 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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 20th 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.: 25-02219 LND
V6.20190626
October 23, 30, 2026 26-02348K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA000220
THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES,
Plaintiff, VS.
SHARMON LYNETTE FERGUSON; CALVIN QUINCY FERGUSON A/K/A CALVIN Q. FERGUSON; et al.,
Defendant(s).

TO: Sharmon Lynette Ferguson
Last Known Residence: 303 Eaglecrest Dr Haines City, FL 33844
TO: Calvin Quincy Ferguson a/k/a Calvin Q. Ferguson
Last Known Residence: 303 Eaglecrest Dr Haines City, FL 33844

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

LOT 1, RESERVE AT HIGHLAND MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE(S) 41 AND 42, 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 30, 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 October 7, 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
1221-019B
Ref# 26594
October 23, 30, 2026 26-02306K

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. 2025CA005264A000BA
PLANET HOME LENDING, LLC,
Plaintiff, vs.
AMANDA M. MARTIN A/K/A AMANDA MARIE MARTIN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2026, and entered in 2025CA005264A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and AMANDA M. MARTIN A/K/A AMANDA MARIE MARTIN; UNKNOWN SPOUSE OF AMANDA M. MARTIN A/K/A AMANDA MARIE MARTIN NKA WILLIAM ROBINSON; CYPRESSWOOD PALMA CEIA 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 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 33 OF CYPRESSWOOD PALMA CEIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 7 AND 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
4029 PALMA CEIA 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 20 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
25-350121 - MaS
October 23, 30, 2026 26-02342K

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. 2026CA000759A000BA
ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JAMES CHARLES EVANS AND LINDA EVANS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 14, 2026, and entered in 2026CA000759A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC is the Plaintiff and JAMES CHARLES EVANS; LINDA EVANS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 17, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF LOT 10, LESS AND EXCEPT THE SOUTH 156 1/2 FEET THEREOF, BLOCK 3, LAKEWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
2335 JUNGLE ST, 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 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 20 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
25-378290 - MiM
October 23, 30, 2026 26-02344K

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. 2026CA001190A000BA
PLANET HOME LENDING, LLC,
Plaintiff, vs.
CARMEN YOEM LUCIANO A/K/A CARMEN YOEM LUCIANO MOLINA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 06, 2026, and entered in 2026CA001190A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and CARMEN YOEM LUCIANO A/K/A CARMEN YOEM LUCIANO MOLINA; UNKNOWN SPOUSE OF CARMEN YOEM LUCIANO A/K/A CARMEN YOEM LUCIANO MOLINA; POLK COUNTY, FLORIDA 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 20, 2026, the following described property as set forth in said Final Judgment, to wit:

BEGINNING AT A POINT 268 FEET WEST OF NORTHEAST CORNER OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, THENCE RUN SOUTH 330 FEET, THENCE WEST 72 FEET, THENCE NORTH 330 FEET, THENCE EAST 72 FEET TO THE POINT OF BEGINNING. LESS 25 FEET ALONG THE SOUTH SIDE FOR ROAD RIGHT-OF-WAY.
Property Address: 4714 ELLERBE DR, 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 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 20 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
26-388906 - MaS
October 23, 30, 2026 26-02345K

SECOND 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. 2025CA005294A000BA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
LUIS HERNANDEZ REYES A/K/A LUIS A. HERNANDEZ REYES, et al.,
Defendant.

To: LUIS HERNANDEZ REYES A/K/A LUIS A. HERNANDEZ REYES,
416 MANITOBA DR,
POINCIANA, FL 34759
UNKNOWN SPOUSE OF LUIS HERNANDEZ REYES A/K/A LUIS A. HERNANDEZ REYES,
416 MANITOBA DR.,
POINCIANA FL 34759
UNKNOWN SPOUSE OF JESENIA HERNANDEZ NEGRON,
416 MANITOBA DR.,
POINCIANA FL 34759
MARISOL CASTRO, 416 MANITOBA DR., POINCIANA FL 34759
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 32, BLOCK 1133, POINCIANA NEIGHBORHOOD 5 VILLAGE 7, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 19 THROUGH 28, 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 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 8/3/26 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 25th day of June, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
BY: /s/ Sebastian Irlanda
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
25-14092FL
October 23, 30, 2026 26-02288K

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. 2026CA001293A000BA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
FRED HARRISON FLETCHER, JR. A/K/A FRED H. FLETCHER, JR. AND BETTY MIN FLETCHER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 06, 2026, and entered in 2026CA001293A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and FRED HARRISON FLETCHER, JR. A/K/A FRED H. FLETCHER, JR.; BETTY MIN FLETCHER; FLORIDA HOUSING FINANCE CORPORATION; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WHISPERING RIDGE 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 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 66, WHISPERING RIDGE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE(S) 1 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 8001 PAGE CT, 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 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 20 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
26-395498 - MaS
October 23, 30, 2026 26-02346K

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. 2025CA005337A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
IRIS DENISE ACEVEDO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2026, and entered in 2025CA005337A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and IRIS DENISE ACEVEDO; PATTERSON GROVES HOMEOWNERS ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ISPC, 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 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, PATTERSON GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGES 4 THROUGH 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 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 20 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
25-363786 - MaS
October 23, 30, 2026 26-02343K

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

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. 2025CA005198A000BA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
DIONNE SIMS A/K/A DIONNE MARIE SIMS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 23, 2026 in Civil Case No. 2025CA005198A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Dionne Sims a/k/a Dionne Marie Sims, 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 24th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 105, LAKE VAN SUBDIVISION, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 142, PAGES 48 THROUGH 51, 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
25-14747FL
October 23, 30, 2026 26-02305K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2024CA002954000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JENNIFER PLANE, et. al.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on September 29, 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 13, 2026 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 546 OF REGAL PALMS AT HIGHLANDS RESERVE PHASE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGES 34 THROUGH 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 2541 Calabria Avenue, Davenport, FL 33897

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 20, 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-005732-24 –
Case # 2024CA002954000000
October 23, 30, 2026 26-02331K

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. 2023CA005693000000
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-1, ASSETBACKED CERTIFICATES, SERIES 2005-1,
Plaintiff, vs.
MARK BRYANT AND ELOISA BRYANT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2026, and entered in 2023CA005693000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1 is the Plaintiff and MARK BRYANT; ELOISA BRYANT; GMAC MORTGAGE CORPORTATION D/B/A DITECH.COM 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 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 23 EAST POLK COUNTY, FLORIDA AND RUN S 0 DEG, 01'53" E ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOCRUM LOOP ROAD; THENCE S 89 DEG. 45'07" E ALONG SAID SOUTH RIGHT OF WAY 608.85 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89 DEG. 45'07" E ALONG SAID RIGHT OF WAY 109.38 FEET; THENCE S 0 DEG. 01'53" E 200.00 FEET; THENCE N 89 DEG. 45'07" W 109.38 FEET; THENCE N 0 DEG. 01'53" W 200.0 FEET TO THE POINT OF BEGINNING.
Property Address: 2602W SOCRUM LOOP RD, 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 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 20 day of October, 2026.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-230664 - MaS
October 23, 30, 2026 26-02339K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA003929
ROCKET MORTGAGE, LLC,
Plaintiff, VS.
FLAVIA C. VIEIRA SILVA; et al.,
Defendant(s).

TO: Flavia C. Vieira Silva
Last Known Residence: 145 Cork Way Davenport, FL 33897
TO: Unknown Spouse of Flavia C. Vieira Silva
Last Known Residence: 145 Cork Way Davenport, FL 33897

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

LOT 61, HIGHLANDS RESERVE- PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 107, PAGES 9, 10, 11 AND 12, 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 11/23/26, 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 October 13th, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: Sebastian Irlanda
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1190-896B
Ref# 27209
October 23, 30, 2026 26-02355K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2026CA003544A000BA
MIDFIRST BANK
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF PHILLIP L PETTY, DECEASED, ET AL.
Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF PHILLIP L PETTY, DECEASED
Current Residence Unknown,
but whose last known address was:
3895 CHART PRINE RD,
LAKELAND, FL 33810-3547
TO: JENNIFER LYNN GIBSON,
Current residence unknown,
but whose last known address was:
324 ASHLEY DR.,
HAINES CITY, FL 33844
TO: CORINA MARIE PETTY,
Current residence unknown,
but whose last known address was:
1850 CAMBRIDGE COVE CIRCLE,
LAKELAND, FL 33810
TO: CASH4YOURHOME LLC,
whose last known principal place of business was:
1650 SAND LAKE RD STE 212,
ORLANDO, FL 32809

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

LOT 2 OF LEWELLYN OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 107, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TOGETHER WITH A 2008 DOUBLEWIDE MOBILE HOME VIN #`S JACFL28756ACA AND JACFL28756ACB THE TITLES TO WHICH NAVE BEEN RETIRED AND CANCELLED.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before Dec. 7th, 2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, 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 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 seal of the Court on this 16th day of October, 2026.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: V. Farrer
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000011918
October 23, 30, 2026 26-02322K

FOURTH 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.
CASE No. 2026-CA-003538-A000-BA
LAKEVIEW LOAN SERVICING, LLC,
PLAINTIFF, VS.
SHARDA L MILLER A/K/A SHARDA LOVETT MILLER F/K/A SHARDA MATCILLA LOVETT, ET AL.
DEFENDANT(S).

To: Deonno M Miller A/K/A Deonno Montez Miller
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2128 34th St NW, Winter Haven, FL 33881

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

Lot 1063, INWOOD NO. 4, according to the Plat thereof as recorded in Plat Book 9, Page(s) 35 and 35A, 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 this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 11/30/26 or immediately thereafter, 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-Tampa Bay.

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: October 7, 2026
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Lynnette Burke
Deputy Clerk of the Court

Tromberg, Miller,
Morris & Partners, PLLC,
attorneys for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441,
Our Case #: 26-001084-FL/2026-CA-003538-A000-BA/Nationstar
October 23, 30, 2026 26-02323K

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. 2025CA003979A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Eddie Santiago, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003979A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Eddie Santiago; Glenda Iris Santiago; United States of America on behalf of the Secretary of Housing and Urban Development; Glenbrook Chase 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 11th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 44, GLENBROOK CHASE, A SUBDIVISON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE(S) 26 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID:
23-29-22-141794-000440

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 19th 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-F02761
October 23, 30, 2026 26-02319K

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. 2025CA005514A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Jeffrey L Williams, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA005514A-000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jeffrey L Williams; Berkley Ridge Homeowners Association, Inc.; Christine Williams 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 12th day of November, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 82, BERKLEY RIDGE PHASE 1, ACCORING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 48 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID:
25-27-09-298381-000820

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.

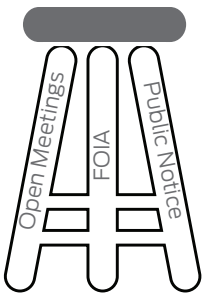
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 19th 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-F03792
October 23, 30, 2026 26-02318K

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

Accessibility
Independence
Verifiability
Archivability

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**
To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNLV18187