Public Notices

Business Observer

PAGES 17-28

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** NOVEMBER 20 - NOVEMBER 26, 2026

POLK COUNTY LEGAL NOTICES

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

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 16th day of December, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. House, Rachel BAGS, TOTES, FOOD WARMER; Walker, Kiana AIR BLOWER, TV, TOTES, BOXES, PHOTOS, AIR PURIFIER; Gardner, Jonathan GLASS COFFEE TABLE; ZAYAS, CHRISTIAN PET ENCLOSURE, TOTES, BOXES, FURNITURE, KITCHENWARE, DVDS, STORAGE RACKS, EXERCISE EQUIPMENT; Kelly, Autumn BIKE,LAMP,HAIRCUT CHAIR, KAYAK SPEAKER, BACKPACK, AC UNITS, BUCKET; Fleury, Junie CHAIRS,BOXES DECORATIONS; Waide, James BOXES, PHOTOS, VACCUM, BUCKET, MIRROR, CHAIRS, BROOM AND DUSTPAN; Reyes, Melissa DESK, DRAWERS, CRATES, TV, PRINTER, MINI SHOP VAC, CHAIRS; Grant, Rashawn BED FRAMES, MATTRESSES, BASKETS, BAGS, SCOOTER; Stevens, Andrew TVs, Dresser, Punching Bag, Metal Racking, Bedding, Boxes, Totes, Fishing Poles, Stool, Chair, Household Goods, Furniture, Sporting Goods, Furniture, Tools and Workshop; Baisden, Athena Boxes, Bags, Totes, Furniture, Electronics, Microwave, Clothes, TV Set ,Decor Mattresses Sale is subject to cancellation in the event of settlement between owner and obligated party.

November 20, 27, 2026 26-02539K

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 12/14/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: EURO-USA COLLISION CENTER, CORP. 5YFB4MDE1RP223192 2024 TOYT 6172.36 TEL: 305-639-2959 MV: MV48637 LOCATION: 7988 NW 56TH ST, MIAMI, FL 33166 / 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/

November 20, 2026 26-02555K

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 Bricks & Minifigs Winter Haven FL located at 5682 Cypress Gardens Blvd in the City of Winter Haven, Polk, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2026

Florida Brick Empire LLC

James Dunn

November 20, 2026 26-02558K

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 16th day of December, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Brown, Herbert CONTENTS BOXES, TOTES, POWERWHEELS; West, Oree CONTENTS DOLLY, FRIDGE, TOTES, BOXES, WAGON, FISH TANKS, CHAIRS COOLER; Jones, John CONTENTS MATTRESSES WATER DISPENSER Sale is subject to cancellation in the event of settlement between owner and obligated party.

November 20, 27, 2026 26-02540K

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Saddle Creek Preserve of Polk County Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 141.80 acres, generally located west of Old Dixie Highway and south of Saddle Creek Road (CR 546) within unincorporated Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and each member individually, "**Supervisor**").

DATE: December 11, 2026

TIME: 6 p.m.

LOCATION:

Auburndale Historic Depot

120 W Park St.,

Auburndale, FL, United States

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least three (3) business days before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955- 8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

November 20, 27, 2026 26-02554K

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 16th day of December,2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2008 Olive St, Lakeland, FL, 33815. Kepner, Austin CONTENTS COUCHVANITYENTERTAINMENT CENTER-COFFEE TABLE DRESSER; Jackson, Faith CONTENTS TOTES, GRILL, VACCUUM, BIKES, TOOLBOXES, COOLERS, TIRES; Innocent, Michelet INSTRUMENTS, ELECTRONICS, COMPUTERS, LAPTOP, PLYWOOD, CONTAINERS; JOHNSON, SAMUEL CONTENTS BOXES, DRAWERS, TOTES, FISHING POLE, BASKETS, TOOLS, HUMIDIFIER; Gerety, Stephen CONTENTS FISH TANKS, TOOLBOX, BOXES, TOTES, GOLF CLUBS Sale is subject to cancellation in the event of settlement between owner and obligated party.

November 20, 27, 2026 26-02541K

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Lake Ashton II Community Development District ("**District**") hereby gives notice of its intention to develop rules establishing revised fees related to the use of the Lake Ashton Golf Course ("**Revised Golf Course Rates**"). The proposed rule number is 2027-01, which rule number may be subsequently modified.

The Revised Golf Course Rates will address the rates and fees charged by the District for use of the Lake Ashton Golf Course, services relating to the Lake Ashton Golf Course, as well as any other area of the general operation of the Lake Ashton Golf Course. The purpose and effect of the Revised Golf Course Rates is to provide for efficient and effective District operations by setting revised rates and fees to implement the provisions of Section 190.035, *Florida Statutes*. The specific grant of rulemaking authority for the adoption of the proposed Revised Golf Course Rates includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, *Florida Statutes*. The specific laws implemented in the proposed Revised Golf Course Rates include, but are not limited to, 190.011(5), 190.011(15), 190.012(3), 190.035, 120.54, 120.542, 120.5435, and 120.81, *Florida Statutes*.

A public hearing will be conducted by the District on Thursday, January 21, 2027, at 9:00 a.m., at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884.

A copy of the Revised Golf Course Rates and the related incorporated documents, if any, may be obtained by contacting the District Manager c/o Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Ph: (813) 344-4844.

Jason Greenwood

District Manager

November 20, 2026 26-02538K

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 Just Ring A Bell located at 1804 Stonecrest Ct in the City of Lakeland, Polk, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2026

Adam and Lini LLC

Adam Bell

November 20, 2026 26-02573K

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 Youth Voice Academy located at 1804 Stonecrest Ct in the City of Lakeland, Polk, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2026

Adam and Lini LLC

Adam Bell

November 20, 2026 26-02577K

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 Hartzell's property service's located at 215 union dr in the City of Lakeland, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2026

Taylor griffin

November 20, 2026 26-02575K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-3014
IN RE: ESTATE OF GEORGE WILLIAM HALL, III
Deceased.

The administration of the estate of GEORGE WILLIAM HALL, III deceased, whose date of death was February 17, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 330 West Church Street, Barstow, 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, 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 November 20, 2026.

Personal Representatives:
JULI B. CLAUSEN
9206 Audubon Park Lane South
Jacksonville, Florida 32257
GEORGE WILLIAM HALL, IV
5448 Marsh Creek Drive North
Jacksonville, Florida 32257

Attorney for Personal Representatives:
JoAnn Leigh Gramm P.A.
E-mail Addresses: joannleighgramm@joannleighgramm.com, joannleighgramm@joannleighgramm.com
Florida Bar No. 073135
12627 San Jose Blvd., Suite 703
Jacksonville 32223
Telephone: (904) 886-2848

November 20, 27, 2026 26-02553K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA002269A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JOSE BANUELOS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 22, 2026 in Civil Case No. 2026CA002269A-000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Jose Banuelos, 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 8th day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 4 AND THE EAST 1/2 OF LOT 5 OF BLOCK 8, MAP OF OAK RIDGE HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 16, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PORTION OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

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

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

/s/ Robyn Katz

Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLP

Attorney for Plaintiff

225 East Robinson Street, Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: MRService@mccalla.com

Fla. Bar No.: 146803

26-20132FL

November 20, 27, 2026 26-02594K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA001042A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
SANDRA L KENDALL, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 22, 2026 in Civil Case No. 2026CA001042A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Sandra L Kendall, 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 8th day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 230, CITRUS WOODS ESTATES UNIT NUMBER FOUR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, PAGE 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME DESCRIBED AS A 1980 TWIN, WITH ID NUMBERS T2367786A AND T2367786B AND TITLE NUMBERS 17785763 AND 17785734.

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

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

/s/ Robyn Katz

Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLP

Attorney for Plaintiff

225 East Robinson Street,

Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: MRService@mccalla.com

Fla. Bar No.: 146803

26-19910FL

November 20, 27, 2026 26-02593K

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 Marvelous homemaker services located at 153 Bay Leaf Ln in the City of Davenport, Polk, FL 33896-4725 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of November, 2026

Marlene Previlon

November 20, 2026 26-02542K

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 W.DENO CPA located at 7830 Lake Wilson Rd Suite 2010 in the City of Davenport, Polk, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of November, 2026

WD Tax Consulting LLC

November 20, 2026 26-02543K

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 Hellspeed Performance located at 433 Short Dr in the City of Kissimmee, Polk, FL 34759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of November, 2026

IMPERIAL FLAME LLC

November 20, 2026 26-02557K

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 Sacred Quill Publishing located at 402 Maggie Circle in the City of Winter Haven, Polk, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2026

Leticia Llorens

November 20, 2026 26-02556K

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 VadoOne located at 3110 Rein Ave in the City of Davenport, Polk, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of November, 2026

AHS Realty Investments, LLC

Pedro Alonso

November 20, 2026 26-02574K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of KATHY BRADFORD BULL and ALLEN BULL aka EDWARD ALLEN HALL will, on December 2, 2026, at 10:00 a.m., at 2125 Big Cypress Blvd., Lot #1346, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

2007 HOMI MOBILE HOME,
VIN: FL260000HB553441A,
TITLE NO.: 0099683870, and
VIN: FL260000HB553441B,
TITLE NO.: 0099683831

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#3326-3328)

November 20, 27, 2026 26-02568K

--- PUBLIC SALES / SALES ---

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. 2026CA002000A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JAFEY LOUIS AND MARIE SHERLA JOSAPHAT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2026, and entered in 2026CA002000A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JAFEY LOUIS; MARIE SHERLA JOSAPHAT; SNELL CREEK MANOR HOMEOWNERS' ASSOCIATION, INC.; PREFERRED CREDIT, 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 December 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 39, SNELL CREEK MANOR, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
1317 CONCH KEY LN, DAVENPORT, FL 33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 17 day of November, 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
26-391147 - NaP
November 20, 27, 2026 26-02583K

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. 2025CA002090A000BA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR PRET 2024-RPL1 TRUST,
Plaintiff, vs.
DAVID G. MARTINEZ AND ELIZABETH B. MARTINEZ A/K/A ELIZABETH S. MARTINEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2026, and entered in 2025CA002090A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR PRET 2024-RPL1 TRUST is the Plaintiff and DAVID G. MARTINEZ; ELIZABETH B. MARTINEZ A/K/A ELIZABETH S. MARTINEZ 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 December 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, COLONY HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 15 LINDA ST, FROSTPROOF, FL 33843

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 17 day of November, 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
25-292892 - MiM
November 20, 27, 2026 26-02582K

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 Hatton Window Cleaning located at 233 Madison Circle in the City of Davenport, Polk, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2026

B & I Home Solutions LLC
Benjamin K Hatton
November 20, 2026 26-02597K

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 ACS AIR CARE located at 7830 Lake Wilson Rd, Suite 13 in the City of Davenport, Polk, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of November, 2026

ACS AIR CARE INC
JOSEPH BELCASTRO
November 20, 2026 26-02589K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/04/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1987 PALM mobile home bearing the vehicle identification numbers PH09750A and PH09750B, and all personal items located inside the mobile home. Last Tenants: Kenneth Evertt Taylor, All Unknown Beneficiaries, Heirs,Successors, Assigns, and Devisees of Kenneth Evertt Taylor, Unknown Party or Parties in Possession, and Sandra LeeTaylor, as Possible Heir. Sale to be held at: Foxwood Village, 4700 Foxwood Boulevard, Lakeland, Florida 33810, (863)859-0277.

November 20, 27, 2026 26-02569K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as refl ected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: DECEMBER 28TH 2026: DIESEL SOCIETY FLORIDA LLC 129 APPALOOSAHILL RD POLK CITY, FL 33868 PHONE (407)453-3674 MV100329 2004 INTL 1HTMMAAM64H593144$1819.00 SECRET COLLISION CENTER DBA THE SECRET COLLISION CENTER LLC 3191 RECKERHWY WINTER HAVEN,FL 33880 PHONE (863)875-7784 MV104675 1979 MAZD SA22C567349$17,704.22

November 20, 2026 26-02570K

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. 2026CA001886A000BA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
STEPHANIE TUCKER, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF WAYNE C SMULL A/K/A WAYNE CARL SMULL A/K/A WAYNE SMULL, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)

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

THE NORTH 1/2 OF SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 26 EAST, LESS STATE ROAD SOUTH 559, POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before November 10, 2026, a date which is within thirty (30) days after the first publication of this Notice in 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 24th day of September, 2026

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
(SEAL) By A. Nieves
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
26-21466FL
November 20, 27, 2026 26-02595K

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. 2023CA005492000000
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
GEORGINA L. LLOYD, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 03, 2025, and entered in 2023CA005492000000 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 GEORGINA L. LLOYD; UNKNOWN SPOUSE OF GEORGINA L. LLOYD; REFLECTIONS EAST 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 December 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 31 AND THE WEST 5 FEET OF LOT 32 OF REFLECTIONS EAST PHASE ONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 46 AND 47 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 884 REFLECTIONS LOOP E, 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 17 day of November, 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
22-045138 - RaO
November 20, 27, 2026 26-02581K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA003682A000BA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
ZOCHILT M RUIZ-GUZROU A/K/A ZOCHILT MARIA RUIZ-GUZROU A/K/A ZOCHILT MARIA RUIZ GUZROU A/K/A ZOCHILT RUIZ-GUZROU, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 13, 2026 in Civil Case No. 2025CA003682A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Zochilt M Ruiz-Guzrou a/k/a Zochilt Maria Ruiz-Guzrou a/k/a Zochilt Maria Ruiz Guzrou a/k/a Zochilt Ruiz-Guzrou, 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 11th day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 19, ROYAL PALMS PHASE I, according to the map or plat thereof, as recorded in Plat Book 105, Page(s) 41 and 42, 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
25-12602FL
November 20, 27, 2026 26-02580K

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 SUPPLIED by Kels located at 1291 El Mirasol Lp, Apt 218 in the City of Davenport, Polk, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of October, 2001

Kelsey Vargas
November 20, 2026 26-02596K

FIRST INSERTION

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The City Center Community Development District ("District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for five consecutive fiscal years; FY 2027, FY 2028, FY 2029, FY 2030, and FY 2031. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Polk County and has an annual operating budget (not including debt service) of approximately $501,099 for the Fiscal Year 2026. Additional information regarding the District and its infrastructure can be found in the District's Disclosure of Public Finance which is available at the offices of the District Manager. The final contract will require that, among other things, the audit for each fiscal year be completed no later than May 1.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars ($10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Proposers must provide one (1) copy of their proposal to Vesta District Services, Attn: David McInnes, Auditing Services – City Center Community Development District, 250 International Parkway Suite 208, Lake Mary, FL 32746, Telephone 321-263-0132, in an envelope marked on the outside "Auditing Services – City Center Community Development District"; and one (1) electronic copy to David McInnes at dmcinnes@vestapropertyservices.com with e-mail copies to Tracy Robin at trobin@srvlegal.com and Chris Dimaculangan at cdimaculangan@vestapropertyservices.com. Proposals must be received by noon on Tuesday, December 8, 2026, at the offices listed above. Please direct all questions regarding this Notice in writing to the District's Management office.

City Center
Community Development District
David McInnes, District Manager
November 20, 27, 2026 26-02599K

FIRST INSERTION

NOTICE OF MEETINGS BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Bridgewater Community Development District Audit Committee will meet on Wednesday, December 9, 2026, at 10:00 a.m. at the Bridgewater Amenity Center, 2525 Village Lakes Blvd., Lakeland, FL 33805. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Bridgewater Community Development District.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained from the District Manager, 4530 Eagle Falls Place, Tampa, FL 33619 or call (813) 344-4844. 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 will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least 3 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these 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.

Richard McGrath
District Manager
November 20, 2026 26-02567K

FIRST INSERTION

PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Peace Crossing Community Development District ("District") will hold a regular meeting on December 3, 2026 at 11:30 a.m., at the City of Davenport, Tom Fellows Community Center, 207 North Blvd West, Davenport, Florida 33837 for the purpose of considering any business which 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 the meeting. A copy of the agenda for the meeting 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, during normal business hours or by visiting the District's website, https://peacecrossingcdd.net/.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 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 800-955-8770, for aid in contacting the District 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
November 20, 2026 26-02588K

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 Number Sense Studio located at 4210 Inverness Court in the City of Lakeland, Polk, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2026

Deborah Towles
November 20, 2026 26-02576K

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 Follow the Star Kit located at 1804 Stonecrest Ct in the City of Lakeland, Polk, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2026

Adam and Lini LLC
Adam Bell
November 20, 2026 26-02578K

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

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: 2026CA000873A000BA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
MICKOY RAKEEM MILLS A/K/A MICKOY MILLS; KHADIJAH RAJARNAE HARRELL A/K/A KHADIJAH HARRELL; UNKNOWN SPOUSE OF MICKOY RAKEEM MILLS A/K/A MICKOY MILLS; UNKNOWN SPOUSE OF KHADIJAH RAJARNAE HARRELL A/K/A KHADIJAH HARRELL; SADDLE CREEK PRESERVE COMMUNITY ASSOCIATION, INC.; FOUNDATION FINANCE COMPANY LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated November 02, 2026 entered in Civil Case No. 2026CA000873A000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and KHADIJAH RAJARNAE HARRELL AND MICKOY RAKEEM MILLS, 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 December 17, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida, as set forth in said FINAL JUDGMENT OF FORECLOSURE to-wit:

LOT 302, OF SADDLE CREEK PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 189, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 1713 Yellow Trl, Lakeland, FL 33801

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: November 17, 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
04-102520-F00
November 20, 27, 2026 26-02586K

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. 532025CA004014A000BA
Land Home Financial Services, Inc.,
Plaintiff, vs.
Sandy Baez, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA004014A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Land Home Financial Services, Inc. is the Plaintiff and Sandy Baez; Association of Poinciana Villages, Inc. ; Poinciana Village Seven Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development; LVNV Funding 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 15th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 1113, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE(S) 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID:
28-28-03-934760-024160

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 17th day of November, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 20-F01542
November 20, 27, 2026 26-02585K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA005369A000BA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
RYAN VAUGHT, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 22, 2026 in Civil Case No. 2025CA005369A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Ryan Vaught, 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 8th day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block J, Lake Beulah Heights Division No. 4, according to the map or plat thereof, as recorded in Plat Book 6, Page 37, 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
25-14952FL
November 20, 27, 2026 26-02592K

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA001769A000BA
SELENE FINANCE LP,
Plaintiff, vs.
EDWIN R. NIXON; MAUREEN S. NIXON
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated September 17, 2026, and entered in Case No. 2026CA001769A000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein SELENE FINANCE LP, is Plaintiff and Edwin R. Nixon; Maureen S. Nixon, are Defendants, the Office of the Clerk of Stacy M. Butterfield, CPA, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 18th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK U, A RE-SUB OF A PORTION OF LAKE PIERCE HEIGHTS AND LAKE PIERCE HEIGHTS, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
6595 Jenny Drive,
Lake Wales, Florida 33853

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 11/17/2026
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400716
November 20, 27, 2026 26-02584K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated September 23, 2026 entered in Civil Case No. 2025CA005123A000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and KAREN YVETTE REID FINNIS AND DARRELL KEVIN MICHEAL FINNIS, 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 December 14, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida, as set forth in said FINAL JUDGMENT OF FORECLOSURE to-wit:

LOT 243, MAGNOLIA PARK PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 186, PAGES 7 THROUGH 10, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
1150 Torrente Lane,
Haines City, FL 33844

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

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

Dated: November 17, 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
04-102715-F00
November 20, 27, 2026 26-02587K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CA003395A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CHRISTOPHER REDDING; JESSICA REDDING; SIMEON REDDING; UNKNOWN SPOUSE OF SIMEON REDDING; LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC.; ISPC; WELL DONE MITIGATION LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed October 28, 2026 and entered in Case No. 2025CA003395A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and CHRISTOPHER REDDING; JESSICA REDDING; SIMEON REDDING; UNKNOWN SPOUSE OF SIMEON REDDING; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC.; ISPC; WELL DONE MITIGATION LLC; 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 14th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 283, 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.

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 17th day of November 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.: 25-00924 NML
V6.20190626
November 20, 27, 2026 26-02590K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP003207
IN RE: ESTATE OF ARCIDES RAMOS A/K/A ARSIDES RAMOS,
Deceased.

The administration of the estate of ARCIDES RAMOS A/K/A ARSIDES RAMOS deceased, whose date of death was August 11, 2026 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is November 20, 2026.

Personal Representative:
JEANNETTE RAMOS
639 FAIRVIEW AVENUE
HAINES CITY, FLORIDA 33844
Attorney for Personal Representative:
DAVID W. VELIZ, ESQUIRE
Florida Bar No. 846368
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
November 20, 27, 2026 26-02565K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CA004533A000BA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
LAWRENCE K. GILLISON; DEANA R. GILLISON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GUARANTEED RATE INC, ITS SUCCESSORS AND ASSIGNS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed October 28, 2026 and entered in Case No. 2025CA004533A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and LAWRENCE K. GILLISON; DEANA R. GILLISON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GUARANTEED RATE INC, ITS SUCCESSORS AND ASSIGNS; 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 14th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 55, 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(S) 23, 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 17th day of November 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.: 25-01324 CMS
V6.20190626
November 20, 27, 2026 26-02591K

FIRST 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 Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on October 30, 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 December 14, 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: November 18, 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
November 20, 27, 2026 26-02598K

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 Bidzo located at 3325 Aruba Way in the City of Haines City, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2026
Altro Solutions L.L.C.
Adrian A. Malpica
November 20, 2026 26-02572K

--- PUBLIC SALES / SALES ---

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. 2025CA003610A000BA
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, vs.
GRACE P. FUTCH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 12, 2026, and entered in 2025CA003610A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2026-HB3 is the Plaintiff and GRACE P. FUTCH; UNKNOWN SPOUSE OF GRACE P. FUTCH; 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 December 11, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 27, TIMBERLAKE SUBDIVISION PHASE I, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 71, PAGE 23 AND AN UNDIVIDED INTEREST IN PRIVATE STREET, LESS THE SOUTHERLY 5.40 FEET THEREOF.
TOGETHER WITH ACCESS EASEMENT TO ARTESIAN WELL OVER THE SOUTHERLY 5.40 FEET OF LOT 27, TIMBERLAKE SUBDIVISION PHASE I, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGE 23, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS DESCRIBED IN INSTRUMENT RECORDED IN OR BOOK 2463, PAGE 2057, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
5050 LAKE PIERCE DR,
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 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 11 day of November, 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
25-327640 - NaP
November 20, 27, 2026 26-02561K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025-CA-001704A000BA
MADISON PLACE TOWNHOME ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
LINDA PAULINE INGBER, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 6, 2026, and entered in Case No. 2025-CA-001704A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein MADISON PLACE TOWNHOME ASSOCIATION, INC. is Plaintiff, and LINDA PAULINE INGBER, UNKNOWN SPOUSE OF LINDA PAULINE INGBER, UNKNOWN TENANT #1 IN POSSESSION OF SUBJECT PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF SUBJECT PROPERTY and ZACHARY HOLDINGS, LLC are Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash: [ ] www.polk.realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 16th day of December, 2026 the following described property as set forth in said Final Judgment, to wit:

Lot 246, Madison Place Phase 2, according to the map or plat thereof, as recorded in Plat Book 181, Page(s) 24 through 27, inclusive, of the Public Records of Polk County, Florida.
A/K/A: 1132 Merrill Street, Davenport, FL 33837

A 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 ONE (1) YEAR AFTER THE SALE.

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

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
BY: K. Joy Mattingly
Florida Bar #17391
M31153/425362/32482518.v1
November 20, 27, 2026 26-02546K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2020CA000390000000
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
EDMARIE RODRIGUEZ MEDINA, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 06, 2025 in Civil Case No. 2020CA000390000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Edmarie Rodriguez Medina, 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 8th day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 1, BLOCK 836, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 29 THROUGH 43, 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.

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
23-07445FL
November 20, 27, 2026 26-02551K

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. 532025CA000698000000
Reliance First Capital, LLC,
Plaintiff, vs.
Ethan Thomas Connolly a/k/a Ethan Connolly, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA000698000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Reliance First Capital, LLC is the Plaintiff and Ethan Thomas Connolly a/k/a Ethan Connolly; Dividend Solar Finance LLC; Lake Mariana Acres 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 19th day of February, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 89, LAKE MARIANA ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
AND
AN UNDIVIDED INTEREST IN THE RECREATION AREA AS SHOWN ON THE PLAT OF LAKE MARIANA ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 10 AND LOT 232 OF LAKE MARIANA ACRES UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE(S) 35 AND 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN MOBILE HOME WITH VIN# 6782A AND 6782B; TITLE # 19127138 AND 19127142.
TAX ID:
26-28-06-527010-000890

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 13th day of November 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-F00249
November 20, 27, 2026 26-02547K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2026CA000023A000BA
MIDFIRST BANK
Plaintiff, v.
AMANDA JORGE; FERNANDO JORGE; ROSEMARY GARCIA; BG REAL ESTATE FL LLC; UNKNOWN TENANT 1; UNKNOWN TENANT 2; NKD CREATIVE SOLUTIONS, LLC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 28, 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 9, BLOCK H, LOCKHART & SMITHS RESUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 1207 AVENUE I, HAINES CITY, FL 33844-3023

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on December 14, 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 16 day of November, 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
1000011309
November 20, 27, 2026 26-02550K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026-CA-001533-A000BA
HARVEY SCHONBRUN, AS TRUSTEE,
Plaintiff, vs.
JEANTY FILS CHERILUS, CLERK OF THE COURT, POLK COUNTY, UNITED STATES OF AMERICA, HUNTINGTON SUMMIT HOMEOWNERS ASSOCIATION, INC., and UNKNOWN TENANT(S) IN POSSESSION,
Defendants.

Notice is hereby given that, pursuant to a Summary Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Polk County, Florida, the Office of the Clerk of the Circuit Court will sell the property situate in Polk County, Florida, described as:

Lot 55, of HUNTINGTON SUMMIT, according to the Plat thereof, as recorded in Plat Book 131, Pages 9, 10 & 11, of the Public Records of Polk County, Florida.
Property Address: 3361 Summit Lane, Lakeland, FL 33810

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

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

Dated: November 10, 2026.

/s/ Harvey Schonbrun, Esquire
HARVEY SCHONBRUN, P. A.
Post Office Box 20587
Tampa, Florida 33622-0587
813/229-0664 phone
harvey@schonbrun.com
November 20, 27, 2026 26-02544K

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 GYZMOGENIX located at 320 Auburn Grove Crossing, in the City of Auburndale, Polk, FL 33823 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of November, 2026

L. F. Guerra Thillet
November 20, 2026 26-02571K

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. 2025CA005354A000BA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION EBO TRUST,
Plaintiff, vs.
JESUS RODRIGUEZ AND BARBARA ARAYA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2026, and entered in 2025CA005354A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION EBO TRUST is the Plaintiff and JESUS RODRIGUEZ; BARBARA ARAYA; THE UNITED STATES OF AMERICA 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 December 08, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, THE RIDGE AT SWAN LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGES 38 THROUGH 40, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 1639 SWAN LAKE CIR, DUNDEE, FL 33838

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 11 day of November, 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
25-357718 - MaS
November 20, 27, 2026 26-02562K

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. 2023CA004892000000
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST,
Plaintiff, vs.
FRALEGE GROUP INC., et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 25, 2025, and entered in 2023CA004892000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, 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 FRALEGE GROUP INC.; ANDY ALEGE; RONALD FRASER 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 December 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 1145, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 19 THROUH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 459 DANUBE DR, KISSIMMEE, FL 34759

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

IMPORTANT

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

Dated this 12 day of November, 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
24-218551 - MaS
November 20, 27, 2026 26-02559K

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. 2023CA00571400000
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-2,
Plaintiff, vs.
VINCENT AKHIMIE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 19, 2025, and entered in 2023CA00571400000 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 CREDIT RISK TRANSFER TRUST, SERIES 2020-2 is the Plaintiff and VINCENT AKHIMIE 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 December 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 61, LAKE POINT SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
1212 CANDLEWOOD DR,
LAKELAND, FL 33813

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 13 day of November, 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\Michael DeVincent
Michael DeVincent, Esquire
Florida Bar No. 1070938
Communication Email:
mdevincent@raslg.com
24-230646 - MaS
November 20, 27, 2026 26-02560K

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA001094
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, VS.
JOHN LONG; UNKNOWN SPOUSE OF JOHN LONG; FLORIDA HOUSING FINANCE CORPORATION; SUNDANCE MASTER HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 6, 2026 in Civil Case No. 2026CA001094, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff, and JOHN LONG; FLORIDA HOUSING FINANCE CORPORATION; SUNDANCE MASTER HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A ERIN COUCH; UNKNOWN TENANT #2 N/K/A BRENNAN REYNOLDS, 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 January 5, 2027 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 8, OF SUNDANCE FIELDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGES 1 THROUGH 3, 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 10th day of November, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Zachary Ullman, Esq.
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-053B
Ref# 29523
November 20, 27, 2026 26-02532K

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. 2026CA003883A000BA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
AIDALIZ AIXA VARGAS BERBERENA, et al.,
Defendant.

To: AIDALIZ AIXA VARGAS BERBERENA,
1822 BERING ROAD,
POINCIANA, FL 34759
UNKNOWN SPOUSE OF AIDALIZ AIXA VARGAS BERBERENA,
1822 BERING ROAD,
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 8, BLOCK 1163, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 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 December 28, 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 5th day of November, 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
26-23270FL
November 20, 27, 2026 26-02563K

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. 2026CA002422A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Joshua Lavelle Pierre Brown, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA002422A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Joshua Lavelle Pierre Brown; Wanna Wongwai Brown 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 5th day of March, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 30, HERITAGE PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 25, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT 2005 KEYL DOUBLE WIDE MOBILE I.D. #5610135TA AND #05610135TB; TITLE #95685638 AND #95685570.
TAX ID:
232919-141696-000300

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 November, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 26-F01715
November 20, 27, 2026 26-02549K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2026CC-010398-A000-BA
LIVINGSTON, LLC, A Florida Limited Liability Company,
Plaintiff, v.
JAMES AARON BARKER, BOBBIE LYNN BARKER, a/k/a BOBBIE LYNN HAMPTON, and STACY M. BUTTERFIELD, as Clerk of the Court in and for Polk County, Florida, POLK COUNTY, and BROOKLYN MICHELE BARKER,
Defendants.

TO: BOBBIE LYNN BARKER, a/k/a BOBBIE LYNN HAMPTON address unknown.

YOU ARE NOTIFIED that an action for foreclosure and other relief regarding the following property in Polk County, Florida:

The North 132 feet of the South 1452 feet of the East 1/2 of the SW 1/4 of Section 18, Township 29 South, Range 28 East, Polk County, Florida; Less the West 990 feet thereof. Less West 30 feet for right of way. Together with a certain 1989 SPEC single-wide mobile home, bearing VIN #FLFLJ70A16086SE.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the Petitioner's/Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of 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 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 17, 2026
Dated on 11/10/2026

STACY M. BUTTERFIELD,
CLERK OF THE CIRCUIT COURT
By: V. Farrer
As Deputy Clerk

Petitioner's/Plaintiff's Attorney:
Christopher A. Desrochers, Esq.,
Christopher A. Desrochers, P.L.,
2504 Ave. G NW,
Winter Haven, FL 33880.
(863) 299-8309.
Email: cadlawfirm@hotmail.com
November 20, 27, 2026 26-02536K

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-003550
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
JUAN CARLOS GARCIA ELIZALDE, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on October 22, 2026, in Case No. 2025-CA-003550 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC, is Plaintiff, and JUAN CARLOS GARCIA ELIZALDE, ROSEMARIE CRUZ, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, ASSOCIATION OF POINCIANA VILLAGES, INC., and POINCIANA VILLAGE SEVEN 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 December 8, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 1128, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE(S) 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Also known as:
1901 LAKEVIEW LN,
POINCIANA, FL 34759

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 12th day of November 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
November 20, 27, 2026 26-02533K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025-CA-001950
LOAN FUNDER LLC, SERIES 52348,
Plaintiff, vs.
RED LION HOMES LLC, a Florida Limited Liability Company; LUIS ALFREDO MEDINA RIVERA;
Defendants.

NOTICE IF HEREBY GIVEN that pursuant to a Default Final Judgment entered on March 13, 2026 in the Civil Case No. 2025-CA-001950 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein the Clerk of the Court, Stacy M. Butterfield, will on DECEMBER 10, 2026 at 10:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.polk.realforeclose.com/ in accordance with Chapter 45, Florida Statutes for the following described property situated in Polk County, Florida:

Lot(s) 7, 8 and 9, Block 14, East Mulberry A. F. Fletcher's Addition, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 43, of the Public Records of Polk County, Florida, less road right of way as described in Official Records Book 592, Page 63 and Official Records Book 447, Page 526
Parcel Identification Number: 23-30-01-143500-014070
Property address: 1200 East Canal Street, 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.

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

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

Dated 16th day of November, 2026.

Respectfully submitted,
PRESTIGE LAW FIRM, PLLC
/s/ Tiffani N. Brown
TIFFANI N. BROWN, ESQ.
Florida Bar No. 1008812
Prestige Law Firm, PLLC
12574 Flagler Center Blvd. Suite 101
Jacksonville, FL 32258
Phone: (850) 312-1323
Fax: (850) 213-6504
tiffani@prestigelawfl.com
Attorneys for Plaintiff
November 20, 27, 2026 26-02545K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2025CA002750A000BA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF THE ESTATE OF JOSE GONZALEZ, DECEASED; DAMARIS ANDUJAR-DIAZ, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; SOLANGIE VILORIA A/K/A ANGIE VILORIA, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; NILSA IVETTE LAGUER, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; NOEMI GONZALEZ-LOPEZ, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; ANNA SOTO, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; CARLOS DANIEL GONZALEZ, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; ELIZABETH GONZALEZ, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; AMARILYS GONZALEZ, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; MARIO RESTO, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; JOHAN ESTEBAN ROJAS JR., AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; MARITZA RESTO, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; GEORGE GONZALEZ, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; CARMELO GONZALEZ, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; OVIDIO GONZALEZ, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; ELSIE A. ANDUJAR A/K/A ANGIE ANDUJAR, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):
ANNA SOTO, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED
(RESIDENCE UNKNOWN)
and
GEORGE GONZALEZ, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED
(RESIDENCE UNKNOWN)
and
OVIDIO GONZALEZ, AS POTENTIAL HEIR OF THE ESTATE OF JOSE GONZALEZ, DECEASED
(RESIDENCE UNKNOWN)

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

LOT 15, BLOCK 1, SUN RAY HOMES PLAT NUMBER THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 40 Princeton Ave,
Frostproof, FL 33843

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 12/28/2026, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 6 day of Nov., 2026.

Stacy M. Butterfield, CPA
As Clerk of the Court
(SEAL) By A. Nieves
Print Name: Asuncion Nieves,
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
November 20, 27, 2026 26-02564K

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.: 2025CA003650
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.
REINA LETICIA CURRY CALIX A/K/A REINA LETICIA CURRY A/K/A REINA L. CURRY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated October 27, 2026, issued in and for Polk County, Florida, in Case No. 2025CA003650, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and REINA LETICIA CURRY CALIX A/K/A REINA LETICIA CURRY A/K/A REINA L. CURRY and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE 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 January 26, 2027, at 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, to wit:

THE WEST 40 FEET OF LOT 9; AND THE EAST 20 FEET OF LOT 10, BLOCK 5, GOLDEN RULE COURT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 46, PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address:
822 Golden Rule Court S,
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.

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 13th day of November, 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
25-000104-2
November 20, 27, 2026 26-02548K

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 fictitious name of Fire Streams of America located at: PO Box 1650 in the city of Morrilton, AR 72110 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 10th day of November 2026.

OWNER:
On Site Pump Testing, Inc.
PO Box 1650
Morrilton, AR 72110
November 20, 2026 26-02579K

--- ESTATE / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2026 CA 004941
DONALD W. FRASIER,
Plaintiff, v.
SUSIE B. FARMER, AND EARL L. FARMER, IF ALIVE, AND, IF DEAD, DEFENDANTS' UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, JUDGMENT CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST DEFENDANTS; THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, AND JUDGMENT CREDITORS OF DEFENDANTS, DECEASED, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST DEFENDANTS; AND ALL UNKNOWN NATURAL PERSONS IF ALIVE, AND, IF DEAD OR NOT KNOWN TO BE DEAD OR ALIVE, THEIR SEVERAL AND RESPECTIVE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, AND JUDGMENT CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, OR UNDER THOSE UNKNOWN NATURAL PERSONS; THE SEVERAL AND RESPECTIVE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES, OR ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY CORPORATION OR OTHER LEGAL ENTITY NAMED AS A DEFENDANT; AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS OR PARTIES OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN THIS COMPLAINT, TENANT #1, AND TENANT #2, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR UNKNOWN PARTIES IN POSSESSION OF THE PROPERTY,
Defendants.

To: Susie B. Farmer, Earl L. Farmer, and the Unknown Spouses, if any, of Susie B. Farmer and Earl L. Farmer.

YOU ARE NOTIFIED that a Lis Pendens and Verified Complaint on the following property in Polk County, Florida:

Legal Description
The West, 132.0 feet, of the East, 528.0 feet, of the NE 1/4 of Section 29, Township 26 South, Range 26 East, Polk County, Florida, less the North, 2244.0 feet, thereof. Also described as Tract A-174 of Unit I of the unrecorded plat of Orlando Pines.
Parcel ID:
26-26-29-000000-012150

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Janelle L. Esposito, Esq., Plaintiff's attorney, whose address is P.O. Box 9266, Bradenton, FL 34206, within 30 days of first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

REQUESTS FOR ACCOMMODATIONS BY 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.

THESE ARE NOT COURT INFORMATION NUMBERS

Default: December 21, 2026

DATED this 29th day of October 2026.

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

Attorneys for Donald W. Frasier:
Janelle L. Esposito, Esq., FBN 0035631
Samuel Sorrelle Esq., FBN 127440
Esposito Law Group, P.A.
P.O. Box 9266,
Bradenton, Florida, 34206-9266
(941) 251-0000 / (941) 251-4044 (Fax)
janelle@cspositolegal.com
samuel@espositolegal.com
docreview@espositolegal.com
November 20, 27, 2026 26-02535K

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. 26CA3764
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
WILLIAM HUGHES, et.al.,
Defendant.

TO: RACHEL HUGHES
Last Known Address:
797 10TH STREET NORTHEAST
WINTER HAVEN FL 33881
TO: WILLIAM HUGHES
Last Known Address:
797 10TH STREET NORTHEAST
WINTER HAVEN FL 33881
TO: GOOD NEWS GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE OF 797 10TH STREET
Last Known Address:
9117 WEST GRAND AVENUE
PEORIA AZ 85345

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

LEGAL DESCRIPTION: THE SOUTH 35.00 FEET OF LOT 99, LESS AND EXCEPT THE WEST 5.00 FEET THEREOF, AND LOT 100, LESS AND EXCEPT THE SOUTH 15.00 FEET AN LESS AND EXCEPT THE WEST 5.00 FEET THEREOF, GRAYDON HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 797 10TH ST. NE, WINTER HAVEN, FL 33881

The action was instituted in the Circuit Court, First Judicial Circuit in and for POLK County, Florida; CASE NO. 2026CA001079; and is styled CARRINGTON MORTGAGE SERVICES, LLC Q v. WILLIAM HUGHES; RACHEL HUGHES; GOOD NEWS GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE OF 797 10TH STREET; UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT IN POSSESSION 2. You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, on or before 12/28/26, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED: 11/03/26

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

Hill Wallack, LLP
300 S Orange Ave., Suite 1000
Orlando, FL 32801
Telephone: (561) 858-2662
Fax:(609) 452-1888
Email:mdeleon@hillwallack.com
serviceflfc@hillwallack.com
4906-5759-2282, V.1
November 20, 27, 2026 26-02537K

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10th JUDICAL CIRCUIT, IN AND FOR POLK, FLORIDA.
CASE No. 2026CA004242A000BA
LONGBRIDGE FINANCIAL, LLC,
Plaintiff vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VICKI BROOKS AKA VICKI L. BROOKS AKA VICKI L. JORDAN, DECEASED, et al.,
Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VICKI BROOKS AKA VICKI L. BROOKS AKA VICKI L. JORDAN, DECEASED 636 LAKE HOLLOWAY BOULEVARD LAKELAND, FL 33801

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 33, LAKE HOLLOWAY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 12/28/2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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.

WITNESS MY HAND AND SEAL OF SAID COURT on this 20 day of October.

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

Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South,
Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(26-002646-01)
November 20, 27, 2026 26-02534K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-003263-A000-BA
Division 14
IN RE: ESTATE OF
BARRY JOSEPH DOUGLAS
Deceased.

The administration of the estate of Barry Joseph Douglas, deceased, whose date of death was August 20, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no 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 November 20, 2026.

Personal Representative:
Lisa J. Christie
1515 Leslie Drive
Lakeland, Florida 33801

Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
November 20, 27, 2026 26-02566K

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. 2026CA003014A000BA
GUILD MORTGAGE COMPANY LLC,
Plaintiff, vs.
LAQUITA FORD, et al.,
Defendant.

To: Laquita Ford
3386 Winchester Estates Circle
Lakeland , FL 33810
Unknown Spouse of Laquita Ford
3386 Winchester Estates Circle
Lakeland, FL 33810
Unknown Tenant In Possession 1
3386 Winchester Estates Circle
Lakeland, FL 33810
Unknown Tenant In Possession 2
3386 Winchester Estates Circle
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 50, WINCHESTER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 16, 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 Curtis Wilson, 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 28, 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 4th day of November, 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
25-14684FL
November 20, 27, 2026 26-02552K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA
PROBATE DIVISION
FILE NO: 26-CP-002503
IN RE: ESTATE OF
JOHN R. STONE, SR.,
Deceased.

The administration of the Estate of JOHN R. STONE, SR., deceased, whose date of death was March 29, 2026, File Number 532026C002503, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is Clerk of Court, PO Box 9000, Drawer CC-4, Bartow, FL 33831.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 13 day of November, 2026.

JOHN R. STONE, JR.
Personal Representative

Gerald L. Hemness, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 600
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemness.com
November 13, 20, 2026 26-02481K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 2026-CP-003311
IN RE: THE ESTATE OF
AURORA SANCHEZ HERNANDEZ,
Deceased.

The administration of The Estate of AURORA SANCHEZ HERNANDEZ whose date of death was JUNE 20, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative is:
NAOMI HERNANDEZ
955 53rd St. E
Bradeton Fl. 34208

/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
November 13, 20, 2026 26-02508K

FOURTH 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532026CP003244A000BA
IN RE: ESTATE OF
THARIN GARVIN WHITE,
aka THARIN WHITE
Deceased.

The administration of the estate of THARIN GARVIN WHITE, also known as THARIN WHITE, deceased, whose date of death was July 31, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, , Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no 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: November 13, 2026.

DEVIN WHITE
Personal Representative
10188 Rachel Cherrie Dr
Polk City, FL 33868

Ryne E. Hartt, Esq.
Attorney for Personal Representative
Florida Bar No. 1011330
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhartt@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
November 13, 20, 2026 26-02482K

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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 532026CA002663A000BA
Freedom Mortgage Corporation
Plaintiff, vs.
Harry Jonathan Cavajal Montilla a/k/a Harry Montilla; Unknown Spouse of Harry Jonathan Cavajal Montilla a/k/a Harry Montilla; Legacy Landings Homeowners Association, Inc.
Defendants.

TO: Harry Jonathan Cavajal Montilla a/k/a Harry Montilla and Unknown Spouse of Harry Jonathan Cavajal Montilla a/k/a Harry Montilla Last Known Address: 8025 NW 104th Ave., Apt 1, Doral, FL 33178

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

LOT 41, LEGACY LANDINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 189, PAGE(S) 36 THROUGH 37, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before December 28, 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 30, 2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F01453
November 13, 20, 2026 26-02493K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2026CA001401A000BA
Division 07
NEWREZ LLC
Plaintiff, vs.
TYLER GREGG JARRETT A/K/A TYLER GREG JARRETT, COURTNEY BELLE JARRETT AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 26, 2026, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

THE EAST 100 FEET OF THE WEST 840 FEET OF THE SOUTH 220 FEET OF THE NORTH 440 FEET OF THE NORTH OF THE NORTHWEST OF THE NORTHWEST OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE NORTH 20 FOR ROAD, ALSO KNOWN AS LOT 28 PINEWOOD.

and commonly known as: 2407 WINTER RIDGE DR, AUBURNDALE, FL 33823; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on DECEMBER 10, 2026 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

Any persons 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 : November 6, 2026

By: /s/ George Zamora
George Zamora
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2633784/wll
November 13, 20, 2026 26-02490K

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. 2025CA003949A000BA
NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING,
Plaintiff, vs.
CAMERIN HANSON A/K/A CAMERIN LEE HANSON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 28, 2026 in Civil Case No. 2025CA003949A000BA 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 Camerin Hanson a/k/a Camerin Lee Hanson, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of December, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 4, VALLEY HILL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 46, 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
25-11256FL
November 13, 20, 2026 26-02503K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA003530A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ARIANA PAOLA GALVIS ORTEGA, et al.,
Defendants.

TO:
ARIANA PAOLA GALVIS ORTEGA
907 GRANDIN ST ,
DAVENPORT, FL 33837
RONALD JOSUE HERNANDEZ GOMEZ
907 GRANDIN ST ,
DAVENPORT, FL 33837

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

LOT 304, MADISON PLACE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE(S) 16 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 December 14, 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 2 day of November, 2026.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-02552
November 13, 20, 2026 26-02496K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP003302A000BA
Division 14
IN RE: ESTATE OF LINDA PEARL MURPHY
Deceased,

The administration of the estate of Linda Pearl Murphy, deceased, whose date of death was September 8, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830, The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 733.216-732.228, 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 November 13, 2026.

Patricia Lin Murphy Shaw
279 Chimney Ridge
Blairsville, Georgia 30512
Mandy Michelle Murphy Gallant
1200 Pine Ridge Road
Woodland Park, CO 80863

Attorney for Personal Representative:
Denise M. Blackwell-Pineda, Esq.
Florida Bar Number: 751421
Ritter Zaretsky Lieber & Jaime LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Telephone: (305) 372-0933
Fax: (786) 245-7497
E-Mail: Denise@rzllaw.com
November 13, 20, 2026 26-02497K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2025CA000117000002
025CA000117000000
Division 15
ARVEST BANK
Plaintiff, vs.
JOSE FRANCISCO MORALES JR AKA JOSE FRANCISCO MORALES AKA JOSE MORALES, SEJLA CEJVANOVIC, SUNNOVA TE MANAGEMENT LLC, ASTONIA HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 21, 2026, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 541, ASTONIA, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 185, PAGES 7 THROUGH 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 484 LILY LANE, DAVENPORT, FL 33837; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on January 19, 2027 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

Any persons 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: November 6, 2026

By:/s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
F327446/2428274/wll
November 13, 20, 2026 26-02492K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026 CA 003952
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff, vs.
JONATHAN NATHANIEL PALMER, et al,
Defendant(s).

To: JONATHAN NATHANIEL PALMER
Last Known Address:
801 N Clermont Ave
Fort Meade, FL 33841
Current Address: Unknown

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

LOT 47 AND THE NORTH 20 FEET OF LOT 48, MAP OF OAKLAND PARK OR A.D. GILLEY'S ADDITION TO FORT MEADE, FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 83, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 801 N CLERMONT AVE
FORT MEADE FL 33841

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: 12/22/2026

WITNESS my hand and the seal of this court on this day of NOV 02 2026.

Clerk of the Circuit Court
(SEAL) By: /s/ R. Pacheco
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 26-011703
November 13, 20, 2026 26-02495K

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2025-CC-8586
SPIRIT LANDINGS HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
VIAHYA BURNETT; ERIC DAVIS; UNKNOWN SPOUSE OF VIAHYA BURNETT; UNKNOWN SPOUSE OF ERIC DAVIS; AND UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as:

Lot 47, SPIRIT LANDINGS, according to the Plat thereof as recorded in Plat Book 194, Page 3, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.
Property Address:
305 Spirit Landings Circle,
Winter Haven, FL 33880

at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on November 25, 2026

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
November 13, 20, 2026 26-02515K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2025CA004637A000BA
Division 15
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Plaintiff, vs.
BRENDA ILLASARIE, UNKNOWN SPOUSE OF BRENDA ILLASARIE, ASSOCIATION OF POINCIANA VILLAGES, INC., POINCIANA VILLAGE THREE ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 6, 2026, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 9, BLOCK 729, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 1109 PARTRIDGE LANE, POINCIANA, FL 34759; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on January 14, 2027 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

Any persons 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: November 5, 2026

By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
2025CA004637A000BA
318000/2529510/wll
November 13, 20, 2026 26-02486K

SECOND INSERTION

CERTIFICATE OF INCOMPLETE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NUMBER: 2026CA-001172-A000-BA
STARLING MORTGAGE GROUP LLC
Plaintiff(s), vs.
EARLENE THOMPSON, ET AL.
Defendant(s).

I, STACY M. BUTTERFIELD, CPA, Clerk of the Circuit Court, in and for Polk County, Florida, do hereby certify that on the 28TH day of OCTOBER, 2026, a public sale of the property described in the final judgment was conducted on the above mentioned case.

The successful bidder, CENTRAL FLORIDA HOLDINGS GROUP, 1641 2ND AVENUE N, SAINT PETERSBURG, FL 33713, failed to comply with Administrative Order No. 3-15.13 by not depositing the appropriate funds with the Clerk of the Circuit Court within the time frame prescribed in the aforementioned Administrative Order.

Witness my hand and the seal of the court on 3rd day of November, 2026.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
(SEAL) By Sebastian Irlanda
Deputy Clerk

November 13, 20, 2026 26-02478K

SECOND INSERTION

Notice Of Public Sale

The following personal property of: Felipe Lopez will on December 7, 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: 1973 NBLT Mobile Home, VIN: N3961 , TITLE: 9421866 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, November 13th and November 20th , 2026

November 13, 20, 2026 26-02484K

SECOND INSERTION

Notice Of Public Sale

The following personal property of: Felipe Lopez will on December 7, 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: 1973 NBLT Mobile Home, VIN: N3961 , TITLE: 9421866 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, November 13th and November 20th , 2026

November 13, 20, 2026 26-02483K

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/23/2026, at 10:30AM, the following property will be sold at public auction pursuant toF.S. 715.109: A 1987 PALM mobile home bearing the vehicle identification numbers PH09750A and PH09750B, and allpersonal items located inside the mobile home. Last Tenants: Kenneth Evertt Taylor, All Unknown Beneficiaries, Heirs,Successors, Assigns, and Devisees of Kenneth Evertt Taylor, Unknown Party or Parties in Possession, and Sandra LeeTaylor, as Possible Heir. Sale to be held at: Foxwood Village, 4700 Foxwood Boulevard, Lakeland, Florida 33810, (863)859-0277.

November 13, 20, 2026 26-02498K

--- PUBLIC SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
Count III
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2026- CA-004128
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HAGEDORN ET.AL.,
Defendant(s).

To: JAMES H. JONES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JAMES H. JONES and LINDA C. JONES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LINDA C. JONES

And all parties claiming interest by, though, under or against Defendant(s) JAMES H. JONES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JAMES H. JONES and LINDA C. JONES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LINDA C. JONES and all parties having or claiming to have any right, title or interest in the property herein described:

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

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.923%%, Use Period No./Unit No. 2/0008, Building ,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

11/6/26
Default date: December 28, 2026
(SEAL) Lynnette Burke, D.C.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
November 13, 20, 2026 26-02524K

SECOND INSERTION

NOTICE OF ACTION
Count II
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2026- CA-004128
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HAGEDORN ET.AL.,
Defendant(s).

To: GEORGE DICKENS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GEORGE DICKENS and WANDA DICKENS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WANDA DICKENS

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

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

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.923%%, Use Period No./Unit No. 10/0047, Building ,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

11/6/26
Default date: December 28, 2026
(SEAL) Lynnette Burke, D.C.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
November 13, 20, 2026 26-02523K

SECOND INSERTION

NOTICE OF ACTION
Count I
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2026- CA-004128
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HAGEDORN ET.AL.,
Defendant(s).

To: PHILIP HAGEDORN and MARY HAGEDORN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY HAGEDORN

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

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

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.923%%, Use Period No./Unit No. 30/0105, Building ,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

11/6/26
Default date: December 28, 2026
(SEAL) Lynnette Burke, D.C.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
November 13, 20, 2026 26-02522K

SECOND INSERTION

NOTICE OF ACTION
Count IV
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2026- CA-004128
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HAGEDORN ET.AL.,
Defendant(s).

To: RICHARD D. LEVERINGTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RICHARD D. LEVERINGTON and MARGARET F. LEVERINGTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARGARET F. LEVERINGTON

And all parties claiming interest by, though, under or against Defendant(s) RICHARD D. LEVERINGTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RICHARD D. LEVERINGTON and MARGARET F. LEVERINGTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARGARET F. LEVERINGTON and all parties having or claiming to have any right, title or interest in the property herein described:

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

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.923%%, Use Period No./Unit No. 16/0043, Building ,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

11/6/26
Default date: December 28, 2026
(SEAL) Lynnette Burke, D.C.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
November 13, 20, 2026 26-02525K

SECOND INSERTION

NOTICE OF ACTION
Count V
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2026- CA-004128
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HAGEDORN ET.AL.,
Defendant(s).

To: HULDA TIPTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HULDA TIPTON

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

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

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.923%%, Use Period No./Unit No. 5/0043, Building ,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

11/6/26
Default date: December 28, 2026
(SEAL) Lynnette Burke, D.C.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
November 13, 20, 2026 26-02526K

SECOND INSERTION

NOTICE OF ACTION
Count VI
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2026- CA-004128
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HAGEDORN ET.AL.,
Defendant(s).

To: CAROL L. WEIDMANN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CAROL L. WEIDMANN

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

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

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.923%%, Use Period No./Unit No. 42/0106, Building ,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

11/6/26
Default date: December 28, 2026
(SEAL) Lynnette Burke, D.C.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
November 13, 20, 2026 26-02527K

SECOND INSERTION

NOTICE OF ACTION
Count VII
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2026- CA-004128
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HAGEDORN ET.AL.,
Defendant(s).

To: JOHN R. WOODARD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN R. WOODARD

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

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

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.923%%, Use Period No./Unit No. 2/0113, Building ,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

11/6/26
Default date: December 28, 2026
(SEAL) Lynnette Burke, D.C.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway,
Suite 64, West Palm Beach, Florida, 33407
November 13, 20, 2026 26-02528K

SECOND INSERTION

NOTICE OF ACTION
Count VIII
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2026- CA-004128
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HAGEDORN ET.AL.,
Defendant(s).

To: JOHN R. WOODARD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN R. WOODARD

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

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

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.923%%, Use Period No./Unit No. 5/0113, Building ,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

11/6/26
Default date: December 28, 2026
(SEAL) Lynnette Burke, D.C.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
November 13, 20, 2026 26-02529K

SAVE TIME
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com
LV4680

--- SALES / ACTIONS ---

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. 2025CA003539A000BA
FBC MORTGAGE, LLC,
Plaintiff, vs.
MIGUEL ANGEL MALDONADO AKA MIGUEL A. MALDONADO A/K/A MIGUEL MALDONADO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 17, 2026 in Civil Case No. 2025CA003539A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Miguel Angel Maldonado AKA Miguel A. Maldonado a/k/a Miguel Maldonado, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of November, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 328, Tarpon Bay Phase 2, according to the map or plat thereof, as recorded in Plat Book 185, Page(s) 15 through 17, 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.

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
25-13227FL
November 13, 20, 2026 26-02504K

SECOND 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 #: 2026CA004046A000BA
DIVISION: 7
Truist Bank
Plaintiff, -vs.-
Leonel Figueroa Soto; Unknown Spouse of Leonel Figueroa Soto; United States of America, Acting Through the Secretary of Housing and Urban Development; 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: Leonel Figueroa Soto: 1609 Bartley Street, Haines City, FL 33844 and Unknown Spouse of Leonel Figueroa Soto: 1609 Bartley Street, Haines City, FL 33844 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 34, PHILIP KATZ RESUBDIVISION OF OAK HILL SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 1609 Bartley Street, Haines City, FL 33844.

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 28, 2026

WITNESS my hand and seal of this Court on the 2nd day of November, 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
26-336587 FC01 SUT
November 13, 20, 2026 26-02507K

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. 532026CA002812A000BA
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOMES 2026-NQM1 TRUST,
Plaintiff, vs.
TJ & DREAM HOMES LLC; YAEL TUCKER; WATERSONG HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed October 22, 2026 and entered in Case No. 532026CA002812A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOMES 2026-NQM1 TRUST is Plaintiff and YAEL TUCKER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TJ & DREAM HOMES LLC; WATERSONG HOMEOWNERS ASSOCIATION, 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 8th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 244, WATERSONG PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 191, PAGE(S) 2 THROUGH 9, 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 10th day of November 2026.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 26-01356 SM, LLC
V6.20190626
November 13, 20, 2026 26-02518K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-004089
LAKEVIEW LOAN SERVICING LLC,
Plaintiff, v.
ANGELA MONAGHAN, et al.,
Defendants.

TO: Alfonso R. Garcia
2120 Hurley Drive
Bartow, FL 33830
Alfonso R. Garcia
14408 Audubon Trce.
Tampa, FL 33613
Alfonso R. Garcia
14613 Brumby Ridge Ave.
Lithia, FL 33547
Alfonso R. Garcia
238 Leander Dr.
Toledo, OH 43615
Angela Monaghan
2120 Hurley Drive
Bartow, FL 33830
Angela Monaghan
14408 Audubon Trce.
Tampa, FL 33613
Angela Monaghan
14613 Brumby Ridge Ave.
Lithia, FL 33547
Angela Monaghan
238 Leander Dr.
Toledo, OH 43615
Unknown Spouse of Alfonso R. Garcia
2120 Hurley Drive
Bartow, FL 33830
Unknown Spouse of Alfonso R. Garcia
14408 Audubon Trce.
Tampa, FL 33613
Unknown Spouse of Alfonso R. Garcia
14613 Brumby Ridge Ave.
Lithia, FL 33547
Unknown Spouse of Alfonso R. Garcia
238 Leander Dr.
Toledo, OH 43615
Unknown Spouse of Angela Monaghan
2120 Hurley Drive
Bartow, FL 33830
Unknown Spouse of Angela Monaghan
14408 Audubon Trce.
Tampa, FL 33613
Unknown Spouse of Angela Monaghan
14613 Brumby Ridge Ave.
Lithia, FL 33547
Unknown Spouse of Angela Monaghan
238 Leander Dr.
Toledo, OH 43615

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

Lots 1 and 2, Block 5, Alturas, and that portion of vacated Shore Boulevard lying adjacent to said Lots 1 and 2, bounded on the North by the South line of Pomelo Avenue, a/k/a Hurley Drive, and on the South by the South line of said Lot 2 if extended to the West boundary of said Shore Boulevard, all according to the plat recorded in Plat Book 4, Page 62, of the Public Records of Polk County, Florida, Less and Except the following described property: Begin at the Northeast corner of Lot 1, Block 5, Alturas, according to the plat recorded in Plat Book 4, Page 62, of the Public Records of Polk County, Florida, thence run South 77° 30' West distance of 200 feet; thence South 00° 25' 40" West a distance of 50 feet; thence South 77° 30' West a distance of 52.47 feet; thence South 11° 01' East a distance of 81.24 feet; thence South 83° 22' 35" West 6.69 feet; thence South 07° 11' 06" East 34.82 feet; thence North 83° 22' 35" East 8.87 feet; thence South 11° 01' East 36.91 feet to the South line of Lot 2, Block 5, of said plat of Alturas, thence North 78° 40' East a distance of 221.89 feet to the Southeast corner of said Lot 2, thence North along the Easterly boundary of said Lots 1 and 2, a distance of 211.50 feet to the Northeast corner of said Lot 1 and the Point of Beginning. FURTHER LESS AND EXCEPT a portion of Lot 1, Block 5, Alturas, according to the plat thereof as recorded in Plat Book 4, Page 62, of the Public Records of Polk County, Florida, being more particularly described as follows: Commence at the Northeasterly corner of Lot 1; thence run South 77° 30' 00" West, along the Northerly line of said Lot 1, a distance of 200.00 feet to the Point of Beginning; thence departing said Northerly line, run South 00° 25' 40" West, a distance of 50.00 feet thence run South 77° 30' 00" West, a distance of 52.47 feet; thence run North 11° 01' 00" West, a distance of 48.75 feet to a point on the Northerly line of said Lot 1; thence run North 77° 30' 00" East, along said Northerly line, a distance of 62.39 feet to the Point of Beginning.

Subject to an easement for ingress and egress as follows: That part of Lots 1 and 2, Block 5, Alturas, a subdivision recorded in Plat Book 4, Page 62, of the Public Records of Polk County, Florida, described as follows: Commence at the Northeast corner of Lot 1 and run South 77° 30' West along the North line of said Lot 1 a distance of 262.40 feet for a Point of Beginning; thence South 11° 01' East 102.13 feet to a point on the South line of Lot 1 which is 241.00 feet Westerly from the Southeast corner of said Lot 1; thence continue South 11° 01' East 99.38 feet to the South line of said Lot 2; thence South 78° 40' West 20.00 feet; thence North 11° 01' West 201.63 feet to the North line of said Lot 1; thence North 77° 30' East along the North line 20.01 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, 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 Dates: Dec. 28th, 2026

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 2nd day of November, 2026.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
November 13, 20, 2026 26-02494K

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. 532026CA000746A000BA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
CAROLIN DE LA CRUZ MARTINEZ A/K/A CAROLIN YISMEL DE LA CRUZ MARTINEZ A/K/A CAROLIN DELACRUZ MARTINEZ A/K/A CAROLIN DE MARTINEZ A/K/A CAROLIN DE A/K/A CAROLI DELACRUZ A/K/A M CAROLIN DELACRUZ A/K/A CAROLIN YISMEL DELACRUZ A/K/A CAROLIN MARTINEZ DELACRUZ A/K/A CAROLIN DE LA CRUZ A/K/A CAROLIN LA CRUZ DE MARTINEZ A/K/A CAROLIN D LACRUZ A/K/A CAROLIN DELACRUZMARTINEZ A/K/A CAROLIN YISMEL A/K/A CAROLIN DELA CRUZ A/K/A CAROLIN YISMEL DELACRUZ MARTINEZ A/K/A CAROLI DELACRUZ MARTINEZ, et.al.,
Defendant.

TO: CAROLIN DE LA CRUZ MARTINEZ A/K/A CAROLIN YISMEL DE LA CRUZ MARTINEZ A/K/A CAROLIN DELACRUZ MARTINEZ A/K/A CAROLIN DE MARTINEZ A/K/A CAROLIN DE A/K/A CAROLI DELACRUZ A/K/A M CAROLIN DELACRUZ A/K/A CAROLIN YISMEL DELACRUZ A/K/A CAROLIN MARTINEZ DELACRUZ A/K/A CAROLIN DE LA CRUZ A/K/A CAROLIN LA CRUZ DE MARTINEZ A/K/A CAROLIN D LACRUZ A/K/A CAROLIN DELACRUZMARTINEZ A/K/A CAROLIN YISMEL A/K/A CAROLIN DELA CRUZ A/K/A CAROLIN YISMEL DELACRUZ MARTINEZ A/K/A CAROLI DELACRUZ MARTINEZ
Last Known Address:
4193 MARSEILLE LANE,
LAKELAND, FL 33810
TO: UNKNOWN SPOUSE OF CAROLIN DE LA CRUZ MARTINEZ A/K/A CAROLIN YISMEL DE LA CRUZ MARTINEZ A/K/A CAROLIN DELACRUZ MARTINEZ A/K/A CAROLIN DE MARTINEZ A/K/A CAROLIN DE A/K/A CAROLI DELACRUZ A/K/A M CAROLIN DELACRUZ A/K/A CAROLIN YISMEL DELACRUZ A/K/A CAROLIN MARTINEZ DELACRUZ A/K/A CAROLIN DE LA CRUZ A/K/A CAROLIN LA CRUZ DE MARTINEZ A/K/A CAROLIN D LACRUZ A/K/A CAROLIN DELACRUZMARTINEZ A/K/A CAROLIN YISMEL A/K/A CAROLIN DELA CRUZ A/K/A CAROLIN YISMEL DELACRUZ MARTINEZ A/K/A CAROLI DELACRUZ MARTINEZ
Last Known Address:
4193 MARSEILLE LANE,
LAKELAND, FL 33810

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

LEGAL DESCRIPTION: LOT 94, TERRALARGO PHASE 3E, ACCORDING TO THE PLAT THEREOF, AS RECOREDED IN PLAT BOOK 167, PAGES 11 THROUGH 12, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
4193 MARSEILLE LN,
LAKELAND, FL 33810

The action was instituted in the Circuit Court, First Judicial Circuit in and for POLK County, Florida; Case No. 532026CA000746A000BA; and is styled CARRINGTON MORTGAGE SERVICES, LLC Q v. CAROLIN DE LA CRUZ MARTINEZ A/K/A CAROLIN YISMEL DE LA CRUZ MARTINEZ A/K/A CAROLIN DELACRUZ MARTINEZ A/K/A CAROLIN DE MARTINEZ A/K/A CAROLIN DE A/K/A CAROLI DELACRUZ A/K/A M CAROLIN DELACRUZ A/K/A CAROLIN YISMEL DELACRUZ A/K/A CAROLIN MARTINEZ DELACRUZ A/K/A CAROLIN DE LA CRUZ A/K/A CAROLIN LA CRUZ DE MARTINEZ A/K/A CAROLIN D LACRUZ A/K/A CAROLIN DELACRUZMARTINEZ A/K/A CAROLIN YISMEL A/K/A CAROLIN DELA CRUZ A/K/A CAROLIN YISMEL DELACRUZ MARTINEZ A/K/A CAROLI DELACRUZ MARTINEZ; UNKNOWN SPOUSE OF CAROLIN DE LA CRUZ MARTINEZ A/K/A CAROLIN YISMEL DE LA CRUZ MARTINEZ A/K/A CAROLIN DELACRUZ MARTINEZ A/K/A CAROLIN DE MARTINEZ A/K/A CAROLIN DE A/K/A CAROLI DELACRUZ A/K/A M CAROLIN DELACRUZ A/K/A CAROLIN YISMEL DELACRUZ A/K/A CAROLIN D LACRUZ A/K/A CAROLIN DELACRUZMARTINEZ A/K/A CAROLIN YISMEL A/K/A CAROLIN DELA CRUZ A/K/A CAROLIN YISMEL DELACRUZ MARTINEZ A/K/A CAROLI DELACRUZ MARTINEZ; TERRALARGO COMMUNITY ASSOCIATION INC; UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT IN POSSESSION 2.

You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, on or before 12/28/26, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED: 11/03/26

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

Hill Wallack, LLP
300 S Orange Ave., Suite 1000
Orlando, FL 32801
Telephone: (561) 858-2662
Fax:(609) 452-1888
Email:mdeleon@hillwallack.com
serviceflfc@hillwallack.com
November 13, 20, 2026 26-02506K

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. 2019CA000976
Lakeview Loan Servicing, LLC,
Plaintiff, vs.
BRANDY D. MUSIC, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA000976 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and BRANDY D. MUSIC; DAVID A MUSIC; MAGNOLIA WALK HOMEOWNERS ASSOCIATION, INC; POLK COUNTY CLERK; State of Florida Department of Revenue; State of Florida; MIDFLORIDA CREDIT UNION F/K/A MIDFLORIDA FEDERAL CREDIT UNION are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 22nd day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 61, MAGNOLA WALK PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECODED AT PLAT BOOK 155, PAGES 26 AND 27, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID:
24-29-36-292207-000610

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 assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 11th day of November, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com

By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 20-F01424
November 13, 20, 2026 26-02520K

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2025-CA-002509
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
BRITTANY BEZON, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 31, 2026, and entered in Case No. 53-2025-CA-002509 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and Brittany Bezon, United States of America Acting through Secretary of Housing and Urban Development, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the December 29, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT (S) 3, 9, 10 AND 11, BLOCK 4, OAKDALE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 735 SUNSET AVE
BARTOW FL 33830

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

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 02 day of November, 2026.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Dee Nwosu
Florida Bar #1006418
Dee Nwosu, Esq.
IM/25-007566
November 13, 20, 2026 26-02479K

SECOND 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-003920
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
JAMES C. MILLS; STEPHANIE MILLS; PORTFOLIO RECOVERY ASSOCIATES, LLC; TROY CAPITAL, LLC; MIDLAND FUNDING LLC,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on October 20, 2026, in Case No. 2025-CA-003920 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and JAMES C. MILLS, STEPHANIE MILLS, PORTFOLIO RECOVERY ASSOCIATES, LLC, TROY CAPITAL, LLC, and MIDLAND FUNDING LLC 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 December 4, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 4, WOODHAVEN, AN UNRECORDED SUBDIVISION, DESCRIBED AS FOLLOWS:
THE SOUTH 137 FEET OF THE NORTH 2223 FEET OF THE EAST 330 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER THE WEST 30 FEET THEREOF AND SUBJECT TO AN EASEMENT FOR DRAINAGE, BRIDLE PATH AND UTILITIES, INCLUSIVE OVER THE EAST 15 FEET THEREOF.
Also known as:
6108 WOODHAVEN DR,
LAKELAND, FL 33811

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 10th day of November 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
November 13, 20, 2026 26-02516K

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. 2025CA004367A000BA
LOANDEPOT.COM, LLC,
Plaintiff, vs.
DOMONIQUE PORTER; UNKNOWN SPOUSE OF DOMONIQUE PORTER; RIVERSTONE AT TOWNE PARK PHASES 5 AND 6 HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed October 6, 2026 and entered in Case No. 2025CA004367A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and DOMONIQUE PORTER; UNKNOWN SPOUSE OF DOMONIQUE PORTER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; RIVERSTONE AT TOWNE PARK PHASES 5 AND 6 HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 8th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 6, RIVERSTONE PHASES 3 AND 4, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 180, PAGE 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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 10th day of November 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.: 25-01618 LND
V6.20190626
November 13, 20, 2026 26-02517K

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.: 2025CA003722A000BA
CITIZENS BANK, N.A.,
Plaintiff, vs.
JEREMY VAZQUEZ FREYRE; UNKNOWN SPOUSE OF JEREMY VAZQUEZ FREYRE; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC.; CASTLE CREDIT CO HOLDINGS, LLC,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated October 6, 2026, and entered in Case No. 2025CA003722A000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein Citizens Bank, N.A., is Plaintiff and Jeremy Vazquez Freyre; Unknown Spouse of Jeremy Vazquez Freyre; The Ridge at Swan Lake Homeowners Association, Inc.; Castle Credit Co Holdings, LLC, are Defendants, the Office of the Clerk of Stacy M. Butterfield, CPA, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 5th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 153, THE RIDGE AT SWAN LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGES 38 THROUGH 40, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 1733 Canaan Loop, Dundee, Florida 33838

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 11/5/2026

McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400402
November 13, 20, 2026 26-02489K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2026CA001317A000BA
Division 11
NEWREZ LLC
Plaintiff, vs.
DIONNE CUMBERBATCH, UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN SPOUSE OF DIONNE CUMBERBATCH, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 28, 2026, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 159 AND THAT PART OF LOT 158, ROLLINGLEN PHASE THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; BEGIN AT THE NORTHEAST CORNER OF SAID LOT 158 AND RUN SOUTH 2555'33" WEST ALONG THE EAST BOUNDARY OF SAID LOT 158 A DISTANCE OF 177.02 FEET; THENCE NORTH 3407'00" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 158 A DISTANCE OF 20.0 FEET; THENCE NORTH 3150'55" EAST 167.93 FEET TO THE POINT OF BEGINNING, ALONG WITH AN UNDIVIDED INTEREST IN TRACT A IN SAID ROLLINGLEN PHASE THREE.
TOGETHER WITH MOBILE HOME IDENTIFICATION NUMBERS PH09954A AND PH09954B.

and commonly known as: 4916 ROLLINGLEN LOOP E, LAKELAND, FL 33810; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on January 26, 2027 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

Any persons 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 this November 10, 2026

By: /s/ David Adamian
David Adamian
Attorney for Plaintiff
David Adamian
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2633606/CMP
November 13, 20, 2026 26-02505K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA004312
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
CHELSEA ELIZABETH HAYS; JESSE ANTONIO MARES; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; 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 Aug 20 2026 12:00AM in Civil Case No. 2025CA004312, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and CHELSEA ELIZABETH HAYS; JESSE ANTONIO MARES; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 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 18, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 11, MEADOW VIEW ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE(S) 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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 4th day of November, 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, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2763B
Ref# 29080
November 13, 20, 2026 26-02488K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532026CA004489A000BA
MIDFIRST BANK
Plaintiff, v.
KISHA MARIE CORDERO VALLEJO, ET AL.
Defendants.

TO: JESUS MANUEL MENDOZA ORTIZ,
Current residence unknown, but whose last known address was:
3075 LAUREL OAK LN,
WINTER HAVEN, FL 33884-3487

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

LOT 147, OF VILLAMAR PHASE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 194, PAGE(S) 46-51 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before December 21, 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 28 day of October, 2026.

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

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000012047
November 13, 20, 2026 26-02480K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA001490
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
SHEENA MICHELLE DONLEY A/K/A SHEENA M. DONLEY; UNKNOWN SPOUSE OF SHEENA MICHELLE DONLEY A/K/A SHEENA M. DONLEY; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICADEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 25, 2026 in Civil Case No. 2026CA001490, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and SHEENA MICHELLE DONLEY A/K/A SHEENA M. DONLEY; UNKNOWN SPOUSE OF SHEENA MICHELLE DONLEY A/K/A SHEENA M. DONLEY; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LOGAN COCHRAN; UNKNOWN TENANT #2 N/K/A MADISON DONLEY 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 28, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE SOUTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF THE N 1/2 OF THE E 1/2 OF SW 1/4 OF NE 1/4 OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 23 EAST, RUN THENCE NORTH 210 FEET; THENCE WEST 210 FEET; THENCE SOUTH 210 FEET; THENCE EAST 210 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTH 50 FEET THEREOF

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 2nd day of November, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
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1184-112B
Ref# 28876
November 13, 20, 2026 26-02487K

SECOND INSERTION

Notice of Foreclosure Sale
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 2026-CC-003168 A000BA
JUDGE: SARAH E. CORBETT
LIEN & MEAN, LLC, a Florida limited liability company
Plaintiff, v.
AARON BERNARD GRANT, UNKNOWN SPOUSE OF AARON BERNARD GRANT, AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 10, 2026 and entered in Case No. 2026CC003168A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, whereby LIEN & MEAN, LLC, a Florida limited liability company, is the Plaintiff and AARON BERNARD GRANT, UNKNOWN SPOUSE OF AARON BERNARD GRANT, AND UNKNOWN TENANT(S) IN POSSESSION are the Defendants. 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 a.m. on December 4, 2026 the following described property as set forth in the Final Judgment of Foreclosure, to wit:

Parcel ID:
27-31-21-000000-034080
THE EAST 165 FEET OF THE WEST 825 FEET OF THE SOUTH 330 FEET OF THE NORTH 2310 FEET OF THE WEST ½ OF THE NW ¼ OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 27 EAST. THE SOUTH 40 FEET THEREOF SUBJECT TO AN EASEMENT FOR ROAD RIGHT-OF-WAY.
TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

AMERICAN WITH DISABILITIES NOTICE

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.

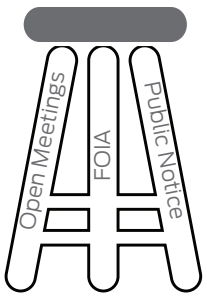
Dated on November 9, 2026.

/s/ Rene S. Griffith
RENE S. GRIFFITH
Florida Bar No. 0041208
Attorney for Plaintiff
4260 S.E. Federal Highway
Stuart, Florida 34997
Telephone (772) 546-4101
reneg@beamanbuyland.com
November 13, 20, 2026 26-02502K

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

Accessibility

Independence

Verifiability

Archivability

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in

all 50 states

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

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

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

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

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