

POLK COUNTY LEGAL NOTICES

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

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 24th day of June 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Johnson, Candra BOXES, BAGS, HOUSEHOLD GOODS, MISCELLANEOUS ITEMS; Norman, Brian WAHER, DRYER, CLOTHES, REFRIDGERATOR, BOXES, BASKETS, VACCUM, TVS, MIRROR, SOUNDBAR, TAG2651994 AUTCION06242026; Cora, Christian SPEAKERBOX WITH SPEAKERS, LASER WRAP PRINTER, MINI FRIDGE, TOTES, BOXES, COIN JAR, COOLERS, LUGGAGE, MISCELLANEOUS ITEMS; Murff, William DRAWERS, HANGING RACK, COOLERS, TOOL BOX, MISCELLANEOUS ITEMS; Burch, Shane DINING ROOM TABLE, TV, MICROWAVE, CHAIRS, BAGS, TOTES, GRILL, COOLER, CLOTHES Sale is subject to cancellation in the event of settlement between owner and obligated party.

May 29; June 5, 2026 26-01046K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Terry Joe Bailey and Amanda Susanna Weisner will on the 12th day of June 2026, at 11:00 a.m., on property at 661 Linda Lane, Auburndale, Polk County, Florida 33823, in Fish Haven be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1978 HOME Mobile Home VIN No.: 0361490L Title No.: 17005481

And All Other Personal Property Therein

PREPARED BY:

Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd., Suite 210-B Tallahassee, Florida 32303

May 29; June 5, 2026 26-01036K

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 Noah Skye's Learning Adventures located at 110 Spirit Lake Rd, Ste 4 #821 in the City of Winter Haven, Polk, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2026 House of Skye Publishings LLC Tiffany Huggins-Richards

May 29, 2026 26-01038K

FIRST INSERTION

NOTICE BY PUBLICATION IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2026 CP 001157 A000BA IN RE: ESTATE OF MARTIN GEORGE RODRIGUEZ a/k/a MARTIN G. RODRIGUEZ a/k/a MARTIN GEORGE RODRIGUEZ, III, Deceased.

TO: Martin Rodriguez Whereabouts unknown

Notice is hereby given that Desiree D. Freeland and Deborah Vandiver filed the Petition for Administration on April 10, 2026.

You are required to file with the Circuit Court for Polk County Probate Division, and to serve upon the Petitioners, Desiree D. Freeland and Deborah Vandiver, by and through their undersigned counsel, a response to the Petition within sixty (60) days of the date of the first publication of notice.

This 22nd day of May, 2026. Brittany G. Gloersen Attorney for Desiree D. Freeland and Deborah Vandiver Florida Bar Number: 91434 LANDIS GRAHAM FRENCH, P.A. 145 East Rich Avenue Suite C DeLand, FL 32724 Telephone: (386) 734-3451 Fax: (305) 437-8057 E-Mail: brittany@landispa.com Secondary E-Mail: sdowling@landispa.com

May 29; June 5, 12, 19, 2026 26-01035K

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 24th day of June 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Campbell, Veronica CHAIRS, TABLE, DRESSER, LAPTOP, CLOTHES, BAGS, BEDS, LAMP, MISC ITEMS; Green, Maurice CHRISTMAS TREE, KIDS BIKE, SKATEBOARD, TOTES, CAR SEAT, SUITCASE, MISC ITEMS; Brown, Charlene FOLDAWAY BED FRAME, DRESSER, BENCH, BEDS, TABLE, WEDEATER, CHAIRS, COOLER, POLESAW, BB GUN, MISC ITEMS; Blanc, Qunajah BOXES, 2 TIRES, BASKETBALL, WORKOUT ITEMS, TOTES, BASKETS, BAGS, BOXES, CHAIR, MISC ITEMS; Williams, Ayo-nah MATTRESS, BED FRAME, TOYS; Watts, Dormeka DESK, CHAIRS, BOXES, SUITCASES, CROCK POT, LAMPS, CARPET, TOTES, SHOW-EL, MISC ITEMS; Quinones, Carlos SHELF, ENTERTAINMENT CENTER, DRESSERS, BOXES, BACK-PACK, PORTABLE AC, VACCUM, TABLE, MISC ITEMS; Steele, Marcus WORKOUT YOGA BALL, MATTRESS, RUGS, BOXES, BAGS, MISC ITEMS; Jacobs, Brianna TOTES, BEDFRAME, PICTURES MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.

May 29; June 5, 2026 26-01047K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that GUERLANDE E LAURENNAT will engage in business under the fictitious name GIGIS STORE, with a physical address 728 Corvina Dr, Davenport FL 33897, with a mailing address 728 Corvina Dr, Davenport FL 33897, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 29, 2026 26-01061K

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 J LCS located at 3305 Summer Tree Ln 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 25th day of May, 2026 Jose Fernandez

May 29, 2026 26-01057K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that XUEDONG CHEN, FENG YE, OWNERS, desiring to engage in business under the fictitious name of CHINA MEI WEI located at 4250 US HWY 98N, LAKELAND, FLORIDA 33809 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 29, 2026 26-01056K

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 24th day of June 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2008 Olive St, Lakeland, FL, 33815. Bristol, Cheyne CARSEATS, PRINTER, BABY WALKER, FAN, BAGS, BOXES, LAMP, BABY TOYS; Gonzalez, Andy COUCH, MOP AND BUCKET, LOVESEAT Sale is subject to cancellation in the event of settlement between owner and obligated party.

May 29; June 5, 2026 26-01045K

FIRST INSERTION

CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING
The Board of Supervisors ("Board") of the Cypress Creek Reserve Community Development District ("District") will hold a regular meeting on June 10, 2026 at 11:00 a.m., at Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850, where the Board may consider any other business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours, or by visiting the District's website, <https://cypresscreekreservecd.net>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

May 29, 2026 26-01055K

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 06/22/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: S & S TRUCK AND TRAILER REPAIR, LLC 4V4NC9TG84N371012 2004 VOLV VNL 1676.25/ TEL:813-697-1791 MV: MV87877 LOCATION: 4197 CRUMP ROAD WINTER HAVEN, FL 33881/ 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 29, 2026 26-01050K

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 Cambridge Bay located at 304 E Pine St # 141 in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2026 Cambridge Bay Health LLC Paul Wichert

May 29, 2026 26-01042K

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 PM Auto Rental Services located at 481 Vizcay Way 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 21st day of May, 2026 Paul Manus

May 29, 2026 26-01039K

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 Cambridge Bay Kits located at 304 E Pine St # 141 in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2026 Cambridge Bay Health LLC Paul Wichert

May 29, 2026 26-01041K

FIRST INSERTION

LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING
Notice is hereby given that the Board of Supervisors ("Board") of the Lowery Hills Community Development District ("District") will hold a regular meeting on June 10, 2026 at 11:00 a.m., or as soon as the matter can be heard, at the Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850 where the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at <https://loweryhillsdcd.net/>.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

May 29, 2026 26-01054K

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION

File No.: 2025 CP 001894 IN RE: ANTHONY GLENN ORADAT, Deceased

The administration of the estate of Anthony Glenn Oradat, deceased, whose date of death was December 28, 2024, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE 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.

Personal Representative: Mireya Morillo 431 Cypress St Wauchula, Florida 33873 Attorney for Personal Representative: /s/ Andrew J. Oram, Attorney Florida Bar Number: 1015374 308 Avenue G SW STE 209 Winter Haven, FL 33880 Telephone: (863) 259-4743 E-Mail: office@oram.law Secondary E-Mail: andrew@oram.law

May 29; June 5, 2026 26-01033K

NOTICE

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

CASE NO: 2026-CA-001560 YELLOW BUTTERFLY INVESTMENTS, LLLP, et al. Plaintiffs VS. FLASH MAGIC AND ENTERTAINMENT LLC, et al. Defendants

To: Flash Magic and Entertainment LLC, a Florida Limited Liability Company

Their present address is unknown.

NOTICE IS HEREBY GIVEN that a Foreclosure action to the following real property located in Polk County, Florida:

Lot 7, of LEOMAS LANDING - PHASE 1, according to the Plat thereof, as recorded in Plat

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2026-CP-741A000BA IN RE: ESTATE OF RUBEN BAUTISTA Deceased.

The administration of the estate of Ruben Bautista, 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 Broadway Avenue North, 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 29, 2026.

Personal Representative:

Mireya Morillo 431 Cypress St Wauchula, Florida 33873 Attorney for Personal Representative: /s/ Andrew J. Oram, Attorney Florida Bar Number: 1015374 308 Avenue G SW STE 209 Winter Haven, FL 33880 Telephone: (863) 259-4743 E-Mail: office@oram.law Secondary E-Mail: andrew@oram.law

May 29; June 5, 2026 26-01033K

FIRST INSERTION

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 29, 2026.

Personal Representative:

Timothy Church Attorney for the Personal Representative: James C. Peterson, Esq. Florida Bar No. 0076596 Peterson Law Group, PLLC 2650 N. Dixie Fwy, Second Floor New Smyrna Beach, Florida 32168 (386) 428-2464

May 29; June 5, 2026 26-01032K

FIRST INSERTION

Book 195, Page 34, of the Public Records of Polk County, Florida.

Property Account Number: 272915-864507-000070 Physical Address: 545 Bell Prairie Circle, Lake Wales, FL 33859

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it onto BRUCE HORNSTEIN P.A., Plaintiff's attorney at 6961 Indian Creek Drive, Miami Beach, FL 33181, on or before JULY 2, 2026, a date no later than 30 days after the first publication of this Notice of Action, and file the originals with the Clerk of Court either before service on Plaintiff's attorney or immediately after, 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 or-

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2026-CP-1301 IN RE: ESTATE OF PHILIP FREDERICK MANSEAU, Deceased.

The administration of the estate of PHILIP FREDERICK MANSEAU, deceased, whose date of death was August 29, 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 29, 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.L.C. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivers@hnh-law.com

May 29; June 5, 2026 26-01034K

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 29, 2026.

Personal Representative: Timothy Church

Attorney for the Personal Representative: James C. Peterson, Esq. Florida Bar No. 0076596 Peterson Law Group, PLLC 2650 N. Dixie Fwy, Second Floor New Smyrna Beach, Florida 32168 (386) 428-2464

May 29; June 5, 2026 26-01032K

der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon 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 May 26, 2026.

STACY M. BUTTERFIELD, CPA As Clerk of the Circuit Court Polk County, Florida

Plaintiff's attorney BRUCE HORNSTEIN P.A., Plaintiff's attorney 6961 Indian Creek Drive, Miami Beach, FL 33181

May 29; June 5, 2026 26-01065K

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 26CP-1580 IN RE: ESTATE OF Joannie Lee Noble deceased.

The administration of the estate of Joannie Lee Noble, deceased, Case Number 26CP-1580 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 29, 2026.

/s/ Mark A. Noble
Personal Representative
Address: 108 Lake Whistler Drive, Auburndale, FL 33823
/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 29; June 5, 2026 26-01053K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001481 IN RE: ESTATE OF TERRY LYNN BEAL, Deceased.

The administration of the estate of TERRY LYNN BEAL, deceased, whose date of death was February 27, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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 29, 2026.

JOHN JAMES BEAL, II
Personal Representative
1610 Reynolds Road, Lot 139
Lakeland, FL 33801
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
May 29; June 5, 2026 26-01064K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 532024CA002763000000 DIVISION: 15

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc Plaintiff, -vs.- Sedric J. Bowers; Shunta C. Bowers; 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. 532024CA002763000000 of 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 Sedric J. Bowers 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 12, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 2, IN BLOCK B, OF V-C ADDITION TO MULBERRY

ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
24-331509 FC01 RFT
May 29; June 5, 2026 26-01024K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA000319000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR, AGAINST THE ESTATE OF ROGER SISSON SR. A/K/A ROGER W. SISSON SR., DECEASED; INTRUST BANK, N.A.; SERVHL UNDERLYING TRUST 2019-1 C/O WILMINGTON TRUST, NATIONAL TRUST, NATIONAL ASSOCIATION; DIAMOND ANN FLOOD A/K/A DIAMOND SISSON; JEREMIAH STEVEN HULBURT; LINDA ANN SISSON; Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 15, 2026 in Civil Case No. 2025CA000319000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR, AGAINST THE ESTATE OF ROGER SISSON SR. A/K/A ROGER W. SISSON SR., DECEASED; INTRUST BANK, N.A.; SERVHL UNDERLYING TRUST 2019-1 C/O WILMINGTON TRUST, NATIONAL ASSOCIATION; DIAMOND ANN FLOOD A/K/A DIAMOND SISSON; JEREMIAH STEVEN HULBURT; LINDA ANN SISSON are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on June 24, 2026 at 10:00:00 AM EST the following de-

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

LOT 10 ROLLING HILLS, BEING THE NORTH 132 FEET OF THE SOUTH 1320 FEET, LESS AND EXCEPT THE WEST 990 FEET THEREOF OF THE E 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH THE DOUBLEWIDE 1989 MOBILITY HOMES, INC., MOBILE HOME WITH VIN #(S), N84239A & N84239B AND TITLE #(S) 46446492 AND 46446490. THE REAL PROPERTY DESCRIBED INCLUDES AS AN IMPROVEMENT OF THE LAND SET FORTH HEREIN A MOBILE HOME PERMANENTLY AFFIXED TO SAID LAND.

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

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

Dated this 22nd day of May, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1091-2659B
May 29; June 5, 2026 26-01048K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025 CA0000649 BENWORTH CAPITAL PARTNERS PR LLC, a Puerto Rico Limited Liability Company Plaintiffs, v. DANNY & DANNY ENTERPRISE LLC, a Florida Limited Liability Company, DANIELA MARRERO, and J DOE; et, al Defendant(s).

NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclosure entered May 19, 2026 in CASE NO. 2025 CA0000649 in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein Plaintiffs Humberto E. Hernandez (owning 16.666667%) and having an address 12600 SW 108 Ave, Miami, FL 33176, and ZF Capital LLC (owning 83.333333%) and whose address is 27 Pacella Park Drive, Randolph MA 02368 % BENWORTH CAPITAL PARTNERS PR LLC, a Puerto Rico Limited Liability Company, their authorized servicer having and address at The David William Hotel, 700 Biltmore Way C-1, Coral Gables, FL 33134 as Plaintiff and DANNY & DANNY ENTERPRISE LLC, a Florida Limited Liability Company; DANIELA MARRERO, an individual, and J DOE, and all others in possession if any; et, al, as Defendants, and as required by Statute 45.031(2), Stacy M. Butterfield CPA, Clerk of the Circuit Court shall sell to the highest and best bidder for cash at electronic sale beginning at 10:00 AM on July 7, 2026 at www.polk.realforeclose.com (website), the following described property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

Parcel 1:
Lot 48, Sunny Acres, a Subdivision, according to the map or plat thereof, as recorded in Plat Book 32, Page 31 of the Public

Records of Polk County, Florida. Parcel 2:
Lot 47, Sunny Acres, according to the map or plat thereof, as recorded in Plat Book 32, Page 31, of the Public Records of Polk County, Florida. a/k/a at 3517 - 3521 NORTH US HWY 17-92 N, DAVENPORT, FL 33837.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMINING 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 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 22nd day of May, 2026
Submitted by:
Albert D. Rey, Esquire
Albert D. Rey, Esquire of
Albert D. Rey, P.A.
Fla Bar No. 885142
Attorney for Plaintiff
12955 SW 42 Street, Suite 6,
Miami, FL 33175
Ph. 305-597-0440
Designated e-mail for service:
adreyteam@gmail.com and
adrey@bellsouth.net
May 29; June 5, 2026 26-01049K

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.: 2026CA000150A000BA U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. SAMUEL ISAAC CLAYTON; FLORIDA HOUSING FINANCE CORPORATION; 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 15 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 2, AVALON HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1010 S DUDLEY AVENUE, BARTOW, FL 33830

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

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

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

Dated this 20 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
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-05680
May 29; June 5, 2026 26-01025K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025CA000550 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFA 2021-NQM2 TRUST, Plaintiff, v. ZHIYUAN DONG, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated May 11, 2026, issued in and for Polk County, Florida, in Case No. 2025CA000550, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFA 2021-NQM2 TRUST is the Plaintiff, and ZHIYUAN DONG, UNKNOWN SPOUSE OF ZHIYUAN DONG and BALMORAL MASTER ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on June 25, 2026, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 105, BALMORAL ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK

164, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 196 Kenny Boulevard, 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.

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

Dated: This 20th day of May, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 25529
E-Mail: Matthew@HowardLaw.com
25-000749-1
May 29; June 5, 2026 26-01026K

FIRST INSERTION

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

532025CA003110A000BA CMG MORTGAGE, INC, Plaintiff, vs. VICTOR GOTAY; PREAKNESS PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF VICTOR GOTAY, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on May 15, 2026 in Case No. 532025CA003110A000BA of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein CMG MORTGAGE INC., is Plaintiff and VICTOR GOTAY; PREAKNESS PRESERVE HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN SPOUSE OF VICTOR GOTAY are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m., EST on www.polk.realforeclose.com, on the 29th day of June, 2026, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

LOT 23 OF PREAKNESS PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE(S) 4 AND 5, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA. Also known as: 129 Cloverbrook Trl, Davenport, FL 33837 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated the 21st day of May, 2026.
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
Matter No.: 25-01547
May 29; June 5, 2026 26-01027K

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 bmendes@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 29, 2026 26-01043K

(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 29, 2026 26-01043K

--- PUBLIC SALES / 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. 2024CA002527000000 BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, vs. JOHN DAVID GLOTFELTY AND CARMEN GLOTFELTY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 19, 2026, and entered in 2024CA002527000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BRIGHTHOUSE LIFE INSURANCE COMPANY is the Plaintiff and JOHN DAVID GLOTFELTY; CARMEN GLOTFELTY; CITY OF LAKE LAND, FLORIDA; SYLVESTER SHORES ASSOCIATION INC are the Defendant(s).

LOT 8 BLOCK "D", SYLVESTER SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 40, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF LOT 8 DESCRIBED THE FOLLOWING: ASSUMING THE NORTH

LINE OF SAID LOT 8 TO BE DUE EAST AND WEST, BEGIN AT THE WESTERLY MOST CORNER OF SAID LOT 8 AND RUN THENCE SOUTH 70°49'19" EAST A DISTANCE OF 15.0 FEET, THENCE RUN SOUTH 35°26'19" EAST A DISTANCE OF 25.0 FEET, THENCE RUN SOUTH 34°24'19" EAST A DISTANCE OF 31.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7, THENCE RUN NORTH-EASTERLY AND EASTERLY ALONG THE EASTERLY LINE OF SAID LOT 7 AND ALONG THE SOUTHERLY LINE OF SAID LOT 8 A DISTANCE OF 33.86 FEET, THENCE RUN NORTH 04°56'17" WEST A DISTANCE OF 98.94 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8, SAID POINT BEING 47.63 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8, THENCE RUN WEST ALONG SAID NORTH LINE A DISTANCE OF 27.37 FEET, THENCE RUN SOUTH 38°47'36" WEST ALONG THE WESTERLY LINE OF SAID LOT 8 DISTANCE OF 77.0 FEET TO THE POINT OF BEGINNING. AND LOT 9, BLOCK "D", SYLVESTER SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 40,

PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 2018 HALLMARK CT, LAKE LAND, FL 33803

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 26 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 24-186955 - NaP May 29; June 5, 2026 26-01058K

FIRST INSERTION

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

2025CA-001566-A000-BA ASSET TRUST HOLDINGS, LLC Plaintiff(s) VS. RONIQUÉ MINDOR, EMITHA MINDOR, ISPC, INC, UNKNOWN TENANT #1 N/K/A WADE DUTOUSSANT, UNKNOWN TENANT #2 N/K/A MIRONINI MINDOR Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on MARCH 30, 2026, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

LOT 2, BLOCK 992, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA COMMONLY KNOWN AS 1704 SNOOK PLACE, KISSIMMEE, FLORIDA 34759 PARCEL #

28-28-02-934710-049020 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 19TH day of JUNE, 2026.

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

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

WITNESS my hand and the seal of the Court on this 15th day of May, 2026.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow Florida 33831-9000 (SEAL) By Carolyn Mack Deputy Clerk

Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 May 29; June 5, 2026 26-01067K

FIRST INSERTION

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. 2025CA000703000000 GULF STATES CAPITAL, a Texas general partnership, Plaintiff, v.

CALVATON G. DIXON; STEPHANIE A. DIXON; UNKNOWN TENANT #1; and UNKNOWN TENANT #2; the names being fictitious to account for parties in possession, Defendants.

NOTICE IS GIVEN that, pursuant to the Final Judgment of Foreclosure dated the 11th day of May, 2026, in Case No. 2025-CA-0007030, in the Circuit Court of Polk County, Florida, in which CALVATON G. DIXON, STEPHANIE A. DIXON, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, the names being fictitious to account for parties in possession are the Defendants, the Clerk of this Court will sell to the highest and best bidder in an online sale at www.polk.realforeclose.com, in Polk County, Florida at 10:00 a.m. on June 25, 2026, the following described property set forth in the Final Judgment of Foreclosure:

Legal Description: Lot 3, Block 974, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, according to the map or plat thereof, as recorded in Plat Book 53, Pages(s) 4 through 18, of the Public Records of Polk

County, Florida C/K/A: 1625 Pilehard Ct., Kissimmee, FL 34759 Parcel ID #: 28-28-02-934710-031030

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 27th day of May 2026.

Respectfully submitted, Brown & Kimpton, P.A. /s/ Colton L. Chrimmes Barbara M. Brown, Esq. FBN: 641863 Colton L. Chrimmes, Esq. FBN: 1011767 29750 US Hwy 19 N, Suite 205 Clearwater, FL 33761 Office (813) 528-4044 Facsimile (727) 827-2805 Email: eservice@brownkimptonlaw.com Attorney for Plaintiff May 29; June 5, 2026 26-01063K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.

2025-CA-004861-A000-BA SUN CAMPER LIQUIDATORS LIMITED LIABILITY COMPANY, a/k/a SUN CAMPER LIQUIDATORS, LLC., a Florida limited liability company, Plaintiff, vs. STATEWIDE SHED MOVERS, INC., a Florida corporation, TRADITIONS ENGINEERING, LLC, a Florida limited liability company, and KAI McCALL, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 20, 2026, as entered in Case No. 2025-CA-004861-A000-BA of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SUN CAMPER LIQUIDATORS LIMITED LIABILITY COMPANY, a/k/a SUN CAMPER LIQUIDATORS, LLC., a Florida limited liability company, is Plaintiff and STATEWIDE SHED MOVERS, INC., a Florida corporation, TRADITIONS ENGINEERING, LLC, a Florida limited liability company, and KAI McCALL, are Defendants, Stacy M. Butterfield, as Clerk of the Circuit Court will sell to the highest and best bidder for cash wherein bidding begins at 10:00 A.M., Eastern Time on www.polk.realforeclose.com, on June 24, 2026, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No. 3-15.16, the following described property as set forth in said Final Judgment of Foreclosure, to wit:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1, AND RUN ALONG THE NORTH BOUNDARY THEREOF N 89 DEGREES 58'05" W, 2,059.58 FEET; THENCE S 00 DEGREES 08'12" W, 58.40 FEET TO A POINT ON THE SOUTH BOUNDARY OF STATE ROAD 60; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY THE FOLLOWING TWO (2) COURSES: S 89 DEGREES 51'44" W, 880.00 FEET; THENCE CONTINUING S 89 DEGREES 51'44" W, 79.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY THE FOLLOWING TWO (2) COURSES: CONTINUING S 89 DEGREES 51'44" W, 219.58 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 5,779.38 FEET, A CENTRAL ANGLE/Delta OF 03 DEGREES 32'32", A CHORD DISTANCE OF 357.26 FEET, A CHORD BEARING OF N 88 DEGREES 22'00" W, FOR AN ARC DISTANCE OF 357.31 FEET; THENCE ALONG A NON RADIAL LINE S 00

DEGREES 00'00" E, 310.18 FEET; THENCE N 90 DEGREES 00'00" E, 576.69 FEET; THENCE N 00 DEGREES 00'00" W, 300.53 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 5005 Highway 60 E, Bartow, Florida 33830

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk of Court 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 26, 2026.

BRENNAN & KRETSCHMER 1443 20th Street, Suite A Vero Beach, Florida 32961-0520 (772) 778-3777 / (772) 778-3835 - Facsimile Attorneys for Plaintiff Primary Email: flk@veroattorneys.com Secondary Email: clarissa@veroattorneys.com By: /s/ Fred L. Kretschmer, Jr. Fred L. Kretschmer, Jr. Fla. Bar No. 0771309 May 29; June 5, 2026 26-01059K

FIRST INSERTION

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

CASE NO.: 532025CA000227000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1, Plaintiff, v. PLEASANT KINGDOM INVESTORS GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure and Other Relief dated May 19, 2026, issued in and for Polk County, Florida, in Case No. 532025CA000227000000, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the Plaintiff, and PLEASANT KINGDOM INVESTORS GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNKNOWN TENANT #1 N/K/A SANDIE LEFRANC and UNKNOWN TENANT #2 N/K/A GLADIMY DORESANT are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 07, 2026, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure and Other Relief, to wit: BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 3, BLOCK 2, TIER 6, HASKELL, HIGHLAND CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LOT LINE A DISTANCE OF 74 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTHEASTERLY LOT LINE, SAID POINT LYING 74 FEET NORTHEASTERLY (MEASURED ALONG SAID LOT LINE) FROM THE MOST Easterly CORNER OF SAID LOT 3 THENCE SOUTHEASTERLY ALONG SAID LOT LINE A DISTANCE OF 74 FEET TO SAID CORNER; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LOT LINE TO THE POINT OF BEGINNING. Property Address:

4104 Orange Ave. SE, Highland City, FL 33846 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

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

Dated: This 27th day of May, 2026. Respectfully submitted,

HOWARD LAW 902 Clint Moore Road, Suite 220 Boca Raton, FL 33487 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com 24-000434-2 May 29; June 5, 2026 26-01066K

FIRST INSERTION

CLEAR SPRINGS STEWARDSHIP DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Clear Springs Stewardship District ("District") will hold a Special Meeting on June 26 2026 at 1:00 p.m., at 6105 Spirit Lake Rd., Winter Haven, Florida 33880 to approve the Fiscal Year 2027 proposed budget, as well as consider any other business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://clearspringstewardshipdistrict.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager May 29, 2026 26-01044K

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

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

Case #: 2025CA004486A000BA DIVISION: 7

Nationstar Mortgage LLC Plaintiff, vs.- Unknown Heirs, devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Rosario F. Marin a/k/a Rosario Flores Marin a/k/a Rosario Marin f/k/a Rosario Flores, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al.

Defendant(s). TO: Gabriel Jose Martinez a/k/a Gabriel J. Martinez: 3415 West Hillsborough Avenue, Apartment 334, Tampa, FL 33614, Casandra Beth Martinez: 339 San Mauro Drive, Auburndale, FL 33823, Defino Dee Marin a/k/a Defino D. Marin: 780 West Davidson Street, Lot 49, Bartow, FL 33830, Unknown Spouse of Gabriel Jose Martinez a/k/a Gabriel J. Martinez: 3415 West Hillsborough Avenue, Apartment 334, Tampa, FL 33614, Unknown Spouse of Casandra Beth Martinez: 339 San Mauro Drive, Auburndale, FL 33823 and Unknown Spouse of Defino Dee Marin a/k/a Defino D. Marin: 780 West Davidson Street, Lot 49, Bartow, FL 33830

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

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows: THE NORTH 120 FEET OF THE SOUTH 195 FEET OF THE WEST ONE-ACRE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE WEST 12 FEET THEREOF. TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE WEST 12 FEET OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LESS THE SOUTH 75 FEET THEREOF. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1989, MAKE: FLEETWOOD, VIN#: FLFLJ79A08150HP AND VIN#: FLFLJ79B08150HP.

more commonly known as 5418 Kirk Road, Bartow, FL 33830.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Default Date: June 18, 2026

WITNESS my hand and seal of this Court on the 12 day of May, 2026.

Stacy M. Butterfield Circuit and County Courts (SEAL) By: A. Nieves Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 25-333676 FC01 CXE May 29; June 5, 2026 26-01029K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option OR e-mail legal@businessobserverfl.com Business Observer

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10th JUDICIAL CIRCUIT, IN AND
FOR POLK, FLORIDA.

CASE NO. 2026CA001166A000BA
LONGBRIDGE FINANCIAL, LLC,
Plaintiff vs.

**UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF GAIL S. WOMBLE
AKA GAIL OLIVER AKA GAIL
WOMBLE AKA GAIL SHERYL
WOMBLE, DECEASED, et al.,**
Defendants

TO: UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES, ASSIGN-
EES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER PAR-
TIES CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF GAIL S. WOMBLE
AKA GAIL OLIVER AKA GAIL WOMB-
LE AKA GAIL SHERYL WOMBLE,
DECEASED

3145 FLETCHER AVENUE,
LAKELAND, FL 33803
DIANA GROSVENT AKA DIANA
CHRISTINE GROSVENT AKA DI-
ANA C. WOMBLE
1805 REYNOLDS RD APT 17,
LAKELAND, FL 33801
3145 FLETCHER AVENUE,
LAKELAND, FL 33803
UNKNOWN SPOUSE OF DIANA
GROSVENT AKA DIANA CHRIS-
TINE GROSVENT AKA DIANA C.
WOMBLE

1805 REYNOLDS RD APT 17,
LAKELAND, FL 33801
3145 FLETCHER AVENUE,
LAKELAND, FL 33803
AND TO: All persons claiming an in-
terest by, through, under, or against the
aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following described property located in

Polk County, Florida:
LOT 30, CRYSTAL HILLS SUB-
DIVISION UNIT NO. 2, AC-
CORDING TO PLAT THERE-
OF RECORDED IN PLAT
BOOK 47, PAGE 12, PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA, BEING PART OF
SECTION 34, TOWNSHIP 28
SOUTH, RANGE 24 EAST.

has been filed against you, and you are
required to serve a copy of your writ-
ten defenses, if any, to this action, on
Greenspoon Marder, LLP, Default De-
partment, Attorneys for Plaintiff, whose
address is Trade Centre South, Suite
700, 100 West Cypress Creek Road,
Fort Lauderdale, FL 33309, and file the
original with the Clerk within 30 days
after the first publication of this notice
in Business Observer, on or before June
29th, 2026; otherwise a default and a
judgment may be entered against you
for the relief demanded in the Com-
plaint.

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 pro-
vision of certain assistance. Please con-
tact the Office of the Court Administra-
tor, 255 N. Broadway Avenue, Bartow,
Florida 33830, (863) 534-4686, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.

WITNESS MY HAND AND SEAL
OF SAID COURT on this day of MAY
21 2026.

Stacy M Butterfield
As Clerk of said Court
(SEAL) By: Ruthy Pacheco
As Deputy Clerk

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(26-000135-01)
May 29; June 5, 2026 26-01051K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.: 2026CA001716A000BA
**UNION HOME MORTGAGE
CORPORATION,**
Plaintiff, vs.
CHERYL GILLIAM, et al.,
Defendants.

TO: HONEYTREE NORTH GARDEN
HOMES HOMEOWNERS ASSOCIA-
TION, INC.
844 BUTTERCUP DRIVE,
LAKELAND, FL 33801
HONEYTREE PLACE HOMEOWN-
ERS ASSOCIATION, INC.
1100 LOWRY AVE. #42,
LAKELAND, FL 33801

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

LOT 19, HONEYTREE NORTH,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 76,
PAGE(S) 23, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, FORT
LAUDERDALE, FL 33310 on or before

June 25, 2026, a date at least thirty (30)
days after the first publication of this
Notice in the (Please publish in THE
BUSINESS OBSERVER) and file the
original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.

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

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

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-01371
May 29; June 5, 2026 26-01030K

FIRST INSERTION

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

CASE NO.: 2026-CA-001057
**PENNYMAC LOAN
SERVICES, LLC,**
Plaintiff, v.

**ALONNA BRANDI BONVILLAIN,
et al.,**
Defendants.

TO: Alonna Brandi Bonvillain
623 Booker Avenue
Lake Wales, FL 33853
Alonna Brandi Bonvillain
1216 E. 5th St.
Pueblo, CO 81001
Alonna Brandi Bonvillain
1500 W. Plum St.
Fort Collins, CO 80521
Unknown Spouse of
Alonna Brandi Bonvillain
623 Booker Avenue
Lake Wales, FL 33853
Unknown Spouse of
Alonna Brandi Bonvillain
1216 E. 5th St.
Pueblo, CO 81001
Unknown Spouse of
Alonna Brandi Bonvillain
1500 W. Plum St.
Fort Collins, CO 80521

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

Lot 6, Block 2, ROOSEVELT
MANOR, according to the map
or plat thereof, as recorded in
Plat Book 32, Page(s) 7, of the
Public Records of Polk County,
Florida.

has been filed against you and you are

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

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

Default date: 6/24/26
IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
official seal of said Court at Polk County,
Florida, this 18th 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 29; June 5, 2026 26-01031K

FIRST INSERTION

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

CASE NO.: 2025-CA-005160
CMG MORTGAGE, INC.,
Plaintiff, v.

MAMA TOUT PUISSANT, et al.,
Defendants.

TO: Mama Tout Puissant
6364 Sedgeford Drive
Lakeland, FL 33811
Mama Tout Puissant
150 Valor Dr. SE, Unit 305
Palm Bay, FL 32909
Mama Tout Puissant
3240 Bermuda Isle Cir., Unit 931
Naples, FL 34109
Mama Tout Puissant
4158 SW Darien St.
Port St. Lucie, FL 34953
Mama Tout Puissant
496 NW 16th Street Rd., Apt. D410
Miami, FL 33169
Unknown Spouse of
Mama Tout Puissant
6364 Sedgeford Drive
Lakeland, FL 33811
Unknown Spouse of
Mama Tout Puissant
150 Valor Dr. SE, Unit 305
Palm Bay, FL 32909
Unknown Spouse of
Mama Tout Puissant
3240 Bermuda Isle Cir., Unit 931
Naples, FL 34109
Unknown Spouse of
Mama Tout Puissant
4158 SW Darien St.
Port St. Lucie, FL 34953
Unknown Spouse of
Mama Tout Puissant
496 NW 16th Street Rd., Apt. D410
Miami, FL 33169
Unknown Party in Possession 1
6364 Sedgeford Drive
Lakeland, FL 33811
Unknown Party in Possession 2
6364 Sedgeford Drive
Lakeland, FL 33811
YOU ARE HEREBY NOTIFIED
that an action to foreclose a mortgage

on the following described property in
Polk County, Florida:

Lot 167, CHELSEA OAKS, ac-
cording to the map or plat
thereof as recorded in Plat Book
134, Page 46, 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 at-
torney, 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 com-
plaint.

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

Default date: 6/26/26
IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
official seal of said Court at Polk County,
Florida, this 20th day of May, 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: S. 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 29; June 5, 2026 26-01052K



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SAVED
SOME**



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To publish your legal notice Email:
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--- PUBLIC SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of GEORGE JOHN LAWSON and MYRA LAWSON SHEARER will, on June 10, 2026, at 10:00 a.m., at 101 Pineapple Drive, Lot #101, Winter Haven, Polk County, Florida 33884; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1970 SKYL MOBILE HOME, VIN: SF1078D, TITLE NO.:

0003944971

and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail,
Suite 500
Sarasota, Florida 34236
(PO#31021-427)
May 29; June 5, 2026 26-01060K

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 Rooted in Wisdom located at 1950 Cypress Gardens Blvd STE C in the City of Winter Haven, Polk, FL 33884 intends to register the said name with the Divi-

sion of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of May, 2026
Michael Kennedy
May 29, 2026 26-01062K

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that GIGIS STORE, OWNER, desiring to engage in business under the fictitious name

of GIGIS STORE located at 728 CORVINA DR, DAVENPORT, FLORIDA 33897 intends to register the said name in POLK county with the Division of

Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 29, 2026 26-01037K

FIRST INSERTION

Polk County, Florida, more particularly described as follows:

The South 134.35 feet of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 28 South, Range 28 East, Polk County, Florida, LESS AND EXCEPT the East 25.00 feet for road right of way
Parcel Identification Number: 28-28-17-000000-024140
more commonly known as 11700 Jim Edward Road, Haines City, FL 33844.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon PATTERSON FALLUCCA, P.A.,

Attorneys for Plaintiff, whose address is 801 Douglas Avenue, Suite 1002, Altamonte Springs, FL 32714, within thirty (30) days after the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon 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: June 12, 2026
WITNESS my hand and seal of this Court on the 6th day of May, 2026.

Circuit and County Courts
Deputy Clerk
PATTERSON FALLUCCA, P.A.,
Attorneys for Plaintiff,
801 Douglas Avenue,
Suite 1002, Altamonte Springs, FL
32714
May 29; June 5, 2026 26-01028K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Nayaal Studio LLC, desiring to engage in business under the fictitious name Nayaal Studio located at 655 Tanaro LN Haines City Florida 33844, 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 29, 2026 26-01040K

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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

SECOND 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.

SECOND 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

SECOND 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.

SECOND 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,
esmith@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

SECOND INSERTION

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

CASE NO. 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

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. 2026CA000068A000BA
Freedom Mortgage Corporation
Plaintiff, vs.
American Home Management,
LLC, a Wyoming Limited Liability
Company; Justin Michael Brennan;
Apric 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

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

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

SECOND INSERTION

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

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

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.: 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 and/or 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: 6/18/26
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 Att: 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

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. 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

SECOND 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@atacauselaw.com
Secondary E-Mail:
ashley.cribbis@atacauselaw.com
May 22, 29, 2026 26-01006K

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.: 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

SECOND 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

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: 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

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 2004 HMMT mobile home bearing the vehicle identification numbers FLHMBAI66049852A and FL-

HMBAI66049852B 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

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 1987 MERI travel trailer bearing 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

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 2004 HMMT mobile home bearing the vehicle identification numbers FLHMBAI74349559A and FLHMBAI74349559B 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

SECOND 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 de-

scription 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.) Written 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 532026CP001494A000BA
IN RE: ESTATE OF
JEAN CLAUDE LAUORE,
Deceased.

The administration of the estate of JEAN CLAUDE LAUORE, 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 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

FOURTH 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

--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA... HOME VALUE HOLDINGS 2, LLC, a Florida limited liability company...

pany, HOME VALUE STORE II, LLC, a Florida limited liability company, HOME VALUE HOLDINGS, INC., a Florida corporation...

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...

p.m. noon, Eastern Standard Time, the next business day after the sale. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE...

SECOND INSERTION

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

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...

SECOND 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... WILDFLOWER RIDGE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. LESLEY SAURAY, et al., Defendants...

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...

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY... NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JOYCE I HOLTSCLAW, et al., Defendant...

1137877/ GEO 1137878, MODEL 28-1470, YEAR 1998, SERIAL # GMHGA1409822155A AND GMHGA1409822155B, MANUFACTURES 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...

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA... WELLS FARGO BANK, NA Plaintiff, v. MARCIA N. IDELL A/K/A MARCIA NICOLE IDELL A/K/A MARCIA N. LEGER, ET AL. Defendants...

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...

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... LAKE MARIANA RESERVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MANUEL JR. CANCEL, et al., Defendants...

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...

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY... PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JAIRO MENDEZ PAEZ A/K/A JAIRO MENDEZ, et al., Defendant...

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...

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY... LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JENAE JONES, et al., Defendant...

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...

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION... ASHLEY LYNN STRAUB, Deceased... The administration of the estate of Ashley Lynn Straub, deceased, whose date of death was December 7, 2025, is pending in the Circuit Court for Polk County, Florida...

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...

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

--- SALES / ACTIONS ---

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

SECOND 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, POLKCITY, 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:
efiling@exllegal.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

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.:**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. 532025CA004685A-000BA 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

SECOND 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@prestigelawfirm.com
Attorneys for Plaintiff
May 22, 29, 2026 26-00955K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION**CASE NO. 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 ClerkMCCALLA 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

SECOND 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 ALLI, UNKNOWN OCCUPANT #1, EREBUS HOLDINGS, LLC, TUSCANY PRESERVE COMMUNITY ASSOCIATION, INC; ASSOCIATION OF POINCIANA VILLAGES, INC. and F.I.R.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

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. 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 33823You 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 ClerkDonna 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

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. 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

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. 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 JOSEPH L. BLAYLOCK A/K/A JOSEPH BLAYLOCK, DECEASED, AND 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


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--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

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

SECOND INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No. 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH 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
FLORIDA COMMUNITY LAW GROUP, P.L.
 Attorneys for Plaintiff
 P.O. Box 292965
 Davie, FL 33329-2965
 Tel: (954) 372-5298
 Fax: (866) 424-5348
 Email: jared@flcglg.com
 By: /s/ Jared Block
 Jared Block, Esq.
 Florida Bar No. 90297
 May 22, 29, 2026 26-00996K

SECOND 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

SECOND 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

SECOND 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

SECOND 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, DEWISEES, 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, DEWISEES, 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 Connextee Rd Lakeland, FL 33805
 TO: Leroy Gaillard, III
 Last Known Residence: 1450 Connextee 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

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-004939
TOWD POINT MORTGAGE TRUST 2020-4, U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEWISEES, 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, DEWISEES, 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
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Choices and Solutions

What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don't show the courage to cross that bridge.

BY MILTON & ROSE FRIEDMAN

Most of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests — ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.

THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.



STEPS TO FIX ENTITLEMENTS

- Enact a “negative income tax.”
- Wind down Social Security

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Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

To simplify the discussion, let us use the simpler British term of “personal allowances” to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family's total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In ef-

fect, the earnings would have been split between reducing the subsidy and raising the family's income.

When the family's earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

NEGATIVE TAX HELPS POOR

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people's lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable break-even levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

1. Repeal immediately the payroll tax.
2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.
3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.
4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.
5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.
6. Finance payments under items 2, 3 and 4 out of gen-



eral tax funds plus the issuance of government bonds.

This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded.

These steps would enable most of the present Social Security administrative apparatus to be dismantled at once.

The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program including elements of a negative income tax.

In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income.

These misshapen programs would have made the whole system worse, not better.

Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the “Family Assistance Plan.”

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve.

As Martin Anderson puts it in an excellent chapter on “The Impossibility of Radical Welfare Reform”:

“All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.

“The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.

“The third is the additional cost to the taxpayers.

“To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time.”

The conflict arises from the content given to “decent,” to “strong” and to “reasonable,” but especially to “decent.” If a “decent” level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how “strong” and “reasonable” are interpreted.

Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work.

The cost would be far less than the cost of the present complex of programs.

However, the support level is politically unacceptable today. As Anderson says, “The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more.”

Even the \$6,000 “typical” figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost.

The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: “There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time.”

However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience.

Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington.

While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.