

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
NOTICE OF PUBLIC SALE:
NOTICE IS HEREBY GIVEN THAT ON 06/15/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.NAME: MIF WORLD FLEET FACILITY 1G1PE5SB6F7233675 2015 CHEV CRUZE 5902.78/ TEL: 813-697-1791 MV: MV114690 LOCATION: 1160 POLK CITY RD, HAINES CITY FL, 33844/ 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/
May 22, 2026 26-00973K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of MICHAEL R. TEMPLE will, on June 3, 2026, at 10:00 a.m., at 9441 Big Apple Lane, Lot #704, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1992 PALM MOBILE HOME,
VIN: PH067833AFL,
TITLE NO.: 0063127014, and
VIN: PH067833BFL,
TITLE NO.: 0063127013
and all other personal property located therein and Golf Cart
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-3333)
May 22, 29, 2026 26-00974K

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Arindal Collective, located at 650 Heritage Square Drive, in the City of Haines City, County of Polk, State of FL, 33844, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 15 of May, 2026.
Lonette Arindal LLC
650 Heritage Square Drive
Haines City, FL 33844
May 22, 2026 26-00980K

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 Señor Sharp located at P.O. Box 1304 in the City of Highland City, Polk, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of May, 2026
Omar Ignacio Ferrer
May 22, 2026 26-00982K

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that Brandon Assembly of God, Inc. DBA ARISE Church at Brandon, desiring to engage in business under the fictitious name ARISE Church at South Lakeland located at 4045 Bailey Rd. Mulberry, FL 33860, intends to register said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 22, 2026 26-00977K

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 ROOTS OF LAKAY located at 6000 S FLORIDA AVE in the City of LAKE-LAND, Polk, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of May, 2026
SOLUTIONS VARIETY LLC
May 22, 2026 26-00978K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sweet Roots located at 2474 Oakwood Ln, in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Davenport, Florida, this 13th day of May, 2026.
LSC KINGDOM KEYS LLC
May 22, 2026 26-00983K

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that ERNESTO ANDRES PEDRO will engage in business under the fictitious name E. ANDRES LAW CARE, with a physical address 3321 west bella Vista st Lakeland, Florida 33810, with a mailing address 3321 west bella Vista st Lakeland, Florida 33810, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
May 22, 2026 26-00981K

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Chap Syn-X, located at 650 Heritage Square Drive, in the City of Haines City, County of Polk, State of FL, 33844, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 15 of May, 2026.
Chaphnais Synergy Nexus LLC
650 Heritage Square Drive
Haines City, FL 33844
May 22, 2026 26-00979K

FIRST INSERTION
NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors (the "Board") of the Westridge Community Development District (the "District") will hold a meeting and public hearing beginning at 2:00 p.m. on June 25, 2026, in the Waterstone Clubhouse located at 2751 Bella Vista Drive, Davenport, FL 33897.
The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026/2027 proposed budget. A meeting of the Board will also be held beginning at 2:00 p.m. on June 25, 2026, where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at bmdendes@rizzetta.com.
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or 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.
Brian Mendes
District Manager
May 22, 2026 26-00970K

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Saddle Creek Preserve of Polk County Community Development District will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S Broadway Avenue, Bartow, Florida 33830. The Supervisor of elections may be contacted by phone at (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
Saddle Creek Preserve of Polk County Community Development District has two (2) seats up for election, specifically Seats 2 and 3. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.
For additional information, please contact the Polk County Supervisor of Elections.
May 22, 2026 26-00968K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 532026CP000170A000BA IN RE: ESTATE OF EDWARD ANDREW PIPER, Deceased.
The administration of the estate of Edward Andrew Piper, deceased, whose date of death was December 7, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is May 22, 2026.
Personal Representative:
Jan Hamby Piper
716 Heritage Dr. NE
Winter Haven, Florida 33881
Attorney for Personal Representative:
AMY L PHILLIPS
Attorney for the
Personal Representative
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipspllc.com
May 22, 29, 2026 26-00967K

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Preserve Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S Broadway Ave S, Bartow, FL 33830; Ph: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The Lakeside Preserve Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.
For additional information, please contact the Polk County Supervisor of Elections.
May 22, 2026 26-00972K

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Preserve Community Development District will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S Broadway Avenue, Bartow, Florida 33830. The Supervisor of elections may be contacted by phone at (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
Saddle Creek Preserve of Polk County Community Development District has two (2) seats up for election, specifically Seats 2 and 3. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.
For additional information, please contact the Polk County Supervisor of Elections.
May 22, 2026 26-00968K

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that Brandon Assembly of God, Inc. DBA ARISE Church at Brandon, desiring to engage in business under the fictitious name ARISE Church at Lakeland located at 401 Pauls Drive Brandon, 33511, intends to register said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 22, 2026 26-00976K

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that Engineered Spray Solutions, LLC, desiring to engage in business under the fictitious name AllClear Underground Solutions located at 1306 Banana Rd., Lakeland, Florida 33810, intends to register said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 22, 2026 26-00975K

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Champions Reserve Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at Supervisor of Elections Operations Center, 70 Florida Citrus Blvd., Winter Haven, FL 33880, Ph: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The Champions Reserve Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.
For additional information, please contact the Polk County Supervisor of Elections.
May 22, 2026 26-00969K

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Champions Reserve Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at Supervisor of Elections Operations Center, 70 Florida Citrus Blvd., Winter Haven, FL 33880, Ph: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The Champions Reserve Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.
For additional information, please contact the Polk County Supervisor of Elections.
May 22, 2026 26-00969K

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 Kingdom Workforce Solutions LLC located at 906 West 2nd Street in the City of Lakeland, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of May, 2026
Pollard Enterprise LLC
Latoria Peoples
May 22, 2026 26-00992K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SOLDDD located at 3471 CAMELLIA DRIVE, in the City of INDIAN LAKE ESTATES, Polk, FL 33855 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of May, 2026
Chatterdeow Tiwarie
May 22, 2026 26-00993K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PixelView LED located at 437 Seattle Slew Drive 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 18th day of May, 2026
J.E. Riveros Holdings LLC
Jivan E. Riveros
May 22, 2026 26-00994K

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 June 4, 2026 at 11:30 a.m., at the Polk County Sheriffs Northeast Substation, 1100 Dunson Rd., Davenport, Florida 33869 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://peacecrossinggdd.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
May 22, 2026 26-00971K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 53-2026-CP-001002-A000-BA IN RE: ESTATE OF RHONDA KARLITA GARY, Deceased.
The administration of the estate of RHONDA KARLITA GARY, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Drawer CC-4, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The date of first publication of this notice is May 22, 2026.
Personal Representative:
KIMBERLY GARY KENNEDY
P.O. Box 397
Apache Junction, Arizona 85117
Attorney for Personal Representative:
DAVID C. FALL, ESQ.
Florida Bar Number: 0105891
238 N. Massachusetts Avenue
Lakeland, Florida 33801
Telephone: (863) 397-6065
E-Mail: david@dclegal.com
May 22, 29, 2026 26-00988K

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 Polk 62+ Community Bridge located at 5259 Peony Ct in the City of Lakeland, Polk, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of May, 2026
Jacquelyn Gibbs
May 22, 2026 26-00989K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of S.T.E.P.S. by Alysa located at 2005 Greenbriar Ter, in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Davenport, Florida, this 17th day of May, 2026.
Alysa Fink
May 22, 2026 26-00990K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of J.E. Riveros Holdings LLC located at 437 Seattle Slew Drive 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 18th day of May, 2026
J.E. Riveros Holdings LLC
Jivan E. Riveros
May 22, 2026 26-00994K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PixelView LED located at 437 Seattle Slew Drive 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 18th day of May, 2026
J.E. Riveros Holdings LLC
Jivan E. Riveros
May 22, 2026 26-00994K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kingdom Workforce Solutions LLC located at 906 West 2nd Street in the City of Lakeland, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of May, 2026
Pollard Enterprise LLC
Latoria Peoples
May 22, 2026 26-00992K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SOLDDD located at 3471 CAMELLIA DRIVE, in the City of INDIAN LAKE ESTATES, Polk, FL 33855 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of May, 2026
Chatterdeow Tiwarie
May 22, 2026 26-00993K

FIRST INSERTION
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Dated this 18th day of May, 2026
J.E. Riveros Holdings LLC
Jivan E. Riveros
May 22, 2026 26-00994K

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Dated this 18th day of May, 2026
J.E. Riveros Holdings LLC
Jivan E. Riveros
May 22, 2026 26-00994K

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Preserve Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S Broadway Ave S, Bartow, FL 33830; Ph: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The Lakeside Preserve Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.
For additional information, please contact the Polk County Supervisor of Elections.
May 22, 2026 26-00972K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 53-2026-CP-001002-A000-BA IN RE: ESTATE OF RHONDA KARLITA GARY, Deceased.
The administration of the estate of RHONDA KARLITA GARY, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Drawer CC-4, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The date of first publication of this notice is May 22, 2026.
Personal Representative:
KIMBERLY GARY KENNEDY
P.O. Box 397
Apache Junction, Arizona 85117
Attorney for Personal Representative:
DAVID C. FALL, ESQ.
Florida Bar Number: 0105891
238 N. Massachusetts Avenue
Lakeland, Florida 33801
Telephone: (863) 397-6065
E-Mail: david@dclegal.com
May 22, 29, 2026 26-00988K

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 Polk 62+ Community Bridge located at 5259 Peony Ct in the City of Lakeland, Polk, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of May, 2026
Jacquelyn Gibbs
May 22, 2026 26-00989K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of S.T.E.P.S. by Alysa located at 2005 Greenbriar Ter, in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Davenport, Florida, this 17th day of May, 2026.
Alysa Fink
May 22, 2026 26-00990K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of J.E. Riveros Holdings LLC located at 437 Seattle Slew Drive 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 18th day of May, 2026
J.E. Riveros Holdings LLC
Jivan E. Riveros
May 22, 2026 26-00994K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PixelView LED located at 437 Seattle Slew Drive 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 18th day of May, 2026
J.E. Riveros Holdings LLC
Jivan E. Riveros
May 22, 2026 26-00994K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kingdom Workforce Solutions LLC located at 906 West 2nd Street in the City of Lakeland, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of May, 2026
Pollard Enterprise LLC
Latoria Peoples
May 22, 2026 26-00992K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SOLDDD located at 3471 CAMELLIA DRIVE, in the City of INDIAN LAKE ESTATES, Polk, FL 33855 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of May, 2026
Chatterdeow Tiwarie
May 22, 2026 26-00993K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PixelView LED located at 437 Seattle Slew Drive 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 18th day of May, 2026
J.E. Riveros Holdings LLC
Jivan E. Riveros
May 22, 2026 26-00994K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PixelView LED located at 437 Seattle Slew Drive 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 18th day of May, 2026
J.E. Riveros Holdings LLC
Jivan E. Riveros
May 22, 2026 26-00994K

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

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

CASE NO.: 2024CA004737
MADISON PLACE SERVICE
PROVIDER, LLC,
Plaintiff, vs.
DEBRA SULEYCA PEREZ,
UNKNOWN TENANT #1,
UNKNOWN TENANT #2,
Defendants,
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on May 11, 2026 in Case No. 2024CA004737, in the County Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein MADISON PLACE SERVICE PROVIDER LLC, are the Plaintiffs and DEBRA SULEYCA PEREZ, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, are the Defendants, that the Polk County Clerk of Court shall sell to the highest bidder(s) for cash at public sale at 10:00 a.m. on Friday, July 10, 2026, at, on www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:

Lot 128, Madison Place Phase 1, according to the plat thereof, recorded in Plat Book 173, Page(s) 16 through 20, inclusive, of the Public Records of Polk County, Florida, with the following street address: 879 Grandin Street, Davenport, FL 33837.

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

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

Dated this 19th day of May, 2026
/s/ Shay M. Beaudoin
PATRICK H. WILLIS, Esquire
Florida Bar No. 526665
Primary Email:
pwillis@willisharne.com
SHAY M. BEAUDOIN, Esquire
Florida Bar No. 1024968
SBeaudoin@willisharne.com
WILLIS | HARNE
390 N. Orange Avenue,
Suite 1600
Orlando, FL 32801
Tel. 407-903-9939
Fax. 407-903-9929
Attorneys for Plaintiff
113306-0098
May 22, 29, 2026 26-00998K

FIRST INSERTION

CLERK'S NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
Case No. 532025CA001746A000BA
Honorable Judge:
BUTZ, KELLY PAIGE

PLANET HOME LENDING, LLC
Plaintiff, vs.
DYLAN ROBERT STRICKLAND;
JOSIE R. STRICKLAND;
UNKNOWN TENANT
OCCUPANT #1; UNKNOWN
TENANT OCCUPANT #2
Defendants,
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 22, 2026, in the above-styled cause, I Stacy M. Butterfield, Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, bidding begins at 10 a.m. Eastern Time on June 09, 2026, the following described property:

LOT 1, SCHOOL HOUSE PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
PARCEL ID:
232912-140168-00010
COMMONLY KNOWN AS:
749 Schoolhouse Road,
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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Respectfully submitted this May 15, 2026.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
May 22, 29, 2026 26-00997K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-1194
IN RE: ESTATE OF
KEVIN EDWARD PERKINS,
Deceased.

The administration of the estate of KEVIN EDWARD PERKINS, deceased, whose date of death was August 7, 2025, 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 curator and the curator'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.

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

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: May 22, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
May 22, 29, 2026 26-01008K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 2024CA003515000000
HIGHLAND MEADOWS 3
HOMEOWNERS ASSOCIATION,
INC, a Florida non-profit
Corporation,
Plaintiff, vs.
RAYMOND STEADWELL, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 12, 2026 in Case No. 2024CA003515000000 in the Circuit Court in and for Polk County, Florida wherein HIGHLAND MEADOWS 3 HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, is Plaintiff, and RAYMOND STEADWELL, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on JUNE 16, 2026. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 200, OF HIGHLAND MEADOWS PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 160, PAGE 25, OF THE PUBLIC RECORDS OF POLK CO FLORIDA, UNTY, A/K/A: 2360 SANDERLING ST, HAINES CITY, FL 33844.

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

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

Dated: May 18, 2026
SHERRY L. SCOTT
Personal Representative
216 Lake Davenport Circle
Davenport, FL 33837
/s/ Krishna L. Kraft
Krishna L. Kraft
Attorney for Personal Representative
Florida Bar No. 112452
Nardella & Nardella, PLLC
135 W. Central Blvd.,
Suite 300
Orlando, FL 32801
Telephone: 407-966-2680
Email: kkraft@nardellalaw.com
Secondary Email:
msayne@nardellalaw.com
May 22, 29, 2026 26-00996K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 35-2026-CP-1526
IN RE: ESTATE OF
MARK DOUGLAS SCOTT,
Deceased.

The administration of the estate of MARK DOUGLAS SCOTT, deceased, whose date of death was January 14, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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: May 22, 2026.

Signed on this 13 day of May, 2026.
SHERRY L. SCOTT
Personal Representative
216 Lake Davenport Circle
Davenport, FL 33837
/s/ Krishna L. Kraft
Krishna L. Kraft
Attorney for Personal Representative
Florida Bar No. 112452
Nardella & Nardella, PLLC
135 W. Central Blvd.,
Suite 300
Orlando, FL 32801
Telephone: 407-966-2680
Email: kkraft@nardellalaw.com
Secondary Email:
msayne@nardellalaw.com
May 22, 29, 2026 26-01007K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.:
53-2026-CA-000851-A000-BA
15

LOANDEPOT.COM, LLC,
Plaintiff, v.
CLAUDE GIGUERE; et al,
Defendant(s).

To the following Defendant(s):
CLAUDE GIGUERE
(Last Known Address: 407 LARK CT, KISSIMMEE, FL 34759)
UNKNOWN SPOUSE OF
CLAUDE GIGUERE
(Last Known Address: 407 LARK CT, KISSIMMEE, FL 34759)
UNKNOWN TENANT #1
(Last Known Address: 407 LARK CT, KISSIMMEE, FL 34759)
UNKNOWN TENANT #2
(Last Known Address: 407 LARK CT, KISSIMMEE, FL 34759)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 18, BLOCK 783, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE 27 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
407 LARK CT,
KISSIMMEE, FL 34759

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 6/24/26 a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this 18th day of May, 2026.

STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) By S. Irlanda
As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
May 22, 29, 2026 26-01002K

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA.

CIVIL DIVISION
CASE NO.
532022CA004109000000
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
MAROON PLAINS TRUST,
Plaintiff, vs.

ANNIE B. CAMPBELL A/K/A
ANNIE CAMPBELL; KHARON
CAMPBELL CHAPPER; MICROF;
UNKNOWN SPOUSE OF
KHARON CAMPBELL CHAPPER;
UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
and 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,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated November 15, 2023 and an Order Resetting Sale dated May 7, 2026 and entered in Case No. 532022CA004109000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE MAROON PLAINS TRUST is Plaintiff and ANNIE B. CAMPBELL A/K/A ANNIE CAMPBELL; KHARON CAMPBELL CHAPPER; MICROF; UNKNOWN SPOUSE OF KHARON CAMPBELL CHAPPER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, are Defen-

dants, STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m., on June 23, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 24, ANNIE O. MADDOX SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PACE 20, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED May 15, 2026.
By: /s/ Lisa A. Woodburn
Lisa A. Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-187682 / GS1
May 22, 29, 2026 26-00999K

FIRST INSERTION

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

CASE NO.: 2024CA002239000000
SEATTLE BANK,
Plaintiff, vs.

UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
SURVIVING SPOUSE, GRANTEEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES,
AND ALL OTHER PARTIES
CLAIMING AN INTEREST
BY, THROUGH, UNDER, OR
AGAINST THE ESTATE OF
DELORIS MONTGOMERY,
DECEASED; UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
SURVIVING SPOUSE, GRANTEEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER, OR AGAINST THE
ESTATE OF JOHN H. SCOTT,
DECEASED; et al.,
Defendant(s).

TO: Thelma G. Gaillard
Last Known Residence: 1450 Conness-
te Rd Lakeland, FL 33805
TO: Leroy Gaillard, III
Last Known Residence: 1450 Conness-
te Rd Lakeland, FL 33805

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida: LOT 9 OF ROCHESTER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 50, AND THAT PART OF LOT 10, BLOCK E, RIDGECREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 41, DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID LOT 9 ROCHESTER HEIGHTS SUBDIVISION, RUN EAST 6 FEET, THENCE NORTHEASTERLY TO A POINT ON RIGHT-OF-

WAY LINE OF CONNESTEE COURT, WHICH POINT IS 44.22 FEET SOUTHEASTERLY OF NE CORNER OF SAID LOT 9 MEASURED ALONG SAID RIGHT-OF-WAY LINE, RUN THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 44.22 FEET TO SAID NE CORNER OF SAID LOT 9, THENCE SOUTH ALONG EAST LINE OF SAID LOT 9 TO POINT OF BEGINNING, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before June 18, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on May 12th, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: S. Irlanda
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1395-1119B
Ref# 17586
May 22, 29, 2026 26-01005K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION

CASE NO.: 2025-CA-004939
TOWD POINT MORTGAGE TRUST
2020-4, U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.

THE UNKNOWN HEIRS,
DEVEISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER,
OR AGAINST, MICHAEL J.
DRENKHahn, DECEASED, et al,
Defendant(s).
TO: THE UNKNOWN HEIRS, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MICHAEL J. DRENKHahn AKA MICHAEL JOSEPH DRENKHahn, DECEASED
Last Known Address: Unknown
Current Address: Unknown

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

LOT 50, LAKE PIERCE RANCHETTES, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TOGETHER WITH A 1990 CARRIE-CRAFT DOUBLE-WIDE MOBILE HOME AS A PERMANENT FIXTURE AND APPURTENANCE THERETO BEARING IDENTIFICATION NUMBER(S) FLFLK70A17569CH AND

FLFLK 70B17569CH TITLE NUMBER(S) 49103692 AND 49039224
A/K/A 3994 SILVER SPUR LOOP LAKE WALES FL 33898

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: 6/17/26
WITNESS my hand and the seal of this court on this 11th day of May, 2026.

Stacy M. Butterfield, CPA
Clerk of Courts & Comptroller
Polk County, Florida
(SEAL) By: /s/ S. Irlanda
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-010347
May 22, 29, 2026 26-01003K

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

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. 2018CA003775000000
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
EMSHAN AUGUSTUS CARR JR.
AND TERESA KADIAN CARR
NEE DENNIS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 10, 2026, and entered in 2018CA003775000000 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 TERESA KADIAN CARR NEE DENNIS; EMSHAN AUGUSTUS CARR JR.; CALABAY PARC AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; ISPC 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 June 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 300, CALABAY PARC AT TOWER LAKE PHASE THREE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 147, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORI-

DA.
Property Address:
857 SHEEN CIRCLE,
HAINES CITY, FL 33844

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

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

Dated this 19 day of May, 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: fmail@raslg.com
By: (S)Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
18-209268 - EuE
May 22, 29, 2026 26-01000K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001274A000BA
IN RE: ESTATE OF
RANDOLPH JOSEPH SNAVELY
a/k/a RANDOLPH SNAVELY,
Deceased.

The administration of the Estate of Randolph Joseph Snavely a/k/a Randolph Snavely, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 22, 2026.

Personal Representative:
Tara Snavely
1575 Cottonwood Terrace
Dunedin, Florida 34698
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue,
Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atauselaw.com
Secondary E-Mail:
ashley.cribbis@atauselaw.com
May 22, 29, 2026 26-01006K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026CP001349A000BA
DIVISION: 14
IN RE: ESTATE OF
MICHAEL JOSEPH STRAKO,
Deceased.

The administration of the Estate of Michael Joseph Strako, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is May 22, 2026.

Personal Representative:
Christina Strako
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300,
Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone 813-272-1400
Fax 866-844-4703
E-Mail: LMURALT@BJA-Law.com
May 22, 29, 2026 26-01010K

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. 2025CA004819A000BA
PENNYMAC LOAN
SERVICES, LLC,
Plaintiff, vs.
JAVIER LLERA ROLON A/K/A
JAVIER LLERA-ROLON, et al.,
Defendant.

To: JAVIER LLERA ROLON A/K/A JAVIER LLERA-ROLON,
375 EAGLECREST DR,
HAINES CITY, FL 33844
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 18, RESERVE AT HIGHLAND MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGES 41 THROUGH 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the

original with the Clerk of the above-styled Court on or before June 08, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 1st day of May, 2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
By: Sharon Doner
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
25-13924FL
May 22, 29, 2026 26-01004K

FIRST INSERTION

NOTICE OF SALE
OF MOTOR VEHICLE

Pursuant to Florida Statute 713.585, Mid-Florida Lien And Title Service, LLC. will sell at public sale for cash the following described vehicle(s) located at lienor's place to satisfy a claim of lien. 2017 VOLV VIN: 4V4NC9EH6HN985200. Lien Amt: \$16087.20. Lienor/NEXTRAN TRUCK CENTER-AUBURNDALE. 4425 AVENUE G NW WINTER HAVEN, FL 866-266-6225. Sale Date: June 08, 2026, 10:00 AM. At Mid

Florida Lien & Title Service LLC. 3001 Aloma Ave. Winter Park FL 32792. Said vehicle(s) may be redeemed by satisfying the lien prior to sale date. You have the right to a hearing at any time prior to sale date by filing a demand for hearing in the circuit court. Owner has the right to recover possession of vehicle by posting a bond in accordance with E.S. 559.917. Any proceeds in excess of the amount of the lien will be deposited with the Clerk of Circuit Court in the county where the vehicle is held.
May 22, 2026 26-00995K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2004 HMMT mobile home bearing the vehicle identification numbers FLHMBAT174349559A and FLHMBAT174349559B and all personal items located inside the mobile home. Last Tenant: David C. Stroud and Adele Stroud. Sale to be held at: Palm Key Village, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.
May 22, 29, 2026 26-01014K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1987 MERI travel trailer bearing the vehicle identification number SPM14023435 and all personal items located inside the mobile home. Last Tenant: Beverly Jean Krause. Sale to be held at: Kissimmee South MH and RV Resort, 3700 U.S. Highway 17-92 N., Davenport, Florida 33837, (863) 424-1286.
May 22, 29, 2026 26-01019K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532026CP000594A000BA
IN RE: ESTATE OF
JOHN HENRY MOORE, JR.
Deceased.

The administration of the estate of JOHN HENRY MOORE, JR., deceased, whose date of death was February 3, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is May 22, 2026.

Personal Representative:
David Lee Moore
523 Dove Dr.
Chesapeake, Virginia 23322
Attorney for Personal Representative:
Larissa Jean Owens
Florida Bar Number: 144215
ANCHOR LAW
7707 S. Orange Ave.
Box 593509
Orlando, FL 32809
Telephone: (407) 546-8456
E-Mail: lowens@anchorlawfl.com
Secondary E-Mail:
service@anchorlawfl.com
May 22, 29, 2026 26-01009K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: 1975 BRAN mobile home bearing the vehicle identification number RF53032U, and all personal items located inside the mobile home. Last

Tenant: Rebecca Rose Reedy, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Rebecca Rose Reedy, and Unknown Party or Parties in Possession. Sale to be held at: Imperial Manor, 2321 New Tampa Highway, Lakeland, Florida 33815, 863-333-0047.
May 22, 29, 2026 26-01022K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2004 HMMT mobile home bearing the vehicle identification numbers FLHMBAT166049852A and FL-

HMBAT166049852B and all personal items located inside the mobile home. Last Tenant: Gary William Catogge and Petra Hertha Catogge. Sale to be held at: Palm Key Village, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.
May 22, 29, 2026 26-01015K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 532026CP00149A000BA
IN RE: ESTATE OF
JEAN CLAUDE LAURORE,
Deceased.

The administration of the estate of JEAN CLAUDE LAURORE, Deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 22, 2026.

WITZA MILORD,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd.
Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
genesis@srblawyers.com
May 22, 29, 2026 26-01011K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000975
Division Section 14
IN RE: ESTATE OF
MARION JOYCE HOCKNEY
Deceased.

The administration of the estate of Marion Joyce Hockney, deceased, whose date of death was January 3, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 May 22, 2026.

Personal Representative:
Brandi Rose Flowers
19 McCallum Street
Hampton, ON L0B 1J0
Attorney for Personal Representative:
Christina N. Rhaney
E-mail Addresses:
crhaney@kasslaw.com
emsmith@kasslaw.com
Florida Bar No. 1035269
Kass Shuler, P.A.
1604 N. Marion Street
Tampa, Florida 33602
Telephone: (813) 229-0900
May 22, 29, 2026 26-01012K

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. 53-2022-CA-002898
MORTGAGE ASSETS
MANAGEMENT, LLC,
Plaintiff, vs.
FRANK D. STEWART, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 23, 2023, and entered in 53-2022-CA-002898 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and FRANK D. STEWART; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; POLK COUNTY, FL 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 June 12, 2026, the following described property as set forth in said Final Judgment, to wit:

THE EAST 1/2 OF THE FOLLOWING: BEGINNING 25 FEET NORTH AND 1155 FEET EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND RUN NORTH 200 FEET, THENCE EAST 200 FEET, THENCE SOUTH 200 FEET, THENCE WEST 200

FEET TO THE POINT OF BEGINNING.
Property Address:
8140 TOM COSTINE RD,
LAKELAND, FL 33809

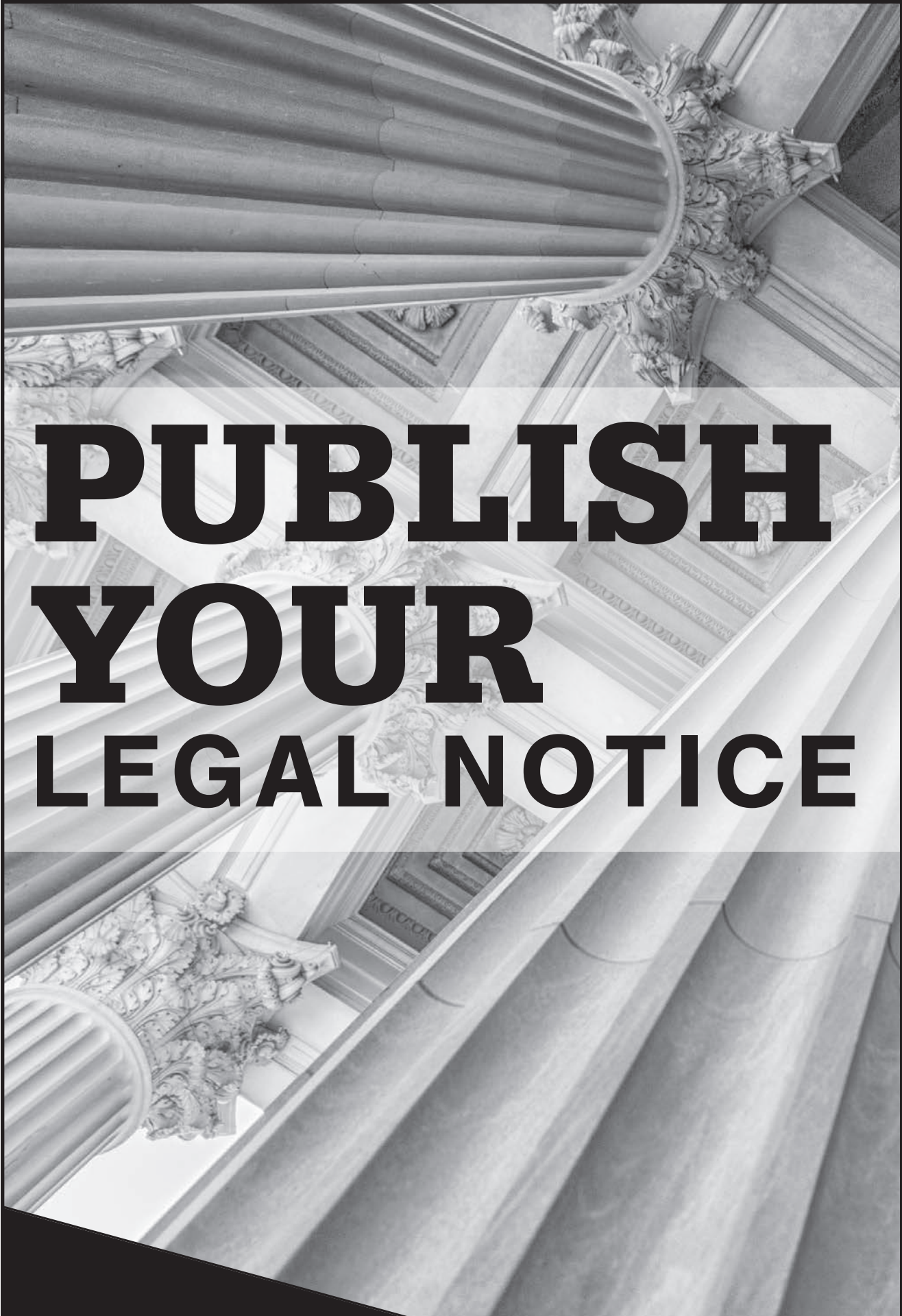
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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 19 day of May, 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: fmail@raslg.com
By: (S)Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
21-008684 - EuE
May 22, 29, 2026 26-01001K

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email legal@businessobserverfl.com

Business Observer



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& Court-related notices

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and select the appropriate County name from the menu option
or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ESTATE / ACTIONS ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number:
2026CP001389A000BA
IN RE: ESTATE OF
GWENDOLYN MASON,
Deceased.

The administration of the Estate of GWENDOLYN MASON, Deceased, whose date of death was November 2, 2024 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. BOX 9000, #CC-4, Bartow, FL 33831. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon 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 the 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.
The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.
The date of first publication of this Notice is May 22, 2026.

Personal Representative:
BARRY A. DIAMOND
5541 N. UNIVERSITY DR. STE 103
CORAL SPRINGS, FL 33067
Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF
BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
May 22, 29, 2026 26-01023K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: **2025CA001622A000BA**
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE ON BEHALF
OF GCAT 2022-NQM2 TRUST
Plaintiff(s), vs.
**PABLO ANDRES REVELO
BARROS; PABLO ALEXANDER
REVELO MARCONIA/K/A
PABLO MARCONI; SOLANA
HOMEOWNERS ASSOCIATION,
INC.; POLK COUNTY TAX
COLLECTOR; CARMEN CECILIA
BARROS CASTROA/K/A CARMEN
CASTRO CARMEN L. APONTE
CASTRO A/K/A CARMEN L.
APONTE; THE UNKNOWN
TENANT IN POSSESSION,
Defendant(s).**

TO: PABLO ANDRES
REVELO BARROS
LAST KNOWN ADDRESS:
258 CARRERA AVENUE,
DAVENPORT, FL 33897
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:
LOT 173, OF SOLANA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property address: 258 Carrera Avenue, Davenport, FL 33897

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff #39;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: 6/15/26
DATED this the 12th day of May, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Sebastian Irlanda
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-011386-3
May 22, 29, 2026 26-01021K

FIRST INSERTION

**NOTICE OF ACTION FOR
AMENDED DISSOLUTION OF
MARRIAGE WITH MINOR CHILD
AND WITH PROPERTY**
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
Case No.: **2026DR-002083**
Division: **FAMILY LAW
SEC. 80**

WINETTE ZETTE ROSIER,
Petitioner and
LEVEILLE ROSIER,
Respondent.

TO: Leveille Rosier
535 Avenue E SE,
Winter Haven, FL 33880

YOU ARE NOTIFIED that an action for Amended Dissolution of Marriage with minor child with property has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Winette Zette Rosier, whose address is 535 Avenue E SE, Winter Haven, FL 33880 on or before JUNE 22, 2026, and file the original with the clerk of this Court at 255 N Broadway Ave, Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

{If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} 535 Ave E SE, Winter Haven, FL 33880. Lot 5 and the W 1/2 of Lot 4, MAYFAIR, Plat Book 13, Pages 6 & 6A, Public Records of Polk County, Florida

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated: 05/15/2026.

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
(SEAL) By: Shari Reed
{Deputy Clerk}
May 22, 29; June 5, 12, 2026
26-01020K

Q&A

Who benefits from legal notices?

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

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

V2026B_V22

V2026B_V13

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

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

CASE NO.:
53-2025-CA-002960-A000-BA
SEACOAST NATIONAL BANK,
a national banking association,
successor by merger to Professional
Bank, successor by merger to
Marquis Bank,
Plaintiff, vs.
HOME VALUE HOLDINGS 2,
LLC, a Florida limited liability
company, **HOME VALUE STORE**
III, LLC, a Florida limited liability
company, **OSCAR SARDINAS,**
an individual, **HOME VALUE**
STORE I, LLC, a Florida limited
liability company, **HOME VALUE**
STORE II, LLC, a Florida limited
liability company, **HOME VALUE**
HOLDINGS, INC., a Florida
corporation, **SFL MANAGER LLC,**
a Florida limited liability company,
TURNBERRY ON THE GREEN
CONDOMINIUM ASSOCIATION,
INC., a Florida not for profit
corporation, **UNKNOWN PARTY**
IN POSSESSION OF 115 BILL
HELMUTH DRIVE, BARTOW,
FLORIDA 33803, and **UNKNOWN**
PARTY IN POSSESSION OF 19501
WEST COUNTRY CLUB DRIVE,
APT. 1508, AVENTURA, FLORIDA
33180,
Defendants.
NOTICE IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Foreclosure rendered on February 18, 2026, in that certain cause pending in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SEACOAST NATIONAL BANK, a national banking association, successor by merger to Professional Bank, successor by merger to Marquis Bank, is Plaintiff, and HOME VALUE HOLDINGS 2, LLC, a Florida limited liability company, HOME VALUE STORE III, LLC, a Florida limited liability company, OSCAR SARDINAS, an individual, HOME VALUE STORE I, LLC, a Florida limited liability com-

pany, HOME VALUE STORE II, LLC, a Florida limited liability company, HOME VALUE HOLDINGS, INC., a Florida corporation, SFL MANAGER LLC, a Florida limited liability company, TURNBERRY ON THE GREEN CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, UNKNOWN PARTY IN POSSESSION OF 115 BILL HELMUTH DRIVE, BARTOW, FLORIDA 33803, and UNKNOWN PARTY IN POSSESSION OF 19501 WEST COUNTRY CLUB DRIVE, APT. 1508, AVENTURA, FLORIDA 33180, are Defendants, in Civil Action Case No.: 53-2025-CA-002960-A000-BA, Stacy M. Butterfield, Clerk of the aforesaid Court, will at 10:00 a.m., on Thursday, June 18, 2026, offer for sale and sell to the highest bidder for cash via electronic sale at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes, the following described property, situate and being in Polk County, Florida to-wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 6, Township 30 South, Range 25 East, Polk County, Florida, described as follows: Commence at the point of intersection of the North line of Parker Street and the East line of Woodlawn Avenue as shown on the Plat of AZALEA PARK recorded in Plat Book 34, Page 17 of the Public Records of Polk County, Florida, and run thence North 89° 01'35" West 60.02 feet to a point on the west line of said Woodlawn Avenue for a POINT OF BEGINNING; thence continue North 89° 01'35" West 469.62 feet to a point on the Easterly line of a drainage channel right of way 80 feet wide; thence run North 42°23'35" East along said right of way 457.63 feet to a point on a curve concentric with and 60 feet Southerly from the south right of way line of State Road Number 60 (West Main Street); thence Easterly along said curve,

which is concave Northerly having a radius of 11,651.30 feet and a central angle of 00°19'19.5", an arc distance of 65.50 feet; thence South 89°09'05" East along the tangent of said curve 92.52 feet to a point on the west line of the right of way 60 feet wide for Woodlawn Avenue; thence South 00°30'05" East along said West line 343.45 feet to the point of beginning. Being part of Lots 1, 2, 3, 4, 26, 27, 28 and part of an unnumbered tract of land, all in DZIALYNSKI'S ADDITION TO THE TOWN OF BARTOW, FLORIDA, according to the plat thereof recorded June 11, 1884, in Deed Book H, Page 329, of the Public Records of Polk County, Florida.

Parcel Identification Number: 25-30-06-389000-000013
Property Address: 115 Bill Helmuth Drive, Bartow, FL 33803 and the following described property, situate and being in Miami-Dade County, Florida to-wit: Unit No. 1508 of Turnberry On The Green Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 22147, Page 1871, and all exhibits and amendments thereof, of Public Records of Miami-Dade County, Florida.
Property Address: 19501 West Country Club Drive, Apt. 1508, Aventura, FL 33180

(collectively, the "Property"), except as herein before set forth, in accordance with Section 45.031, Florida Statutes. The "highest bidder" for purposes of this Notice of Sale is defined as the party who bids the largest amount of money to purchase the Property and who completes the sale in a timely fashion, as hereinafter set out. The one who bids the largest amount of money to purchase the Property shall be permitted to complete the sale by delivering to the Clerk, the balance of such bid, over and above the deposit, no later than 12:00

p.m. noon, Eastern Standard Time, the next business day after the sale.

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: May 7, 2026
AKERMAN LLP
By: s/ John L. Dicks II
John L. Dicks II, Esq.
Florida Bar No. 89012
Primary Email:
john.dicks@akerman.com
Secondary Email:
judy.mcarthur@akerman.com
401 E. Jackson Street, Suite 1700
Tampa, Florida 33602
Telephone: (813) 223-7333
Facsimile: (813) 223-2837
and
Paige Cham, Esq.
Florida Bar No. 1032737
Primary Email:
paige.cham@akerman.com
Secondary Email:
emory.woodard@akerman.com
Secondary Email:
jennifer.meehan@akerman.com
50 North Laura Street, Suite 3100
Jacksonville, Florida 32202
Telephone: (904) 798-3700
Facsimile: (904) 798-3730
Attorneys for Plaintiff,
Seacoast National Bank
85971680;1
May 22, 29, 2026 26-00957K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE MATTER OF
THE JULIE K. KADROVACH
TRUST DATED OCTOBER 23,
2018 AND ANY AMENDMENTS
THERETO

TO ALL CREDITORS:

The decedent, Julie J. Kadrovach, who resided at 2701 Alfred Road, Winter Haven, FL 33881, died on March 13, 2026.

You are hereby notified that Sherrylynn M. Bennett is the Trustee of The Julie K. Kadrovach Trust dated October 23, 2018. No probate estate is currently contemplated.

Creditors of the decedent are notified that all claims against the decedent or

the trust will be forever barred unless presented to the Trustee at the address listed below within four (4) months after the date of publication of this notice.
Date: May 19, 2026

Sherrylynn M. Bennett
Trustee
c/o Northern Michigan Elder Law PLC
103 Belvedere Ave.
Charlevoix, MI 49720
231.715.1401
David Dobreff (P57081)
Attorney for Trustee
Northern Michigan Elder Law PLC
103 Belvedere Ave.
Charlevoix, MI 49720
231.715.1401
May 22, 29, 2026 26-01016K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45,
FLORIDA STATUTES
IN THE COUNTY COURT OF THE
NINTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CC009616**WILDFLOWER RIDGE**
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.
LESLEY SAURAY, et al.,
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated , in Case No.: 2025CC009616 of the County Court in and for Polk County, Florida, wherein WILDFLOWER RIDGE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and LESLEY SAURAY, et al., are the Defendants. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m. on 6/7/2026, at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on , the following described property set forth in the Final Judgment of Foreclosure:

Lot 23, Wildflower Ridge, according to the plat thereof as

recorded in Plat Book 132, Pages 42 through 44, of the Public Records of Polk County, Florida

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

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

DATED: May 20, 2026
By: /s/Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
May 22, 29, 2026 26-01018K

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. 53-2024-CA-000954**
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JOYCE I HOLTSCLAW, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 17, 2026 in Civil Case No. 53-2024-CA-000954 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Joyce I Holtsclaw, 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 9th day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 27, WAVERLY ACRES,
ACCORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 94, PAGE 5, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
HUD LABEL NUMBER IS GEO

1137877/ GEO 1137878, MODEL
28-1470, YEAR 1998, SERIAL
GMHGA1409822155A AND
GMHGA1409822155B, MANU-
FACTURES NAME JAGUAR

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/ Sara Collins
Sara Collins, 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.: 53992
23-08427FL
May 22, 29, 2026 26-00984K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.**532025CA00479A000BA**
WELLS FARGO BANK, NA
Plaintiff, v.
MARCIA N. IDELL A/K/A
MARCIA NICOLE IDELL A/K/A
MARCIA N. LEGER, ET AL.
Defendants.

TO: MARCIA N. IDELL A/K/A MARCIA NICOLE IDELL A/K/A MARCIA N. LEGER
Current residence unknown, but whose last known address was:
6529 SHEPARD OAKS ST, LAKE-
LAND, FL 33811-3161

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

LOT 21, SHEPHERD OAKS,
PHASE TWO, ACCORDING TO
THE MAP OR PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 112, PAGE 15, 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 June 18, 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 12 day of May, 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
888170025
May 22, 29, 2026 26-00963K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45,
FLORIDA STATUTES
IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CC010917**LAKE MARIANA RESERVE**
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.
MANUEL JR. CANCEL, et al.,
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/4/2026, in Case No.: 2025CC010917 of the County Court in and for Polk County, Florida, wherein LAKE MARIANA RESERVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and MANUEL JR. CANCEL, et al., are the Defendants. Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 5/5/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 59, Lake Mariana Reserve
Phase Two, according to the plat

or map thereof, as recorded in Plat Book 169, Pages 17 and 18, Public Records of Polk County, Florida.

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

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

DATED: May 20, 2026
By: /s/Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
May 22, 29, 2026 26-01017K

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. 2025CA002771A000BA**
PENNYMAC LOAN
SERVICES, LLC,
Plaintiff, vs.
JAIRO MENDEZ PAEZ A/K/A
JAIRO MENDEZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 01, 2026 in Civil Case No. 2025CA002771A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Jairo Mendez Paez a/k/a Jairo Mendez, 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 15th day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 65, Tower View Estates,
according to the map or plat

thereof as recorded in Plat Book 132, Pages 1 and 2, 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/ Sara Collins
Sara Collins, 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.: 53992
25-12652FL
May 22, 29, 2026 26-00986K

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. 2025CA003323A000BA**
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
JENAE JONES, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 01, 2026 in Civil Case No. 2025CA003323A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Jenae Jones, 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 15th day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 36 of C.W. HARRINGTON
SUBDIVISION, according to the
Plat thereof as recorded in Plat

Book 5, Page 10, 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/ Sara Collins
Sara Collins, 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.: 53992
24-10673FL
May 22, 29, 2026 26-00985K

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2025-CC-002581
KINGS POND PHASE TWO HOMEOWNER'S ASSOCIATION INC.,
Plaintiff, vs.
ANTONIO R. WILSON, ET AL.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment entered on February 10, 2026 in the above styled case styled, Stacey M. Butterfield, CPA, POLK COUNTY CLERK OF COURT & COMPTROLLER, shall sell to the highest and best bidder for cash online at <https://polk.realforeclose.com> at 10:00 a.m. on June 15, 2026, the following described property:

LOT 67, KINGS POND PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGES 11 AND 12, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel Identification Number 26-28-31-641446-000670

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 TIMELY CLAIM AFTER THE SALE.

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

Dated this 14th of May, 2026
 Spoliansky Law PA
 Attorney for Plaintiff
 551 SW 19th Ter
 Fort Lauderdale, FL 33312
 Tel: 305-912-1531
 Spolianskylaw@gmail.com
 By: /s/ Michael S. Spoliansky
 Michael S. Spoliansky, Esq.,
 FBN 99178
 May 22, 29, 2026 26-00960K

FIRST INSERTION

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

CASE NO. 532025CA003047A000BA
MIDFIRST BANK
Plaintiff, v.
FLORENCE M COLE; UNKNOWN SPOUSE OF FLORENCE M. COLE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; PHH MORTGAGE CORPORATION SUCCESSOR IN INTEREST TO AMERICAN BROKERS CONDUIT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 01, 2026, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 17, DEER TRAILS NORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 92, PAGE 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME DESCRIBED AS A 1994 MERITT WITH VIN NUMBERS FLHML2F61510801A AND FLHML2F61510801B AND TITLE NUMBERS 65971135 AND 65971136
 a/k/a 10401 STEVEN DR, POLK

CITY, FL 33868-9383
 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on June 15, 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 14 day of May, 2026.
 eXL Legal, PLLC
 Designated Email Address:
 efling@exlegal.com
 12425 28th Street North,
 Suite 200
 St. Petersburg, FL 33716
 Telephone No. (727) 536-4911
 Attorney for the Plaintiff
 /s/ Andrew L. Fivecoat, Esq.
 FL Bar: 122068
 1000010574
 May 22, 29, 2026 26-00959K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 532025CA004685A000BA
THE MORTGAGE FIRM, INC.,
Plaintiff, v.
SCOTT ALAN PARDOE, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 7, 2026 and entered in Case No. 532025CA004685A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SCOTT ALAN PARDOE, are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on June 23, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 18, COUNTRY VIEW ESTATES II, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGE 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 200 SHADOW MASTER MOBILE HOME IDENTIFIED BY VIN # FLA14615130A AND FLA14615130B.

and commonly known as: 5065 1ST ST NW, LAKELAND, FL 33810 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT

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

GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 10800 Biscayne Blvd., Suite 201
 Miami, FL 33161
 Telephone: (305) 501-2808
 Facsimile: (954) 780-5578
 By: /s/ Rebecca E. Smith
 Jason Duggar, Esq.
 FL Bar No.: 83813
 Christophal Hellewell, Esq.
 FL Bar No.: 114230
 Anya E. Macias, Esq.
 FL Bar No.: 0458600
 Tara Rosenfeld, Esq.
 FL Bar No.: 59454
 Johanni Fernandez-Marmol, Esq.
 FL Bar No.: 1055042
 Jimmy Edwards, Esq.
 FL Bar No.: 81855
 Rebecca E. Smith, Esq.
 FL Bar No.: 1069865
 Spencer Gollahon, Esq.
 FL Bar No.: 647799
 Paris Roach, Esq.
 FL Bar No.: 1028751
 fcpleadings@ghidottiberger.com
 May 22, 29, 2026 26-00958K

FIRST INSERTION

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

CASE NO.: 2025-CA-003242
LOAN FUNDER LLC,
SERIES 64335,
Plaintiff, vs.
ASSETS LEADER LLC, a Florida Limited Liability Company;
FRANCY JOHNSON NINO SOTO,
Defendants.

NOTICE IF HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on March 13, 2026 in the Civil Case No. 2025-CA-003242 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 JUNE 1, 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 11, Block 1050, POINCIANA NEIGHBORHOOD 4 VILLAGE 7, according to the map or plat thereof, as recorded in Plat Book 53, Pages 4 through 18, of the Public Records of Polk County, Florida.

Property address: 105 Herring Lane, Poinciana, FL 34759

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If 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 13th day of May, 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
 May 22, 29, 2026 26-00955K

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. 2025CA003451A000BA
NEW AMERICAN FUNDING, LLC
FKA BROKER SOLUTIONS INC.
DBA NEW AMERICAN FUNDING,
Plaintiff, vs.

MIGUEL ANGEL RODRIGUEZ
MOJICA A/K/A MIGUEL A.
RODRIGUEZ MOJICA A/K/A
MIGUEL RODRIGUEZ, et al.,
Defendants.

To: MIGUEL ANGEL RODRIGUEZ
 MOJICA A/K/A MIGUEL A. RODRIGUEZ MOJICA A/K/A MIGUEL RODRIGUEZ
 1072 BROOKLET DR,
 DAVENPORT, FL 33837
 ANGGIE MANUELA PERDOMO
 MANRIQUE A/K/A ANGGIE PERDOMO
 1072 BROOKLET DR,
 DAVENPORT, FL 33837
 UNKNOWN SPOUSE OF MIGUEL ANGEL RODRIGUEZ MOJICA A/K/A MIGUEL A. RODRIGUEZ MOJICA A/K/A MIGUEL RODRIGUEZ

1072 BROOKLET DR,
 DAVENPORT, FL 33837
 UNKNOWN SPOUSE OF ANGGIE MANUELA PERDOMO MANRIQUE A/K/A ANGGIE PERDOMO
 1072 BROOKLET DR, DAVENPORT, FL 33837
 LAST KNOWN ADDRESS STAT-ED, 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 498, LAKE CHARLES

RESORT PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 189, PAGES 4 THROUGH 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 June 22nd, 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 14th day of May, 2026.

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

MCCALLA RAYMER
 LEIBERT PIERCE, LLP
 225 East Robinson Street, Suite 155,
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: AccountsPayable@mccalla.com
 25-12972FL
 May 22, 29, 2026 26-00966K

FIRST INSERTION

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

CASE NO.: 2025-CA-005205
BEARFOOT HOMEBUYERS, LLC,
Plaintiff, vs.
HAMEED ALI, UNKNOWN OCCUPANT #1, EREBUS HOLDINGS, LLC, TUSCANY PRESERVE COMMUNITY ASSOCIATION, INC; ASSOCIATION OF POINCIANA VILLAGES, INC. and P.I.N.E. RESOURCES, INC.,
Defendant.

NOTICE is hereby given that a civil action commenced on or about December 12, 2025, and is now pending as case number 2025-CA-005205 in the Circuit Court in the State of Florida, County of Polk.

The name of the unserved party to the action is:

Hameed Ali- 20 Moreton Way, Slough, Berkshire SL1 5LT and the nature of the proceeding is a Quiet Title.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Dr, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file

the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said court at Polk County, Florida on the 8th day of May 2026.

STACY M. BUTTERFIELD, CPA
 AS CLERK OF THE COURT
 (SEAL) BY: /s/ S. Doner
 As Deputy Clerk

/s/ Stephen K. Hachey
 Stephen K. Hachey, Esq.
 Florida Bar No.: 15322
 Law Offices of Stephen K. Hachey, P.A.
 10521 Bloomingdale Ridge Dr.
 Riverview, FL 33578
 Phone: 813-549-0096
 E-service: eservice@hacheylawpa.com
 May 22, 29, June 5, 12, 2026
 26-00964K

FIRST INSERTION

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

Case No. 2026CA000536A000BA
TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE
Plaintiff, vs.
FRANCILLIA GANDHI LOVETT
AKA FRANCILLIA G LOVETT,
et al.
Defendants.

TO: FRANCILLIA GANDHI LOVETT
 AKA FRANCILLIA G LOVETT
 LAST KNOWN ADDRESS
 306 JAMES AVE
 WINTER HAVEN, FL 33823

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

ALL THAT CERTAIN PARCEL OF LAND IN, POLK COUNTY, STATE OF FL, AS MORE FULLY DESCRIBED IN BOOK 07487 PAGE 0001 ID#11-28-25-337800-003080, BEING KNOWN AND DESIGNATED AS LOTS 7,8,9 AND EAST 42 FEET OF LOT 10 BLOCK 3 SECTION 11 AZALEA PARK, FILED IN PLAT BOOK 35, PAGE 19.

commonly known as 306 JAMES AVE, WINTER HAVEN, FL 33823 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Donna S. Glick of Kass

Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 6/1/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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: April 24, 2026.
 CLERK OF THE COURT
 Honorable Stacy M. Butterfield
 255 North Broadway
 Bartow, Florida 33830-9000
 (COURT SEAL) By: Ruthy Pacheco
 Deputy Clerk

Donna S. Glick
 Kass Shuler, P.A.,
 plaintiff's attorney,
 P.O. Box 800,
 Tampa, Florida 33601,
 (813) 229-0900
 246300/2530969/and
 May 22, 29, 2026 26-00962K

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. 2025CA004391A000BA
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

BRITTANY ELIZABETH MONTGOMERY; UNKNOWN SPOUSE OF BRITTANY ELIZABETH MONTGOMERY; OAK CREEK PRESERVE TOWNHOMES OWNERS 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 April 14, 2026 and entered in Case No. 2025CA004391A000BA, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and BRITTANY ELIZABETH MONTGOMERY; UNKNOWN SPOUSE OF BRITTANY ELIZABETH MONTGOMERY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; OAK CREEK PRESERVE TOWNHOMES OWNERS 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 June 15, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, ONE COLLEGE PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 200, PAGE(S) 1 THROUGH 4, 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.

Dated this 15th day of May 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.: 25-01337 NML
 V6.20190626
 May 22, 29, 2026 26-00987K

FIRST INSERTION

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

CASE NO. 2026CA001572A000BA
HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-3,
Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH L. BLAYLOCK A/K/A JOSEPH BLAYLOCK, DECEASED, et al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JACQUELINE ERIKSON A/K/A JACQUELINE ERIKSON, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defen-

dants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

THE EAST 106 FEET OF THE WEST 449 FEET OF THE NORTH 138 FEET OF THE W 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING LOT 37 OF UNRECORDED SABBAL PALM PARK ADDITION.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 6/19/26 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

WITNESS my hand and the seal of this Court at Polk County, Florida, this 13th day of May, 2026

Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 (SEAL) BY: S. Irlanda
 DEPUTY CLERK

ROBERTSON, ANSCHUTZ,
 AND SCHNEID, PL
 ATTORNEY FOR PLAINTIFF
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 26-386458
 May 22, 29, 2026 26-00965K

SAVE TIME

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

SARASOTA • MANATEE
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 COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE BUSINESS OBSERVER

06/20/26, V12

--- SALES / ACTIONS ---

FIRST INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45,
FLORIDA STATUTES
IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CC006817**

**CHARLES COVE HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff, vs.
TYRESE MYRICK, et al.,
Defendant(s).**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/6/2026, in Case No.: 2025CC006817 of the County Court in and for Polk County, Florida, wherein CHARLES COVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and TYRESE MYRICK, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 8/4/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 73, LAKE CHARLES RESORT PHASE 1A, a subdivision according to the plat thereof re-

corded in Plat Book 175, Pages 5 through 10, 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.

DATED: May 13, 2026

By: /s/Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
May 22, 29, 2026 26-00956K

**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. 2026CA000068A000BA
Freedom Mortgage Corporation
Plaintiff, vs.
American Home Management,
LLC, a Wyoming Limited Liability
Company; Justin Michael Brennan;
Arie Lu Brennan; Balmoral Master
Association, Inc.; Randy Renbarger
Defendants.**

TO: Randy Renbarger
Last Known Address: 14200 Edge of

the Earth Road, Lexington, OK 73051
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 66, BALMORAL ESTATES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGES 1 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

FIRST INSERTION

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

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

at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on April 27th, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Sebastian Irlanda
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F03844
May 22, 29, 2026 26-00961K

SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

**NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000564
IN RE: ESTATE OF
MADELINE VICTORIA NICHOLS,
Deceased.**

TO: UNKNOWN FATHER
Unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before April 28, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 13th day of March, 2026.

STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) By: /s/ H. Ward
As Deputy Clerk
May 15, 22, 29; June 5, 2026
26-00900K

SECOND INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 2026CA000005A000BA
MIDFIRST BANK
Plaintiff, v.
JOHAN ALEXIS
CARVAJAL ORTIZ, ET AL.
Defendants.**

TO: JOHAN ALEXIS
CARVAJAL ORTIZ,
Current residence unknown, but whose last known address was:
2417 WHITE TAIL ST,
DAVENPORT, FL 33837-9562

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

LOT 14, BLOCK 17, OF DEER RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 199, PAGE(S) 37-42 AS AFFECTED BY SCRIVENER'S ERROR AFFIDAVIT RECORDED IN BOOK 12730, PAGE 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 6-14-26 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 30 day of April, 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
By: /s/ Sebastian Irlanda
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
May 15, 22, 2026 26-00903K

SECOND INSERTION

**NOTICE OF DEFAULT AND
INTENT TO FORECLOSE
WESTGATE RIVER RANCH FILE:
86605.0002**

Pursuant to Section 721.856, Florida Statutes, the undersigned Trustee as appointed by Westgate Resorts Ltd. (hereinafter referred to as "WESTGATE") hereby formally notifies (See Exhibit "A") that you are in default due to your failure to pay payments due under the Note and Mortgage (as defined below) together with interest, late fees, and other charges. Additional interest continues to accrue, with regard to the following real property located in POLK County, Florida: (See Exhibit "A") (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") (herein "Time Share Plan (Property Address)"). As a result of the aforementioned default, WESTGATE hereby elects to sell the Property pursuant to Section 721.856, Florida Statutes. Please be advised that in the event that the debt owed to WESTGATE is not paid by 6/29/2026, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.856, Florida Statutes. Pursuant to Section 721.856, Florida Statutes, the undersigned Trustee shall:

(1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of POLK County, Florida; and (3) Publish a copy of the notice of sale (two (2) times, once each week, for two (2) successive weeks, in an POLK County newspaper, provided such a newspaper exists at the time of publishing.

If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, all sums due and owing under the Note and Mortgage shall be accelerated and will become immedi-

ately due and payable. Additionally, as a result of the default, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.856, Florida Statutes. Any right you may have to reinstate the mortgage after acceleration will be pursuant to the terms of the mortgage. You may choose to sign and send to the undersigned trustee the objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the mortgage with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the mortgage lien. By: GREENSPOON MARDER, LLP, Trustee, 201 E Pine Street, Suite 500, Orlando, FL 32801.

**EXHIBIT "A" - NOTICE OF
DEFAULT AND INTENT TO
FORECLOSE**

**Owner(s) Address TS Undiv Int Bld
Unit Week Year Season MTG Rec
Info Default Dt**
GIANCARLO BARREDA PANEZ & ELINDA S ERASMUS 13655 Budworth Cir Orlando FL, 32811, 18-118A & 18-118B, 47 & 47, WHOLE & WHOLE, 2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13565/916, 4/27/2025; JAMES S ATKINS 101 S MAIN ST #26 HIAWASSEE GA, 30546, 4-104B, 8 WHOLE, 1 ALL SEASON-FLOAT WEEK / FLOAT UNIT, 13090/83, 5/2/2024; KIM THAO T VU 30 Foggy Creek Ln Hiram GA, 30141, 4-104B, 8 WHOLE, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13090/83, 5/2/2024; RENE E RODRIGUEZ 9007 SW 23RD LN MIAMI FL, 33165, 1-101, 51 WHOLE, 1 FIXED WEEK/FLOAT UNIT, 13381/1800, 5/1/2025; CONSUELO E PANEZ ISHIDA & JOSE F BARREDA VARGAS Los Olmos 186 Urbanizacioid El Remanso De La Molina Lima ,

SECOND INSERTION

-- BARBARA LADEEN BETTS and RONALD D BETTS, SR. ("Owner(s)"), 118 PRAIRIE MEADOW LN, POTTSBORO, TX 75076 Week 33 in Unit No. 0028/Fractional Interest 1.923%/Amount Secured by Lien: \$10,778.61/Lien Doc #2022118482/Assign Doc #2022119752

Contract Number: M93016319

-- ROYCE D BLANKENSHIP and LACINDA BLANKENSHIP, ("Owner(s)"), 4207 VON TALGE RD, SAINT LOUIS, MO 63128 Week 33 in Unit No. 0041/Fractional Interest 1.923%/Amount Secured by Lien: \$5,710.23/Lien Doc #2025102522/Assign Doc #2025106068

Contract Number: M93201455

-- SANDRA L BROWN-BRYANT and MYRON W BROWN JR, and QUAMECIA BROWN ("Owner(s)"), 2620 MCPHERSON RD, FORT WORTH, TX 76140 and 19240 STOKES RD UNIT 514, WALLER, TX 77484 TX / Week 30 in Unit No. 0038/Fractional Interest 1.923%/Amount Secured by Lien: \$4,944.31/Lien Doc #2025102522/Assign Doc #2025106068

Contract Number: M92425378

-- JOHN LEBLEU and MICHELLE LEBLEU, ("Owner(s)"), 2753 COUNTRY ROAD 450, WEST COLUMBIA, TX 77486, Week 25 in Unit No. 0021/Fractional Interest 1.923%/Amount Secured by Lien: \$6,707.73/Lien Doc #2025102508/Assign Doc #2025106072

Contract Number: M91858352

-- THA PEOUK and SEAN PHAN, ("Owner(s)"), 175 OAK HL, NORTH ADAMS, MA 01247 Week 7 in Unit No. 0039/Fractional Interest 1.923%/Amount Secured by Lien: \$5,038.69/Lien Doc #2025102508/Assign Doc #2025106072

Contract Number: M93612533 -- L.B. REYNOLDS ("Owner(s)"), 2675 DEEP HILL CIR, DALLAS, TX 75233 / Week 28/37 in Unit No. 0112A/0112 / Fractional Interest 1.923%/Amount Secured by Lien: \$19,242.47/Lien

00000 PERU, 18-118A & 18-118B, 46 & 48, WHOLE & WHOLE, 2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13481/1275, 3/27/2025; MATTHEW E KLAUS 4 Inverness Drive Bloomington IL, 61701, 16-116, 45, WHOLE, 1 ALL SEASON -FLOAT WEEK/FLOAT UNIT, 13565/958, 4/28/2025; REBECCA J EVON KLAUS PO BOX 8280 PHILADELPHIA PA, 19101, 16-116, 45, WHOLE, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13565/958, 4/28/2025; JESSICA M SUAREZ & DAVID SUAREZ 115 VOLTAIRE DR SPRING HILL FL, 34609, 9-109, 37, WHOLE, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13439/2119, 3/15/2025; CLINT R HORVATH & ALMALDOMINGUEZ 33NE 26 Drive Wilton Manors FL, 33334, 15-115B, 49, ODD, 1/2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13115/2038, 1/5/2025; CHERYL DOYLE 10339 Southwest 208 Terrace Miami FL, 33189, 1-101 & 5-105, 29 & 46, ODD & ODD, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13081/967, 3/20/2025; FRANCISCO A PALOMINO CASTRO 11771 SW 188 Terra Miami FL, 33177, 16-116, 47, ODD, 1/2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13158/843, 7/8/2024; BELKIS D DIAZ SOCARRAS 15765 SW 150TH CT Miami FL, 33187, 16-116, 47, ODD, 1/2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13158/843, 7/8/2024; PAMELA K HUGHES & DENNIS P HUGHES 1922 Saint Louis Ave Fort Wayne IN, 46819, 12-112 & 12-112, 19 & 20, WHOLE & WHOLE, 2 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13115/2001, 5/28/2025; KURT E SCHERRER & AMY N SCHERRER 20554 SW 93R D AVE Cutler Bay FL, 33189, 17-117A & 17-117A & 17-117B & 17-117B, 35 & 36 & 37 & 39, WHOLE & WHOLE & WHOLE & WHOLE, 4 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13565/1018, 5/2/2025; JACQUELINE THOMAS 14534 SW 84TH ST Miami FL, 33183, 1-101, 35, WHOLE, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13039/109, 5/28/2025; MANUEL PARRA 13011 SW 132nd St Miami FL, 33186, 1-101, 35, WHOLE, 1 ALL SEASON-FLOAT WEEK/FLOAT UNIT, 13039/109, 5/28/2025.
May 15, 22, 2026 26-00937K

Doc #2024124968/Assign Doc #2024127951

Contract Number: M93510167 -- JAMES RILEY JR and DAWN RILEY, ("Owner(s)"), PO BOX 1234, WIMBERLEY, TX 78676 Week 29 in Unit No. 0115/Fractional Interest 1.923%/Amount Secured by Lien: \$13,907.43/Lien Doc #2024124968/Assign Doc #2024127951

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
By: Jerry E. Aron, P.A., Trustee,
801 Northpoint Parkway, Suite 64,
West Palm Beach, FL 33407
May 15, 22, 2026 26-00909K

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

SECOND INSERTION

**THE GARDNER TRAILS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2027 BUDGET;
AND NOTICE OF REGULAR
BOARD OF SUPERVISORS'
MEETING.**

The Board of Supervisors ("Board") of The Gardner Trails Community Development District ("District") will hold a public hearing on July 1, 2026 at 10:00 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2027"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, (813) 344-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.thegardnertrailscdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or 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. Jason Greenwood
District Manager
May 15, 22, 2026 26-00912K

SECOND INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-000031**

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

TO: Jennifer Lynn Morris
428 Ohio Lane
Poinciana, FL 34759
Jennifer Lynn Morris
3314 Robert Trent Jones Dr., Apt. 4
Orlando, FL 32835
Jennifer Lynn Morris
416 Ohio Way
Kissimmee, FL 34759
Jennifer Lynn Morris
3314 Robert Trent Jones Dr., Unit 410
Orlando, FL 32835
Robert Allen Hoggins
428 Ohio Lane
Poinciana, FL 34759
Robert Allen Hoggins
3314 Robert Trent Jones Dr., Apt. 4
Orlando, FL 32835
Robert Allen Hoggins
416 Ohio Way
Kissimmee, FL 34759
Robert Allen Hoggins
3314 Robert Trent Jones Dr., Unit 410
Orlando, FL 32835
Unknown Spouse of
Jennifer Lynn Morris
428 Ohio Lane
Poinciana, FL 34759
Unknown Spouse of
Jennifer Lynn Morris
416 Ohio Way
Kissimmee, FL 34759
Unknown Spouse of
Jennifer Lynn Morris
3314 Robert Trent Jones Dr., Unit 410
Orlando, FL 32835
Unknown Spouse of
Robert Allen Hoggins
428 Ohio Lane
Poinciana, FL 34759
Unknown Spouse of
Robert Allen Hoggins
3314 Robert Trent Jones Dr., Apt. 4
Orlando, FL 32835
Unknown Spouse of
Robert Allen Hoggins
416 Ohio Way

Kissimmee, FL 34759
Unknown Spouse of
Robert Allen Hoggins
3314 Robert Trent Jones Dr., Unit 410
Orlando, FL 32835

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

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

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

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

Default date: 6/11/26
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 5th day of May, 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
By: /s/ Sebastian Irlanda
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
May 15, 22, 2026 26-00929K

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 26CP-1418
IN RE: ESTATE OF
Barbara Louise Ertman
deceased.

The administration of the estate of Barbara Louise Ertman, deceased, Case Number 26CP- 1418, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. 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 ON OR BEFORE 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 the 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 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 May 15, 2026.

/s/ Joseph R. Cooney
Personal Representative
Address: 4835 Hickory Stream Lane,
Mulberry, FL 33860
/s/ MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
May 15, 22, 2026 26-00935K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001063A000BA
IN RE: ESTATE OF
PAUL ARTHUR ROBERTS
a/k/a PAUL ARTHUR
ROBERTS, JR.
Deceased.

The administration of the estate of Paul Arthur Roberts, deceased, whose date of death was March 20, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 May 15, 2026.

Personal Representative:
/s/ Valerie Ann Taterzewski
Valerie Ann Taterzewski
1200 Sawgrass Ct.
Safety Harbor, Florida 34677
Attorney for Personal Representative:
/s/ Amanda M. Sullivan
Amanda M. Sullivan, Esq.
E-mail Addresses:
amanda@rtaltmanlaw.com,
altmanlaw@rtaltmanlaw.com,
staff@rtaltmanlaw.com
Florida Bar No. 1009143
Law Office of James J. Altman, P.A.
5416 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 848-8435
Facsimile: (727) 848-2750
May 15, 22, 2026 26-00934K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532026CP001373A000BA
IN RE: ESTATE OF
JOY SUE BATES,
Deceased.

The administration of the estate of JOY SUE BATES, Deceased, whose date of death was February 21, 2026, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is May 15, 2026.

JENI BATES,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd.
Suite 206
Hollywood, FL 33020
Telephone: (954) 767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
May 15, 22, 2026 26-00908K

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/05/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1995 FLEE mobile home bearing Vehicle Identification Numbers FLFLR79A11490GB and FLFLR79B11490GB and all personal items located inside the mobile home. Last Tenant: Pamela Clements Gorman, Jonathan Gorman, and Felton Thomas Gorman. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.
May 15, 22, 2026 26-00954K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 532026-CP-001031
Division: Probate
IN RE: ESTATE OF
PAUL RICHARD MAPLE
Deceased.

The administration of the Estate of PAUL RICHARD MAPLE deceased, whose date of death was May 30, 2025, and whose last four digits of his ITIN is 2529 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 de-

mands 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 May 15, 2026.

Personal Representative:
RICHARD MAPLE,
Petitioner
56 Eastmead, Goldworth Park
Woking GU21 3BP United Kingdom
Attorney for Personal Representative:
WIDERMAN MALEK, PL
506 Celebration Avenue
Celebration, FL 34747
Tel: (407) 566-0001
Charles P. Castellon, Esquire
Florida Bar No. 0574287
Primary email:
ccastellon@uslegalteam.com
Secondary email:
RBaez@uslegalteam.com
Counsel for Petitioner
May 15, 22, 2026 26-00906K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TENTH JUDICIAL DISTRICT IN
AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO:
53-2026-CP-000016-A000BA
IN RE: ESTATE OF
DEBRA MARIE KELLY,
Deceased.

The administration of the Estate of DEBRA MARIE KELLY, deceased, whose date of death was March 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 May 15, 2026.

Personal Representative:
Kristina Lambert
401 Crown Street
Willow Grove, Pennsylvania 19090
Attorneys for Personal Representative:
Carlos Linares, Esq.
Florida Bar No. 1051061
Sylvana Rosende, Esq.
Florida Bar No.: 1025248
ROSENDE PAUL PLLC
Attorneys for Personal Representative
8200 NW 41st Street,
Suite 318
Doral, FL 33166
Telephone: (305) 701-2099
carlos@rosendepaul.com
sylvana@rosendepaul.com
May 15, 22, 2026 26-00905K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-566
Division Probate
IN RE: ESTATE OF
JOHN ROBERT RUCKER
A/K/A JOHN R. RUCKER
Deceased.

The administration of the Estate of John Robert Rucker a/k/a John R. Rucker, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 May 15, 2026.

Personal Representative:
Nadya Rucker
5670 Musket Lane
Stone Mountain, GA 30087
Attorney for Personal Representative:
Joshua M. Sachs, Esq.
E-Mail Addresses:
jms@hendersonsachs.com
michael@hendersonsachs.com
Florida Bar No. 24277
Henderson Sachs PA
8240 Exchange Drive Ste. C6
Orlando, FL 32809
Telephone: 4078502500
May 15, 22, 2026 26-00907K

SECOND INSERTION

**NOTICE OF DEFAULT AND
INTENT TO FORECLOSE**

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

TIMESHARE PLAN:
ORLANDO BREEZE RESORT
An undivided fractional fee interest (described below) in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number (described below) together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Contract Number: 93795606
SHEILA JO DOSS, 330 LAUREL LN,
FATE, TX 75087 /Week 31 in Unit No. 0048/Principal Balance: \$87,350.34.
Contract Number: 93021297 SAUL RIVERABARRIOS and LAURA RIVERA, 402 TAURUS DR, KILLEEN, TX 76542 and 4502 ZADAR AVE, LUBBOCK, TX 79407 /Week 50 in Unit No. 0067/Principal Balance: \$7,011.45.
Contract Number: 93681477

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1095
IN RE: ESTATE OF
EDWARD FRANCIS SWINDELLES
Deceased.

The administration of the estate of Edward Francis Swindelles, deceased, whose date of death was July 20, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, 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

FLORENCE E SPEER 10630 CARROLL WOOD WAY APT 2, SAINT LOUIS, MO 63128 /Week 2 in Unit No. 0067/Principal Balance: \$33,648.19.

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
By: Jerry E. Aron, P.A., Trustee,
801 Northpoint Parkway, Suite 64,
West Palm Beach, FL 33407
May 15, 22, 2026 26-00910K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-1095
IN RE: ESTATE OF
EDWARD FRANCIS SWINDELLES
Deceased.

The administration of the estate of Edward Francis Swindelles, deceased, whose date of death was July 20, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, 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. 732.221, 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 May 15, 2026.

Personal Representative:
Jo-Ann Swindelles
3 Edinburgh Drive
Haines City, Florida 33844
Attorney for Personal Representative:
/s/ Benjamin C. Sperry
Benjamin C. Sperry, Attorney
Florida Bar Number: 84710
1607 S. Alexander Street,
Suite 101
Plant City, Florida 33563-8421
Telephone: (813) 754-3030
E-Mail: bcsperry@sperrylaw-pc.com
May 15, 22, 2026 26-00904K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-4293
IN RE: ESTATE OF
MARTIN CLINTON RHEA,
Deceased.

The administration of the estate of MARTIN CLINTON RHEA, deceased, whose date of death was November 18, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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: May 15, 2026.

SARAH RHEA
Personal Representative
2300 Lilly Street
Lake Wales, Fl 31898
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B.
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
May 15, 22, 2026 26-00946K

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-- ACTIONS / 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. 532026CA000913A000BA
Trust Bank
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dianna L. Ingram a/k/a Dianna Lee Ingram a/k/a Diana Lee Ingram, Deceased; et al
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dianna L. Ingram a/k/a Dianna Lee Ingram a/k/a Diana Lee Ingram, Deceased

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

LOT 23, ORANGEWOOD COMMUNITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 50, 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 5/15/26, 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 April 8, 2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Ashley Saunders
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F04307
May 15, 22, 2026 26-00930K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.

532023CA005560000000
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23,
Plaintiff, vs.

UNKNOWN HEIRS OF CARRIE ISABELLA WALKER A/K/A CARRIE WALKER A/K/A CARRIE I. WALKER; REBECCA LEE MACK; LESSIE WILSON; CELESTINE HALES; KENNETH FORD; YVONNE FORD; WILLIAM FORD; LOLA MITCHELL; ELNORA GOODMAN; MARIE LEE; DEBRA HENRY; REBECCA MACK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CARRIE I. WALKER;
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the May 6, 2026 Foreclosure Sale and Rescheduling the Foreclosure Sale dated May 5, 2026, and entered in Case No. 532023CA005560000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23, is Plaintiff and UNKNOWN HEIRS OF CARRIE ISABELLA WALKER A/K/A CARRIE WALKER A/K/A CARRIE I. WALKER; REBECCA LEE MACK; LESSIE WILSON; CELESTINE HALES; KENNETH FORD; YVONNE FORD; WILLIAM FORD; LOLA MITCHELL; ELNORA GOODMAN; MARIE LEE; DEBRA HENRY; REBECCA MACK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CARRIE I. WALKER, are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 19TH day of JUNE, 2026, the following described property as set forth in said Final Judgment, to wit:

BEGINNING AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 23 EAST, RUN SOUTH 640 FEET; THEN EAST 160 FEET TO THE POINT OF BEGINNING; RUN EAST, 240 FEET; NORTH 150 FEET; WEST 240 FEET; THEN SOUTH 150 FEET TO THE POINT OF BEGINNING. (THE BEARINGS GIVEN IN THE ABOVE DESCRIPTION ARE BASED ON THE ASSUMPTION THAT

THE BEARINGS OF THE NORTH LINE OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 23 EAST, IS A DUE EAST OR WEST LINE. THE ABOVE DESCRIPTION COVERS LOTS 74 AND 75, OF UNRECORDED FULLER HEIGHTS, AS SHOWN ON I.M.C.C. DRAWING #2327, FILE # 80 B-2), 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the CourtAdministrative, 255 N. BroadwayAvenue, Bartow, Florida33830,(863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lò ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 11th day of May, 2026
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
CR18523-23/sap
May 15, 22, 2026 26-00928K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.

532025CA004284A000BA
MIDFIRST BANK
Plaintiff, v.
CRISTINA KATHERINE MENDOZA VASQUEZ; MARIA JAIME; UNKNOWN TENANT 2; UNKNOWN TENANT 1; GOODLEAP, LLC; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 27, 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 (S) 47 AND 48, INWOOD - NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 923 W LAKE CANNON DR NW, WINTER HAVEN, FL 33881-2985

at public sale, to the highest and best bidder, for cash, online at www.polk.

realforeclose.com, on June 09, 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 8th day of May, 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exlegal.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
1000011137
May 15, 22, 2026 26-00927K

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. 2025CA002898A000BA
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
LUIS ERNESTO JIMENEZ JR, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 08, 2026, and entered in 2025CA002898A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and LUIS ERNESTO JIMENEZ JR; UNKNOWN SPOUSE OF LUIS ERNESTO JIMENEZ JR; ASTONIA 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 June 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 302 AS SHOWN ON THE PLAT ENTITLED, "ASTONIA PHASE 2 & 3" RECORDED IN PLAT BOOK 192, PAGES 27 THROUGH 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
1564 EUCALYPTUS WAY,
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 12 day of May, 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
24-247856 - NaP
May 15, 22, 2026 26-00950K

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. 2025CA003578A000BA
Freedom Mortgage Corporation
Plaintiff, vs.
Donald T. Gettens, III; Kimberly Gettens; Lake Eloise Pointe Homeowners Association, Inc.; Polk County, Florida; United States of America on behalf of the Secretary of Housing and Urban Development
Defendants.

TO: Donald T. Gettens, III
Last Known Address: 287 Lake Eloise Pointe Blvd, Winter Haven, FL 33880
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

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

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,

tiff'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 June 10, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on May 4, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By A. Nieves
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F02400
May 15, 22, 2026 26-00932K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025-CA-002334

BOYD MANAGEMENT, LLC a Florida limited liability company,
Plaintiff, v.
AXENTRIA CONSULTING GROUP LLC, a Florida limited liability company; WATERSONG HOMEOWNERS ASSOCIATION INC., a Florida not for profit corporation;
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 13, 2026, entered in Case No. 2025-CA-002334 of the Circuit Court, in the Tenth Judicial Circuit, in and for Polk County, Florida, wherein BOYD MANAGEMENT LLC, a Florida limited liability company, is the Plaintiff, and AXENTRIA CONSULTING GROUP LLC, a Florida limited liability company, and WATERSONG HOMEOWNERS ASSOCIATION INC., a Florida not for profit corporation, are the Defendants, the office of Stacy M. Butterfield, Clerk of the Circuit Court for Polk County, or their successor, shall sell to the highest and best bidder for cash by electronic sale online at www.polk.realforeclose.com, on May 26, 2026 beginning at 10:00 AM Eastern Time, the following described property as set forth in said Final Judgment:

Lot 215, Watersong Phase Two, according to the map or plat

thereof as recorded in Plat Book 191, Page 2, Public Records of Polk County, Florida.
PROPERTY ADDRESS:
1242 Butterfly Orchid Road,
Davenport, FL 33837

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

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

Dated April 14, 2026.
/s/Brice S. Shrader II
BRICE S. SHRADER II, ESQ.
Florida Bar No. 0121675
Acosta, Moore, & Shrader, PLLC
225 E Robinson St, Ste. 215
Orlando FL 32801
Tel.: (407) 644-2531
Fax: (407) 628-9289
Service by email:
BShrader@AMSLawFL.com
Attorney for Plaintiff
May 15, 22, 2026 26-00920K

SECOND INSERTION

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

CASE NO.: 2025CA004874A000BA
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
STEPHANIE BRAZELL;
JENNIFER CLARK; THE UNKNOWN SPOUSE OF STEPHANIE BRAZELL THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: THE UNKNOWN SPOUSE OF STEPHANIE BRAZELL
LAST KNOWN ADDRESS:
493 MADISON DRIVE,
DAVENPORT, FL 33837
CURRENT ADDRESS: 493 MADISON DRIVE, DAVENPORT, FL 33837

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

LOT 15, OAKBROOK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property address: 1603 Lawton Lane, Lakeland, FL 33803

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is

6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

Default date: 6/10/26
DATED this the 4th day of May, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Sebastian Irlanda
Deputy Clerk

Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
PennyMac Loan Services, LLC vs.
Stephanie Brazell
TDP File No. 25-013624-1
May 15, 22, 2026 26-00921K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION

CASE NO.: 2025-CA-004507
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ROSAYDIL MALDONADO CINTRON, et al,
Defendant(s).

To: ROSAYDIL MALDONADO CINTRON
Last Known Address: 1149 Oakhill St. Lakeland, FL 33815
Current Address: Unknown

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

LOT 12, BLOCK A, OF MAP OF MOODY & ROBERTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 1149 OAKHILL ST. LAKELAND, FL 33815

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Alber-

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon 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: 6/15/26
WITNESS my hand and the seal of this court on this 7th day of May, 2026.

Stacy M. Butterfield
Clerk of the Circuit Court
(Court Seal) By: /s/ Sebastian Irlanda
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-012536
May 15, 22, 2026 26-00949K

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Business Observer

--- SALES ---

SECOND INSERTION

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

POLK COUNTY
GENERAL CIVIL DIVISION
Case No: 2025CA-003342-A000-BA
GENEVA LANDINGS
HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
HECTOR FABIAN VAZQUEZ
RUIZ; LIZ NICOLE MOLINA-
PEREZ; SERVICE FINANCE
COMPANY, LLC,
Defendants,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 10, 2026, entered in Case No. 2025CA-003342-A000-BA of the Circuit Court of the TENTH Judicial Circuit in and for POLK COUNTY, Florida, wherein GENEVA LANDINGS HOMEOWNERS ASSOCIATION, INC. is the Plaintiff, and HECTOR FABIAN VAZQUEZ RUIZ, et al., are the Defendants, Clerk of Court STACY M. BUTTERFIELD of POLK County, will sell to the highest and best bidder for cash online via the internet at https://www.polk.realforeclose.com/ at 10:00 AM, on June 9, 2026, the following described property as set forth in said Final Judgment:

Lot 243, GENEVA LANDINGS PHASE 1, according to the Plat

thereof as recorded in Plat Book 188, Pages 37 through 43, Public Records of Polk County, Florida. Parcel I.D. No: 27-27-09-729510-002430 a/k/a 1544 FLEUR DR

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/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esq.
Fla. Bar No. 16237
ZP Legal, PLLC
5519 Park St N, Unit #370
St. Petersburg, FL 33709
Telephone- 727/440-4407
Primary E-mail:
szetrouer@zp-legal.com
Secondary: cos@zp-legal.com
May 15, 22, 2026 26-00918K

SECOND INSERTION

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

Case No. 2025-CA-005451

FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
LAND TRUST SERVICE CORP, AS TRUSTEE OF THE 426 PALERMO STREET DAVENPORT TRUST, UNKNOWN SUCCESSOR TRUSTEE OF THE 426 PALERMO ST DAVENPORT TRUST, UNKNOWN BENEFICIARIES OF THE 426 PALERMO ST DAVENPORT TRUST, et al.
Defendants.

TO: UNKNOWN SUCCESSOR TRUSTEE OF THE 426 PALERMO ST DAVENPORT TRUST
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
426 PALERMO ST
DAVENPORT, FL 33897
UNKNOWN BENEFICIARIES OF THE 426 PALERMO ST DAVENPORT TRUST
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
426 PALERMO ST
DAVENPORT, FL 33897

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

LOT 239, REGAL PALMS AT HIGHLAND RESERVE, PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE(S) 24 AND 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 426 PALERMO

ST, DAVENPORT, FL 33897 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on George Zamora of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before June 15, 2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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: May 06th, 2026.

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

George Zamora
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
F078950/2532678/MTS
May 15, 22, 2026 26-00922K

SECOND INSERTION

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

Case No.: 2026-CA-001342
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
QUEEN KARISMA S. WASHINGTON, et al.,
Defendants.

TO: Unknown Personal Representative of Larry Libertore, Jr.
1444 Ridge Lake Court
Lakeland FL 33801

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:
Lot 4C of COUNTRY RIDGE ADDITION PHASE 2-B, according to the map or plat thereof as recorded in Plat Book 79, Page 47, of the Public Records of Polk County, Florida, being more particularly described as follows: That part of Lot 4 of COUNTRY RIDGE ADDITION PHASE 2-B, as recorded in Plat Book 79, Page 47, of the Public Records of Polk County, Florida.

Described as Follows:
Commence at the Eastern-most point of said Lot 4 being the common corner with Lot 5 on the Right-of-Way of Ridge Lake Court and run thence S 56°06'48" W, along said Right-of-Way, 31.42 feet to the Point of Beginning; Continue thence S 56°06'48" W, 16.08 feet; thence N 34°53'18" W, 202.37 feet; thence N 56°06'48" E, 16.08 feet; thence S 34°53'18" E, 202.37 feet to the Point of Be-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Default Date 6-21-26

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 5 day of May, 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: Antonio Sparrow
DEPUTY CLERK
Antonio R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
May 15, 22, 2026 26-00931K

SECOND INSERTION

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

Case No. 2024CA003089000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
EMILY REBECCA GONZALEZ A/K/A EMILY GONZALEZ; LUIS REYES; MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed April 6, 2026 and entered in Case No. 2024CA003089000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK COUNTY, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and EMILY REBECCA GONZALEZ A/K/A EMILY GONZALEZ; LUIS REYES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MATTIE POINTE HOMEOWNER'S 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 June 5, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 107 OF MATTIE POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 185, PAGE(S) 44, 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 12th day of May 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.: 24-00845 NML
V6.20190626
May 15, 22, 2026 26-00947K

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. 2025CA005099A000BA
Freedom Mortgage Corporation
Plaintiff, vs.

Morgan Droz; Unknown Spouse of Morgan Droz; The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nancy Elizabeth Orem a/k/a Nancy Orem, Deceased; Rachel Brandi Elizabeth Rose a/k/a Rachel Rose f/k/a Brandi Elizabeth Rose Munton f/k/a Brandi Elizabeth Munton; Rachel Brandi Elizabeth Rose as Personal Representative of the Estate of Nancy Elizabeth Orem a/k/a Nancy Orem; David John Munton a/k/a David Munton; B.M.M. a/k/a B.M., a minor child in the care of his mother and natural guardian, Sylvia Maria Biggerstaff
Defendants.

TO: David John Munton a/k/a David Munton and B.M.M. a/k/a B.M., a minor child in the care of his mother and natural guardian, Sylvia Maria Biggerstaff

Last Known Address: 1456 Wallace Loop Manor, Winter Haven, FL 33880
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 1 AND THE NORTH ½ OF LOT 4, BLOCK 13, SUMMERLIN SCHOOL LANDS, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25A, AND PLAT BOOK 3, PAGE 15, 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 Matthew Marks, 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 06/05/2026, 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 4/29/2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Tamika Joiner
As Deputy Clerk
Matthew Marks, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F03551
May 15, 22, 2026 26-00933K

THIRD INSERTION

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

Case Number:
53-2026CA-000211-A000-BA
FIRST MORTGAGE CORPORATION OF WINTER HAVEN, a Florida corporation,
Plaintiff, vs.
MARK A. COUCH, UNKNOWN SPOUSE OF MARK A. COUCH, RALPH RIERA, ANA G. RIERA, ORCHID SPRINGS VILLAGE NO. 200, INC., a Florida not for profit corporation, CHARLES H. EVANS III, LLC, a Florida limited liability company, d/b/a CH EVANS, and UNKNOWN TENANT(S) IN POSSESSION,
Defendants.

TO: MARK A. COUCH and UNKNOWN SPOUSE OF MARK A. COUCH, claiming under any of the above-named or described defendant or party or claiming to have any right, title, or interest in the real property hereinafter described.

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

Seville Unit No. 409 of ORCHID SPRINGS VILLAGE NO. 200, a Condominium according to The Declaration of Condominium recorded in O.R. Book 1406, Page 163, re-recorded in O.R. Book 1547, Page 559 and filed in Condominium Plat Book 1, Page 25 through 29, inclusive of the Public Records of Polk County, Florida, and any amend-

ments thereto, together with its undivided share in the common elements.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Krista Mahalak, plaintiff's attorney, whose address is P.O. Drawer 7608, Winter Haven, Florida 33883, within 30 days after the first publication of this Notice of Action, and file the original with the Clerk of the Court either before service on plaintiff's attorney or immediately thereafter;

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon 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 5/29/2026

WITNESS my hand and the seal of said Court on this 22 day of April, 2026.
Stacy M. Butterfield
Clerk of the Court
(COURT SEAL) By: Ruthy Pacheco
Deputy Clerk

Krista Mahalak, Attorney
Peterson & Myers, P.A.
Florida Bar Number 078231
P.O. Drawer 7608
Winter Haven, FL 33883-7608
863-294-3360
Attorney for Plaintiff
May 8, 15, 22, 29, 2026 26-00853K

SECOND INSERTION

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

Case No.: 2025-CA-004706
CLICK N' CLOSE, INC.,
Plaintiff, v.

GARNETH O'MEALLY, et al.,
Defendants.
TO: Stacy Ann Bonner a/k/a Stacy-Ann Bonner
702 Tartan Loop
Lake Wales, FL 33853
Stacy Ann Bonner a/k/a Stacy-Ann Bonner
2853 W. Commercial Blvd., Apt. 335
Fort Lauderdale, FL 33309
Stacy Ann Bonner a/k/a Stacy-Ann Bonner
35th St., Apt. 4
Coral Springs, FL 33065
Stacy Ann Bonner a/k/a Stacy-Ann Bonner
2855 W. Commercial Blvd., Apt. 352
Fort Lauderdale, FL 33309
Stacy Ann Bonner a/k/a Stacy-Ann Bonner
1747 Coral Ridge Dr.
Coral Springs, FL 33071
Yvonne Riddell
702 Tartan Loop
Lake Wales, FL 33853
Yvonne Riddell
1466 Hicks St.
Bronx, NY 10469
Yvonne Riddell
105 Towns Cir.
Haines City, FL 33844
Yvonne Riddell
414 Tamarind Parke Ln.
Kissimmee, FL 34758
Unknown Spouse of Yvonne Riddell
702 Tartan Loop
Lake Wales, FL 33853
Unknown Spouse of Yvonne Riddell
1466 Hicks St.
Bronx, NY 10469
Unknown Spouse of Yvonne Riddell
105 Towns Cir.
Haines City, FL 33844
Unknown Spouse of Yvonne Riddell
414 Tamarind Parke Ln.
Kissimmee, FL 34758
YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following described property in Polk County, Florida:

Lot 46 of HIGHLAND POINTE PHASE TWO, a subdivision, according to the map or plat thereof recorded in Plat Book 109, Pages 42 and 43, Public Records of Polk County, Florida.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 4th day of May, 2026.
Default date: 6/10/26

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
May 15, 22, 2026 26-00899K

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. 2025CA004045A000BA
Freedom Mortgage Corporation
Plaintiff, vs.

Rodney Leon Boyd Jr; Emily A. Boyd; United States of America on behalf of the Secretary of Housing and Urban Development
Defendants.

TO: Rodney Leon Boyd
Last Known Address: 2419 Lakeview St., Lakeland, FL 33801

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Es-

quire, 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 6-14-26, 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 4-30-26.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Antonio Sparrow
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 25-F02811
May 15, 22, 2026 26-00902K

SECOND INSERTION

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

Case No.
532026CA001159A000BA
MIDFIRST BANK NA
Plaintiff, v.
JAMES BENJAMIN GAINAY, ET AL.
Defendants.

TO: MAJESTY DOREEN GAINAY, Current residence unknown, but whose last known address was:
11917 PASTEUR DR,
ORLANDO, FL 32826

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

LOT 34, BLOCK 19, RIVERSTONE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, PAGE(S) 37 THROUGH 50, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before June 11, 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 5th day of May, 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
1000010482
May 15, 22, 2026 26-00901K

--- SALES ---

SECOND INSERTION

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

CASE NO. 2025CA002475A000BA FBC MORTGAGE, LLC, Plaintiff, vs. SHANE JEFFERIES A/K/A SHANE M JEFFERIES, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 16, 2026 in Civil Case No. 2025CA002475A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Shane Jefferies a/k/a Shane M Jefferies, 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 1st day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 131, ALFORD OAKS, according to the map or plat thereof, recorded in Plat Book 183,

Pages 6 and 7, Public Records of Polk County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
25-11941FL
May 15, 22, 2026 26-00892K

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. 532023CA003812000000 CrossCountry Mortgage, LLC, Plaintiff, vs. Latoy Michelle Johnson, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA003812000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein CrossCountry Mortgage, LLC is the Plaintiff and Latoy Michelle Johnson; Association of Poinciana Villages, Inc.; Tuscan Preserve Community Association, Inc.; Lake Marion Golf Estates Master Homeowner's 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 30th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 121, TUSCANY PRESERVE PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE(S)

15 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID: 28-28-15-935362-001210

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

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

Dated this 6th day of May, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley, Esq
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 22-F00375
May 15, 22, 2026 26-00893K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA003762A000BA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, v. MEGHAN MOORE, ET AL., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 30, 2026 entered in Civil Case No. 2025CA003762A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and MEGHAN MOORE; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LVNV FUNDING LLC; MIDLAND CREDIT MANAGEMENT, INC. are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on June 15, 2026 the following described property as set forth in said Final Judgment, to-wit:

THAT PART OF LOTS 148 AND 149 OF ELOISE WOODS, LAKE ROY UNIT, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 14, PAGES 19, 19A, AND 19B, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHERLY CORNER OF SAID LOT 148; RUN THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 149 A DISTANCE OF 25 FEET; RUN THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 149 A DISTANCE OF 135 FEET TO THE WESTERLY LINE OF SAID LOT 149; RUN THENCE SOUTHEASTERLY

ALONG THE WESTERLY LINE OF SAID LOTS 149 AND 148 A DISTANCE OF 72 FEET; RUN THENCE NORTHEASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 148 A DISTANCE OF 135 FEET TO THE EASTERLY LINE OF SAID LOT 148; RUN THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 148 A DISTANCE OF 47 FEET TO THE POINT OF BEGINNING.

Property Address: 112 Terrace Dr, Winter Haven, FL 33884
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: 5299.000234
May 15, 22, 2026 26-00896K

SECOND INSERTION

AMENDED NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 53-2025-CC-012154-A000-BA CENTRAL HOMES, LLC, Plaintiff, v. EVELYN MALDONADO; UNKNOWN SPOUSE OF EVELYN MALDONADO; UNKNOWN TENANT I; and UNKNOWN TENANT II, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure entered by the Court on May 5, 2026, in the County Court, Tenth Judicial Circuit, in and for Polk County, Florida, wherein CENTRAL HOMES, LLC, is the Plaintiff, and Defendant, EVELYN MALDONADO, is the Defendant, in Case No. 53-2025-CC-0012154-A000-BA, the Polk County Clerk of the Court & Comptroller, Stacy M. Butterfield, CPA, will at 10:00 a.m. (EST) on June 9, 2026, offer for sale and sell to the highest bidder for cash at www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, the real property situate and being in Polk County, Florida more particularly described as:

Lot 2, Block 1084, POINCIANA NEIGHBORHOOD 4 VILLAGE 7, a subdivision according to the plat thereof recorded in Plat Book 53, Pages 4 through 18, inclusive, of the Public Records of Polk County, Florida. Commonly known as 304 Grouper Dr., Poinciana, FL 34759 Parcel No. 28-28-02-934710-141020 (the "Property")

Said sale will be made pursuant to and in order to satisfy the terms of said Default Final Judgment of Foreclosure.

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. 2025CA004540A000BA ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JENNIFER JOY GERMAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 16, 2026, and entered in 2025CA004540A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and JENNIFER JOY GERMAN; CLAYTON WAYNE TAYLOR; FLORIDA ENERGY WATER AND AIR, 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 June 01, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 208.7 FEET OF THE NORTH 208.7 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS EXISTING ROAD RIGHT-OF-WAY FOR KELLER ROAD.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA002203A000BA KIAVI FUNDING INC., Plaintiff, v. BRUDEY PROPERTY GROUP, LLC, a Florida Limited Liability Company; HUBERT M. BRUDEY, an Individual; S.R. PYRAMID LLC; PAUL ROSALNA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated May 1, 2026 entered in Civil Case No. 2025CA002203A-000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein KIAVI FUNDING INC., Plaintiff and BRUDEY PROPERTY GROUP, LLC, a Florida Limited Liability Company; HUBERT M. BRUDEY, an Individual; S.R. PYRAMID LLC; PAUL ROSALNA are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at www.polk.realforeclose.com beginning at 10:00 AM on June 5, 2026 the following described property as set forth in said Final Judgment, to-wit:

THE EAST 170 FEET OF THE WEST 280 FEET OF THE SOUTH 265 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY FLORIDA, LESS ROAD RIGHT-OF-WAY.

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

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

Dated: May 11, 2026
Respectfully submitted,
/s/ Olivia Garcia
Olivia Garcia, Esq.
Florida Bar Number: 1024583
Primary Email:
ogarcia@nardellalaw.com
Secondary Emails:
snardella@nardellalaw.com
Nardella & Nardella, PLLC
135 West Central Blvd., Suite 300
Orlando, Florida 32801
Office: (407) 966-2680
Fax: (407) 966-2681
ATTORNEY FOR PLAINTIFF
Amended only to correct foreclosure sale start time.
May 15, 22, 2026 26-00894K

SECOND INSERTION

Property Address: 1115 KELLER RD, FORT MEADE, FL 33841
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 May, 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
25-353088 - NaP
May 15, 22, 2026 26-00944K

SECOND INSERTION

Property Address: 2921 Crutchfield Road, Lakeland, FL 33805
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
File No: 3843.000222
May 15, 22, 2026 26-00917K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-004773 LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC AND THE GROVES OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANDRES FERNANDO DIAZ, individually; UNKNOWN SPOUSE OF ANDRES FERNANDO DIAZ; and ALL UNKNOWN TENANTS/OWNERS N/K/A ALFREDO IMONIDNI, Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated January 9, 2026, and Order on Motion to Cancel and Reset Foreclosure Sale, dated April 7, 2026, and entered in Case Number: 2024-CA-004773, of the Circuit Court in and for Polk County, Florida, wherein LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC and THE GROVES OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ANDRES FERNANDO DIAZ, individually; UNKNOWN SPOUSE OF ANDRES FERNANDO DIAZ; and ALL UNKNOWN TENANTS/OWNERS N/K/A ALFREDO IMONIDNI, are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 9th day of June, 2026 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 855 Brayton Lane, Davenport, Florida 33897
Property Description: Lot 313, Legacy Park - Phase Three, according to the map or plat thereof, as recorded in Plat Book 129, Page(s) 10 through 12, inclusive, of the Public Records of Polk County, Florida.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon 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/ Shelby Pfannerstill
Florida Bar No.: 0098460
Arthur Barksdale
Florida Bar No.: 0040628
Rebecca Blechman
Florida Bar No.: 0121474
Nelson Crespo
Florida Bar No.: 0121499
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Shelby Pfannerstill
Florida Bar No.: 1058704
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph. (407) 839-3383 Fx. (407) 839-3384
Service E-Mail:
JDLaw@Orlando-Law.com
Attorney for Plaintiff, Association
May 15, 22, 2026 26-00897K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CC008154 LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. SARAH GEORGIA MAE MARTINEZ, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated April 27, 2026, in Case No.: 2025CC008154 of the County Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and SARAH GEORGIA MAE MARTINEZ, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 6/1/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 261, LAKES AT LAUREL

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CC007137 LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, and HIGHGATE PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. VIRGILIO ANTONIO FERNANDEZ TAVAREZ, individually; and ALL UNKNOWN TENANTS/OWNERS N/K/A EVERT TAVAREZ, Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated March 10, 2026, and entered in Case Number: 2025CC007137, of the County Court in and for Polk County, Florida, wherein LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC. and HIGHGATE PARK HOMEOWNERS ASSOCIATION, INC., are the Plaintiffs, and VIRGILIO ANTONIO FERNANDEZ TAVAREZ, individually; and ALL UNKNOWN TENANTS/OWNERS N/K/A EVERT TAVAREZ, Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated March 10, 2026, and entered in Case Number: 2025CC007137, of the County Court in and for Polk County, Florida, wherein LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC. and HIGHGATE PARK HOMEOWNERS ASSOCIATION, INC., are the Plaintiffs, and VIRGILIO ANTONIO FERNANDEZ TAVAREZ, individually; and ALL UNKNOWN TENANTS/OWNERS N/K/A EVERT TAVAREZ, Defendants.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon 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/ Shelby Pfannerstill
Florida Bar No.: 0098460
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Rebecca Blechman
Florida Bar No.: 0121474
Jennifer Peattie
Florida Bar No.: 0127602
Shelby Pfannerstill
Florida Bar No.: 1058704
Nelson Crespo
Florida Bar No.: 0121499
Arthur Barksdale
Florida Bar No.: 0040628
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph. (407) 839-3383 Fx. (407) 839-3384
Service E-Mail:
jdlaw@orlando-law.com
Attorney for Plaintiff
May 15, 22, 2026 26-00898K

--- SALES ---

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.

532024CA003657000000
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
PAIGE RENEE COCHRAN;
UNKNOWN SPOUSE OF PAIGE
RENEE COCHRAN; RIVERSTONE
AT TOWNE PARK PHASES 5 AND
6 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 March 11, 2026 and entered in Case No. 532024CA003657000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and PAIGE RENEE COCHRAN; UNKNOWN SPOUSE OF PAIGE RENEE COCHRAN; RIVERSTONE AT TOWNE PARK PHASES 5 AND 6 HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; RIVERSTONE AT TOWNE PARK PHASES 5 AND 6 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 June 9, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 3, RIVER-

STONE PHASE 5 AND 6, A
SUBDIVISION ACCORDING
TO THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 185,
PAGE 26, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

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

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 12th day of May 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.: 24-01103 NML
V6.20190626
May 15, 22, 2026 26-00948K

SECOND INSERTION

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

CASE NO. 2024CA001934000000
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT
OF THE FREDDIE MAC
SEASONED LOANS STRUCTURED
TRANSACTION TRUST,
SERIES 2018-2,
Plaintiff, vs.
CHARLES M. MCILROY, II AND
HEATHER M. MCILROY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 15, 2025, and entered in 2024CA001934000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 is the Plaintiff and CHARLES M. MCILROY, II; HEATHER M. MCILROY; UNKNOWN SPOUSE OF CHARLES M. MCILROY, II N/K/A AUDREY MCILROY; UNKNOWN SPOUSE OF HEATHER M. MCILROY; NAVY FEDERAL CREDIT UNION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on June 01, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 107 OF UNIT 1 OF PALMORE ESTATES, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 155 FEET OF

THE SOUTH 955 FEET OF
THE WEST 266 FEET OF
THE EAST 858 FEET OF
THE SW ¼ OF THE NE ¼
OF SECTION 23, TOWNSHIP
27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA.

Property Address:
6307 CHAROLAIS,
LAKELAND, FL 33810

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

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

Dated this 11 day of May, 2026.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE
& PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-138744 - EuE
May 15, 22, 2026 26-00942K

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.: 2024CA004334000000
THE BANK OF NEW YORK
MELLON F/K/A THE BANK
OF NEW YORK, AS TRUSTEE
FOR AMRESKO RESIDENTIAL
SECURITIES CORPORATION
MORTGAGE LOAN TRUST 1997-2,
Plaintiff, vs.

LINDA L. SCHROEDER A/K/A
LINDA J. SCHROEDER A/K/A
LINDA SCHROEDER A/K/A
LINDA MILLING SCHROEDER;
DAVID A. SCHROEDER;
UNKNOWN SPOUSE OF
DAVID A. SCHROEDER;
KEITH A. SCHROEDER;
UNKNOWN SPOUSE OF
KEITH A. SCHROEDER,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 9, 2026, and entered in Case No. 2024CA004334000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Amresco Residential Securities Corporation Mortgage Loan Trust 1997-2, is Plaintiff and Linda L. Schroeder a/k/a Linda J. Schroeder a/k/a Linda Schroeder a/k/a Linda Milling Schroeder; David A. Schroeder; Unknown Spouse of David A. Schroeder; Keith A. Schroeder; Unknown Spouse of Keith A. Schroeder, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 7th day of July, 2026, the following described property as set

forth in said Final Judgment, to wit:
LOTS 1 AND 2 OF THE RE-
SUBDIVISION OF LOT 8,
BLOCK 4, OF COUNTRY CLUB
ESTATES, AS PER MAP OR
PLAT THEREOF RECORDED
IN PLAT BOOK 10, PAGE 31,
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

Property Address: 2433 Everett
Street, Lakeland, Florida 33801
and all fixtures and personal property
located therein or thereon, which are
included as security in Plaintiff's mort-
gage.

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: 5/8/2026

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: 24-400242
May 15, 22, 2026 26-00919K

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION

Case #: 2022CC000609000000
Wells Fargo Bank, N.A.
Plaintiff, vs.-

Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of James David Jones, Jr.,
Deceased, and All Other Persons
Claiming by and Through, Under,
Against The Named Defendant (s);
Bailey Gabrielle Jones a/k/a Bailey
Gabrielle Rose, a minor child;
Melinda Kaye Waters a/ka Melinda
K. Waters a/k/a Melinda Kaye Cope,
as Guardian of Bailey Gabrielle
Jones a/k/a Bailey Gabrielle Rose,
a minor child; Unknown Parties
in Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CC000609000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on June 9, 2026, the following described property as set forth in said Final Judgment, to-wit:

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

AND
PARCEL 2:
THE NORTHWEST 1/4 OF

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

TOGETHER WITH THAT
CERTAIN MANUFACTURED
HOME, YEAR: 2006, MAKE:
FLEETWOOD, VIN#: GAF-
L534478477AV21 AND VIN#: GAF-
L534478477AV21.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
20-323101 FCO1 WNI
May 15, 22, 2026 26-00952K

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.: 2022CA001854
LOANDEPOT.COM, LLC,
Plaintiff, v.

ALL UNKNOWN HEIRS,
BENEFICIARIES, LEGATEES,
DEVISEES, PERSONAL
REPRESENTATIVES, CREDITORS
AND ANY OTHER PERSON
CLAIMING BY, THROUGH,
UNDER OR AGAINST CRAIG
BROOKS, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 11, 2025 and entered in Case No. 2022CA001854 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST CRAIG BROOKS, DECEASED, ASSOCIATION OF POINCIANA VILLAGES, INC., AQUA FINANCE, INC., CHIMONE BROOKS, CRAIG BROOKS, CHIMONE BROOKS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CRAIG RANDALL BROOKS, DECEASED, SHARIF BALL, DIMITRI BAXTER, and KARRA ROLLINS, are the Defendants.

The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on June 15, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 127, VILLAGE 3, NEIGHBORHOOD 3, POINCIANA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19-31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID.:

28-27-24-934010-127050
and commonly known as: 749 DROM-
EDARY DR., KISSIMMEE, FL 34759
(the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

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May 15, 22, 2026 26-00926K

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. 2025CA000645000000
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
TERESA BONILLA RODRIGUEZ
AND JORGE COLON BONILLA,
et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 18, 2026, and entered in 2025CA000645000000 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 TERESA BONILLA RODRIGUEZ; JORGE COLON BONILLA; UNKNOWN SPOUSE OF TERESA BONILLA RODRIGUEZ; UNKNOWN SPOUSE OF JORGE COLON BONILLA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF VETERAN AFFAIRS; SOUTHERN CROSSING 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 June 02, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 77 AS SHOWN ON THE
PLAT ENTITLED "SOUTH-
ERN CROSSING" RECORDED
IN PLAT BOOK 177, PAGES 5
AND 6, OF THE PUBLIC RE-

CORDS OF POLK COUNTY,
FLORIDA.
Property Address:
268 FIDDLEWOOD COURT,
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 11 day of May, 2026.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE
& PARTNERS, PLLC
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Danielle Salem, Esquire
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25-273942 - RaO
May 15, 22, 2026 26-00943K

SECOND INSERTION

RE-NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA002777

NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING
Plaintiff(s), vs.

JOSHUA ALLEN YORK; et al.,
Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on May 7, 2026 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of June, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
LOT 32, KNIGHT'S LANDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 188, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property address:

5463 Knights Landing Drive,
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.
Respectfully submitted,
PADGETT LAW GROUP
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attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-007887-1
May 15, 22, 2026 26-00945K

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.:
532025CA004005A000BA
VILLAGE CAPITAL &
INVESTMENT LLC,
Plaintiff, vs.

CHERI ANN SCOTT A/K/A CHERI
A. SCOTT; ASSOCIATION OF
POINCIANA VILLAGES, INC.;
POINCIANA VILLAGE
SEVEN ASSOCIATION, INC.;
DENA MARIE STINGONE A/K/A
DENA M. STINGONE;
UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now

pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court for POLK COUNTY shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 09 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 1021, OF POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 4-18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
33 HERRING CT,
KISSIMMEE, FL 34759
IF YOU ARE A PERSON CLAIM-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 12 day of May 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
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Toll Free: 1-800-441-2438
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R. JUD. ADMIN 2.516
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25-03315
May 15, 22, 2026 26-00951K