

POLK COUNTY LEGAL NOTICES

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

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 My Magnet Smiles located at 1804 Stoncrest Ct in the City of Lakeland, Polk, FL 33813-2455 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of June, 2026

Adam and Lini LLC
Caroline Bell
June 5, 2026 26-01077K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Septic Blue, LLC, 1141 US-92 W., Unit 401, Auburndale, FL 33823, desiring to engage in business under the fictitious name of Septic Blue of Orlando, LLC, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01081K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Septic Blue, LLC, 1141 US-92 W., Unit 401, Auburndale, FL 33823, desiring to engage in business under the fictitious name of Septic Blue of Lakeland, LLC, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01082K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Septic Blue, LLC, 1141 US-92 W., Unit 401, Auburndale, FL 33823, desiring to engage in business under the fictitious name of Septic Blue of Tampa, LLC, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01083K

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 YM17 SOCCER ACADEMY located at 460 arbor lakes dr in the City of Davenport, Polk, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of January, 2026

YM17 SPORT CENTER LLC
Yuber Mosquera
June 5, 2026 26-01084K

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 THRAVALE located at 1439 Saguaro St 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 29th day of May, 2026

THRAVALE LLC
THRAVALE LLC,
By LIANG, GEORGE, AMBR
June 5, 2026 26-01085K

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 New Design Pro located at 221 Aylesbury 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 29th day of May, 2026

Daniel Leao Vieira
June 5, 2026 26-01089K

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 AGL located at 6017 Pine Ridge Road Unit 463 in the City of Naples, Collier, FL 34119 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of May, 2026

Christina Brown
June 5, 2026 26-01090K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Sam's East, Inc., 41166 Hwy 27, Davenport, FL 33837, desiring to engage in business under the fictitious name of Sam's Club #8187, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01098K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Sam's East, Inc., 41166 Hwy 27, Davenport, FL 33837, desiring to engage in business under the fictitious name of Sam's Pharmacy #10-8187, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01099K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Sam's East, Inc., 41166 Hwy 27, Davenport, FL 33837, desiring to engage in business under the fictitious name of Sam's Vision Center #30-8187, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01100K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Sam's East, Inc., 41160 Hwy 27, Davenport, FL 33837, desiring to engage in business under the fictitious name of Sam's Fuel Station #8187, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01101K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Sam's East, Inc., 41170 Hwy 27, Davenport, FL 33837, desiring to engage in business under the fictitious name of Sam's Liquor Box #8187, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01102K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Wal-Mart Stores East, LP, 41176 Hwy 27, Davenport, FL 33837, desiring to engage in business under the fictitious name of Walmart Pharmacy #10-2779, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01116K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Wal-Mart Stores East, LP, 41176 Hwy 27, Davenport, FL 33837, desiring to engage in business under the fictitious name of Walmart #2779, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01115K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

CASE NO.: 2026CP001338A000BA

IN RE: ESTATE OF RUBEN LAIDE SEGURA PEREZ, Deceased.

The administration of the Estate of RUBEN LAIDE SEGURA PEREZ, deceased, whose date of death was December 25, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

NOTICE OF ACTION

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

CIRCUIT CIVIL DIVISION

CASE NO.: 2025CA005215A000BA

PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. CHRISTIAN MATOS; JESSICA MATOS; CHRISTIAN LEONEL MONCION; EAGLE LANDING AT WINTER HAVEN; HOMEOWNERS' ASSOCIATION, INC.; UNITED STATES OF AMERICA; GOODLEAF, LLC; THE UNKNOWN SPOUSE OF CHRISTIAN LEON MONCION; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: CHRISTIAN LEONEL MONCION

LAST KNOWN ADDRESS: 6265 SAND LAKE VISTA DR APT 1111 ORLANDO FL 32819

CURRENT ADDRESS: UNKNOWN

TO: THE UNKNOWN SPOUSE OF CHRISTIAN LEON MONCION

LAST KNOWN ADDRESS: 6265 SAND LAKE VISTA DR APT 1111 ORLANDO FL 32819

CURRENT ADDRESS: UNKNOWN

TO: THE UNKNOWN TENANT IN POSSESSION

LAST KNOWN ADDRESS: 885 EAGLE ROCK TERRACE WINTER HAVEN, FL 33880

CURRENT ADDRESS: 885 EAGLE ROCK TERRACE WINTER HAVEN, FL 33880

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 74 AS SHOWN ON THE PLAT ENTITLED "EAGLE LANDING PHASE IB" RE-

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, June 17, 2026, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Management Services LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will partici-

FIRST INSERTION

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.

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 June 5, 2026.

Personal Representative: Mailin Cabreja Gonzalez
519 Samuel ST
Davenport, Florida 33897

Attorney for Personal Representative: FLORIDA TRUST & ESTATE COUNSEL
2605 Ponce de Leon Blvd
Coral Gables, FL 33134
Telephone: 305-441-7091
/s/ Michael V. Arroyave
MICHAEL V. ARROYAVE, ESQ.
FBN: 88540
Direct Email: Michael@FTCECounsel.com
For Service of Documents only: Service@FTCECounsel.com
June 5, 12, 2026 26-01106K

FIRST INSERTION

CORDED IN PLAT BOOK 184, PAGES 24 AND 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 885 Eagle Rock Terrace, Winter Haven, FL 33880

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

Default date 7/6/2026

DATED this day of MAY 27 2026.

CLERK OF THE CIRCUIT COURT (SEAL) BY: Ruthy Pacheco Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
PennyMac Loan Services, LLC vs. Christian Matos; Jessica Matos
TDP File No. 25-012265-1
June 5, 12, 2026 26-01114K

FIRST INSERTION

pate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 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.

Jane Gaarlandt
District Manager
June 5, 2026 26-01080K

FIRST INSERTION

NOTICE TO CREDITORS

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

Case No.: 532025CP003565A000BA

Division: Probate

IN RE: THE ESTATE OF CAROL ANN LACKEY Deceased.

The administration of the Estate of CAROL ANN LACKEY, deceased, whose date of death was August 29, 2025, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 Broadway Ave N, Bartow, FL 33830.

The name and address of the petitioner/personal representative and the attorney for the petitioner/personal representative 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 DATE 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

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

File No.: 26CP-1597

IN RE: ESTATE OF GORDON DOUGLAS MILLER, Deceased

SSN: XXX-XX-6646

The administration of the estate of GORDON DOUGLAS MILLER, deceased, whose date of death was April 11, 2026, and whose Social Security Number is XXX-XX-6646, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Wal-Mart Stores East, LP, 41176 Hwy 27, Davenport, FL 33837, desiring to engage in business under the fictitious name of Walmart Liquor Box #2779, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01118K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of J & J the Builders, located at 632 Strain Blvd, in the City of Lakeland, County of Polk, State of FL, 33815, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 3 of June, 2026.

John Edward Jones
632 Strain Blvd
Lakeland, FL 33815
June 5, 2026 26-01119K

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com



FIRST INSERTION

NOTICE.

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

The personal representative or curator has no duty to discover whether any property held at the time of 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 §§ 732.216 - 732.228, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Florida Statute §732.2211.

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 first date of publication of this notice is 6/5/2026.

Signed on 5/14/2026.

Frank Edward Hiller
Skiles K. Jones, Esq.
Attorney for Frank Edward Hiller
Florida Bar Number: 1000367
Patriot Legal Group
10 Bobby Green Plaza
Auburndale, FL 33823
Telephone: (407) 737-7222
Fax: (407) 720-8350
E-Mail: skiles@patriotlegal.com
Secondary E-Mail: service@patriotlegal.com
June 5, 12, 2026 26-01079K

FIRST INSERTION

VICE 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 5th day of June, 2026.

Signed on this 1st day of June, 2026.

Personal Representatives: Rayford L. Miller
1501 Oakmoor Pl.
Marietta, GA 30063-2745

Attorney for Personal Representative: /s/ Michael A. Johnson
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email: majlaw@tampabay.rr.com
June 5, 12, 2026 26-01096K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Wal-Mart Stores East, LP, 41176 Hwy 27, Davenport, FL 33837, desiring to engage in business under the fictitious name of Walmart Vision Center #30-2779, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 5, 2026 26-01117K

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 Dental Care at Country Club located at 4201 Dundee Rd. in the City of Winter Haven, Polk, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of June, 2026

COMFORTABLE CARE DENTAL HEALTH PROFESSIONALS, P.A.
Leonard Michael Badger, Pres.
June 5, 2026 26-01112K

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION**CASE NO. 2025CA00081000000 LOANDEPOT.COM, LLC, Plaintiff, vs.****LARON ADAMS, JR A/K/A LARON LARON RODRIQUEZ LA DRE ADAMS A/K/A LARON RODRIQUEZ LA DRE ADAMS, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 22, 2026 in Civil Case No. 2025CA00081000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and Laron Adams, Jr a/k/a Laron Laron Rodriguez La Dre Adams a/k/a Laron Rodriguez La Dre Adams, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot(s) 48, Lake Tracy Estates, according to the Plat thereof as recorded in Plat Book 155, Pages 28 through 31, of the Public Records of Polk County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10321FL
June 5, 12, 2026 26-01070K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-001726**PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. MARK MASSIE, et al., Defendants.**

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on July 7, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 21, BERKLEY RIDGE PHASE 3, a subdivision according to the plat thereof recorded in Plat Book 151, Pages 3 through 7, inclusive, of the Public Records of Polk County, Florida.

Property Address: 5684 Dornich Drive, Auburndale, FL 33823

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

unclaimed.

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

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

SUBMITTED on this 2nd day of June, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
June 5, 12, 2026 26-01104K

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. 532025CA002290A000B LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. HENRY NAVARRO; UNKNOWN SPOUSE OF HENRY NAVARRO; DINNER LAKE SHORES HOMEOWNERS ASSOCIATION INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 7, 2026 and entered in Case No. 532025CA002290A000B, of the Circuit Court of the 10th Judicial Circuit in and for POLK COUNTY, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and HENRY NAVARRO; UNKNOWN SPOUSE OF HENRY NAVARRO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DINNER LAKE SHORES HOMEOWNERS ASSOCIATION INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on June 23, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 116, DINNER LAKE

SHORES PHASE THREE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 135, PAGE 33 AND 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No.1-21.5.

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

Dated this 28th 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.: 25-00488 NML
June 5, 12, 2026 26-01075K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION**File No.: 2026-CP-000814 IN RE: ESTATE LALOR KATHLEEN JOYCE****Deceased**

The administration of the estate of KATHLEEN JOYCE LALOR, deceased, whose date of death was October 22nd, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O.Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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, if any, is property to which the Florida Uniform Disposition

of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the Clerk.

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

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

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

The date of first publication of this Notice is June 5, 2026.

Personal Representative

Rose-Marie Samuels
Attorney for Personal Representative
Helen M. Roper, Esq.,
Florida Bar Number 316938
1384 NW 144 Avenue,
Pembroke Pines, Florida 33028
Telephone: 954 392 1035
E-mail: hmsroper@aol.com
June 5, 12, 2026 26-01113K

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. 2025CA000551000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPLI TRUST, Plaintiff, vs. ANGENA TELFORD AND STANLEY SIMEON, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 29, 2026, and entered in 2025CA000551000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and STANLEY SIMEON; UNKNOWN SPOUSE OF STANLEY SIMEON; COBBLESTONE LANDING TOWNHOMES CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on June 29, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 206, BUILDING NO. 2, COBBLESTONE LANDING TOWNHOMES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL

RECORDS BOOK 6975, PAGE 2085, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS AMENDED.

Property Address:
5440 FIELDSTONE DRIVE,
LAKELAND, FL 33809

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 2 day of June, 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
24-243257 - MaM
June 5, 12, 2026 26-01109K

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. 532025CA004899A000BA PennyMac Loan Services, LLC, Plaintiff, vs. Jessica Ryun, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA004899A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Jessica Ryun; Brian Zeller a/k/a Brian Austin Zeller; Hunter's Crossing Homeowners' Association of Polk County, Inc.; Clerk of the Court, Polk County, Florida are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, beginning at 10:00 AM on the 23rd day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 199, HUNTER'S CROSSING PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 1,

OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:
24-27-18-161219-001990

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 29th day of May, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq
Justin J. Kelley, Esq.
Florida Bar No. 321106
File # 25-F02838
June 5, 12, 2026 26-01076K

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. 2025CA004796A000BA PLANET HOME LENDING, LLC, Plaintiff, vs. JARRED JAKE DRAKE AND JENNIFER DRAKE, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 24, 2026, and entered in 2025CA004796A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and JARRED JAKE DRAKE; JENNIFER DRAKE; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on June 23, 2026, the following described property as set forth in said Final Judgment, to wit:

A PART OF REPLAT OF A PORTION OF A CORRECTIVE PLAT OF WITHAM ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. DESCRIBED AS FOLLOWS: BEGINNING 136.6 FEET WEST OF THE WEST RIGHT OF WAY LINE OF CLAYTON ROAD AND THE NORTH RIGHT OF WAY LINE OF DEEN BOULEVARD, WHICH IS ALSO THE SOUTHWEST CORNER OF LOT 2, CORRECTIVE PLAT OF WITHAM ACRES, PLAT BOOK 22, PAGE 29, AND THENCE NORTH 111 FEET TO THE POINT OF BEGINNING; THENCE NORTH 129 FEET, THENCE

WEST 60 FEET, THENCE SOUTH 140 FEET, THENCE WEST 57.5 FEET, THENCE SOUTH 25 FEET, THENCE EAST 82.5 FEET, THENCE NORTH 36 FEET, THENCE EAST 35 FEET TO THE POINT OF BEGINNING. AND THAT CERTAIN 2005 HOMES OF MERIT INC. MOBILE HOME WITH VIN NUMBERS FL-HML2F163730318A AND FLN-ML2F163730318B.

Property Address:
204 HERBERT STREET,
AUBURNDALE, FL 33823

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 2 day of June, 2026.

By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-340451 - MaS
June 5, 12, 2026 26-01110K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY**GENERAL CIVIL DIVISION Case No: 2025CA-002319-A000-BA KRENSON BAY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.****NORACIN LORMISTOIS; MONA ELVE; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ISPC, INC, Defendants,**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 8, 2026, entered in Case No. 2025CA-002319-A000-BA of the Circuit Court of the TENTH Judicial Circuit in and for POLK County, Florida, wherein KRENSON BAY HOMEOWNERS ASSOCIATION, INC. is the Plaintiff, and NORACIN LORMISTOIS, et al., are the Defendants, Clerk of Court STACY M. BUTTERFIELD of POLK County, will sell to the highest and best bidder for cash online via the internet at www.polk.realforeclose.com at 10:00 AM, on June 29, 2026, the following described property as set forth in said Final Judgment:

Lot 19, KRENSON BAY, according to the map or plat thereof as recorded in Plat Book 183, Page

39, Public Records of Polk County, Florida.
Parcel I.D. No: 26-28-21-585012-000190 a/k/a 176 KRENSON BAY LOOP

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

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

/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esq.
Fla. Bar No. 16237
ZP Legal, PLLC
5519 Park St N, Unit #370
St. Petersburg, FL 33709
Telephone: 727/440-4407
Primary E-mail:
szetrouer@zp-legal.com
Secondary: cos@zp-legal.com
June 5, 12, 2026 26-01087K

Q&A**How much do legal notices cost?**

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV18237_V3

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.comBusiness
Observer
LV18237_V3

--- PUBLIC SALES / SALES ---

FIRST INSERTION

Prepared by and returned to:

Jerry E. Aron, P.A.
801 Northpoint Parkway, #64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described time-share interests:

Owner Name	Address	Week/Unit/Contract #
JANICE ALEX and DWIGHT ALEX	18500 PENCIL CACTUS DR, PFLUGERVILLE, TX 78660	31/0114, Contract # M93637548, Fractional Interest 1.923%
JOSE P. BALDONADO and CATHERINE M. BALDONADO	7905 SWINDON LN, AUSTIN, TX 78745	15/0027, Contract # M91581637, Fractional Interest 1.923%
SHAMSIDEEN O BALOGUN and AMA DAPA S GYABIN	4850 S LAKE PARK AVE APT 2401, CHICAGO, IL 60615	1/0011, Contract # M91761097, Fractional Interest 1.923%
BARBARA LADEEN BETTS and RONALD D BETTS, SR	118 PRAIRIE MEADOW LN, POTTSBORO, TX 75076	33/0028, Contract # M93746773, Fractional Interest 1.923%
TOMMY L BLACKBURN SR and CLARA BLACKBURN	2005 S FINLEY RD UNIT 609, LOMBARD, IL 60148	29/0041, Contract # M92559500, Fractional Interest 1.923%
ROYCE D BLANKENSHIP and LACINDA BLANKENSHIP	4207 VON TALGE RD, SAINT LOUIS, MO 63128	33/0041, Contract # M93016319, Fractional Interest 1.923%
SANDRA L BROWN-BRYANT and MYRON W BROWN JR and QUAMECIA BROWN	2620 MCPHERSON RD, FORT WORTH, TX 76140 and 19240 STOKES RD UNIT 514, WALLER, TX 77484	30/0038, Contract # M93201455, Fractional Interest 1.923%
BENJAMIN LAW and PATRICIA A MATTHEWS-LAW	2200 OMAHA DR, HARKER HEIGHTS, TX 76548	27/0021, Contract # M91881352, Fractional Interest 1.923%
JOHN LEBLEU and MICHELLE LEBLEU	2753 COUNTY ROAD 450, WEST COLUMBIA, TX 77486	25/0021, Contract # M92425378, Fractional Interest 1.923%
THA POEUK and SEAN PHAN	175 OAK HL, NORTH ADAMS, MA 01247	7/0039, Contract # M91858352, Fractional Interest 1.923%
L.B. REYNOLDS	2675 DEEP HILL CIR, DALLAS, TX 75233	28/37/0112A/0112, Contract # M93612533, Fractional Interest 1.923%
JAMES RILEY JR and DAWN RILEY	PO BOX 1234, WIMBERLEY, TX 78676	29/0115, Contract # M93510167, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./Unit No., Building No. of the following described real property:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

The above described Owners have failed to make the required payments of assessment June 5, 12, 2026

ments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Polk County, Florida, as stated below:

Owner Name	Lien Document #	Assign Lien Doc #	Lien Amt	Per Diem
JANICE ALEX and DWIGHT ALEX	2022118482	2022119752	\$20,673.33	\$0.00
JOSE P. BALDONADO and CATHERINE M. BALDONADO	2024124984	2024127950	\$9,004.07	\$0.00
SHAMSIDEEN O BALOGUN and AMA DAPA S GYABIN	2024124984	2024127950	\$4,679.98	\$0.00
BARBARA LADEEN BETTS and RONALD D BETTS, SR	2022118482	2022119752	\$10,778.61	\$0.00
TOMMY L BLACKBURN SR and CLARA BLACKBURN	2024124984	2024127950	\$9,304.07	\$0.00
ROYCE D BLANKENSHIP and LACINDA BLANKENSHIP	2025102522	2025106068	\$5,710.23	\$0.00
SANDRA L BROWN-BRYANT and MYRON W BROWN JR and QUAMECIA BROWN	2025102522	2025106068	\$4,944.31	\$0.00
BENJAMIN LAW and PATRICIA A MATTHEWS-LAW	2024124984	2024127950	\$9,334.07	\$0.00
JOHN LEBLEU and MICHELLE LEBLEU	2025102508	2025106072	\$6,707.73	\$0.00
THA POEUK and SEAN PHAN	2025102508	2025106072	\$5,038.69	\$0.00
L.B. REYNOLDS	2024124968	2024127951	\$19,242.47	\$0.00
JAMES RILEY JR and DAWN RILEY	2024124968	2024127951	\$13,907.43	\$0.00

Notice is hereby given that on June 30, 2026, at 11:00 a.m. Eastern time, at My Office & More, 22 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Property.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.

By: _____
Print Name: Dianne Black
Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this June 2, 2026, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.

Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH 735981
My commission expires: 2/28/30

26-01092K

FIRST INSERTION

Prepared by and returned to:

Jerry E. Aron, P.A.
801 Northpoint Parkway #64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described time-share interests:

Owner Name	Address	Week/Unit/Contract #
SHEILA JO DOSS	330 LAUREL LN, FATE, TX 75087	31/0048 Contract # 93795606, Fractional Interest 1.923%
SAUL RIVERABARRIOS and LAURA RIVERA	402 TAURUS DR, KILLEEN, TX 76542 and 4502 ZADAR AVE, LUBBOCK, TX 79407	50/0067 Contract # 93021297, Fractional Interest 1.923%
FLORENCE E SPEER	10630 CARROLL WOOD WAY APT 2, SAINT LOUIS, MO 63128	2/0067 Contract # 93681477, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Interest %, Use Period No./Unit No., Unit Type, of the following described real property:

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

The above described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Polk County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

OBM

Owner Name	Mig.-Orange County Clerk of Court Book/Page/ Document #	Amount Secured by Mortgage	Per Diem
SHEILA JO DOSS	9743, 1412, 2016025094	\$87,350.34	\$20.16
SAUL RIVERABARRIOS and LAURA RIVERA	08704, 1721, 2012128907	\$7,011.45	\$2.59
FLORENCE E SPEER	9529, 791, 2015089475	\$33,648.19	\$9.93

Notice is hereby given that on June 30, 2026, 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Properties.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.

By: _____
Print Name: Dianne Black
Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT

Sworn to and subscribed before me this June 2, 2026, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.

Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH 735981
My commission expires: 2/28/30
June 5, 12, 2026

26-01093K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION
Case No. 2025CA003206A000BA
Division 15

SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. ANGELA HALL AKA ANGELA KAY RICHESON AKA ANGELA K. OWENS AKA ANGELA KAY OWENS, JAMES H. OWENS, IMPERIAL LAKES MASTER ASSOCIATION, INC., PORTFOLIO RECOVERY ASSOCIATES, LLC, POLK COUNTY, CLERK OF COURT, UNITED STATES OF AMERICA, DEPARTMENT OF JUSTICE, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, AMERICREDIT FINANCIAL SERVICES, INC. D/B/A GM FINANCIAL, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 22, 2026, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 174, IMPERIAL LAKES PHASE TWO, SECTION ONE B, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGES 21 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA. and commonly known as: 3488 JADE LANE, MULBERRY, FL 33860; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on July 7, 2026 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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

Dated this June 2, 2026
By: /s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
Invoice to:
Ryan Sutton
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
2025CA003206A000BA
F011150/2530608/CMP
June 5, 12, 2026

26-01107K

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.:
2025CA-000662-0000-00

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SIR FRANCIS JAMES MCKINNON A/K/A SIR FRANCIS MCKINNON; LAKE LUCERNE PROPERTY OWNERS ASSOCIATION INC.; PATRICIA WEST MCKINNON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, 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 25 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 63, OF LAKE LUCERNE PHASE 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE(S) 35-40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 645 SARNER PASS WAY, WINTER HAVEN, FL 33881
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS RE-

MAINING 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 01 day of June 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
25-00604
June 5, 12, 2026

26-01091K

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- SALES / ACTIONS ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CA003144000000
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2005-5, Plaintiff, vs.
KATERIA BARNES-ASH A/K/A KATERIA BARNES ASH; DARYL ASH A/K/A DARYL S. ASH; TRAX CREDIT UNION A/K/A TRAX FEDERAL CREDIT UNION; HUNTERS GROVE HOMEOWNERS' ASSOCIATION, INC.; MINORCAN CONSTRUCTION GROUP INC DBA FLORIDA ROOF SPECIALISTS; Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Re-Opening Case and Rescheduling the Foreclosure Sale dated May 22, 2026, and entered in Case No. 2024CA003144000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2005-5, is Plaintiff and KATERIA BARNES-ASH A/K/A KATERIA BARNES ASH; DARYL ASH A/K/A DARYL S. ASH; TRAX CREDIT UNION A/K/A TRAX FEDERAL CREDIT UNION; HUNTERS GROVE HOMEOWNERS' ASSOCIATION, INC.; MINORCAN CONSTRUCTION GROUP INC DBA FLORIDA ROOF SPECIALISTS, are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 26TH day of JUNE, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 109, OF HUNTERS GREENE PHASE THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED

IN PLAT BOOK 127, PAGE(S) 32-33, 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.

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

Su o se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou avan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 28th day of May, 2026

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH19908-24/sap
June 5, 12, 2026 26-01073K

FIRST INSERTION

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

CASE NO. 2025CA002732A000BA
CITIMORTGAGE, INC., Plaintiff, vs.
ANTONIO KURAYAKIN JENKINS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 07, 2026 in Civil Case No. 2025CA002732A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein CITIMORTGAGE, INC. is Plaintiff and Antonio Kurayakin Jenkins, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of June, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 15 and that part of Lot 14 in Block 15 of SHORE ACRES, Lakeland, Florida, according to the map or plat thereof as recorded in Plat Book 7, Page 15 of the Public Records of Polk County, Florida, described as follows: Begin at the Southeast corner of Lot 14; run thence Northerly

along the East line of said Lot 14 to the Northeast corner thereof; thence Westerly along the North line 35 feet; thence Southerly to a point on the South line of said Lot 14 to a point 30 feet West of the Point of Beginning; thence Easterly along the South line of Lot 14 to Point of Beginning.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11763FL
June 5, 12, 2026 26-01069K

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO:

532025CA004179A000BA
WILMINGTON SAVINGS FUND SOCIETY FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A Plaintiff, vs.
WILLIAM WICKER A/K/A WILLIAM JASON WICKER; et al. Defendant(s).

TO: WILLIAM WICKER A/K/A WILLIAM JASON WICKER
Last Known Address:
333 Lake Howard Dr., NW #204C,
Winter Haven, FL 33880

Current Address: unknown
TO: UNKNOWN SPOUSE OF WILLIAM WICKER A/K/A WILLIAM JASON WICKER
Last Known Address:
333 Lake Howard Dr., NW #204C,
Winter Haven, FL 33880

Current Address: unknown
TO: SUSAN D. DRAKE A/K/A SUSAN DRAKE
Last Known Address:
333 Lake Howard Dr., NW #204C,
Winter Haven, FL 33880

Current Address: unknown
TO: UNKNOWN SPOUSE OF SUSAN D. DRAKE A/K/A SUSAN DRAKE
Last Known Address:
333 Lake Howard Dr., NW #204C,
Winter Haven, FL 33880

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

UNIT 204-C OF PHASE I, IMPERIAL HARBOURS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1456, PAGE(S) 1005, OF THE PUBLIC RE-

CORDS OF POLK COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
Property address: 333 Lake Howard Dr., NW #204C, Winter Haven, FL 33880

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganello, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before July 6, 2026 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said Court this 28 day of May, 2026.

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

Matthew Leider, Esq.,
Law Offices of Manganello,
Leider & Savio, P.A.,
Plaintiff's attorney,
1900 N.W. Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
service@mls-pa.com
June 5, 12, 2026 26-01111K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2025CA001772A000BA
AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs.

CLARENCE E. DANIELS;; HAINES CITY HMA LLC D/BA HEART OF FLORIDA REGIONAL MEDICAL CENTER; STATE OF FLORIDA AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure dated May 22, 2026, and entered in Civil Case No. 2025CA001772A000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein AVAIL 3 LLC, a Delaware limited liability company is the Plaintiff and CLARENCE E. DANIELS;; HAINES CITY HMA LLC D/BA HEART OF FLORIDA REGIONAL MEDICAL CENTER; STATE OF FLORIDA AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN

TENANT #1 AND UNKNOWN TENANT #2, IF ANY, are the Defendants, the Clerk of the Circuit Court for Polk County, Florida, will sell to the highest and best bidder for cash, by electronic sale at www.polk.realforeclose.com, at 10:00 A.M. on JULY 21, 2026, the following described property as set forth in the Final Judgment:
Lot 16 & 17, Block "A" of Lockhart and Smith's Resubdivision, Haines City, Florida according to the Plat thereof recorded in Plat Book 6, Page 9, Public Records of Polk County, Florida.
With a street address of: 1218 Avenue K, 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. 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 27, 2026
By: Vivian A. Jaime
Vivian A. Jaime, Esq.
Florida Bar Number 714771
RITTER, ZARETSKY, LIEBER & JAIME, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: (305) 372-0933
Email: Vivian@rjllaw.com
June 5, 12, 2026 26-01071K

TENANT #1 AND UNKNOWN TENANT #2, IF ANY, are the Defendants, the Clerk of the Circuit Court for Polk County, Florida, will sell to the highest and best bidder for cash, by electronic sale at www.polk.realforeclose.com, at 10:00 A.M. on JULY 21, 2026, the following described property as set forth in the Final Judgment:
Lot 16 & 17, Block "A" of Lockhart and Smith's Resubdivision, Haines City, Florida according to the Plat thereof recorded in Plat Book 6, Page 9, Public Records of Polk County, Florida.
With a street address of: 1218 Avenue K, 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. 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 27, 2026
By: Vivian A. Jaime
Vivian A. Jaime, Esq.
Florida Bar Number 714771
RITTER, ZARETSKY, LIEBER & JAIME, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: (305) 372-0933
Email: Vivian@rjllaw.com
June 5, 12, 2026 26-01071K

Lot 16 & 17, Block "A" of Lockhart and Smith's Resubdivision, Haines City, Florida according to the Plat thereof recorded in Plat Book 6, Page 9, Public Records of Polk County, Florida.
With a street address of: 1218 Avenue K, 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. 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 27, 2026
By: Vivian A. Jaime
Vivian A. Jaime, Esq.
Florida Bar Number 714771
RITTER, ZARETSKY, LIEBER & JAIME, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: (305) 372-0933
Email: Vivian@rjllaw.com
June 5, 12, 2026 26-01071K

Lot 16 & 17, Block "A" of Lockhart and Smith's Resubdivision, Haines City, Florida according to the Plat thereof recorded in Plat Book 6, Page 9, Public Records of Polk County, Florida.
With a street address of: 1218 Avenue K, 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. 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 27, 2026
By: Vivian A. Jaime
Vivian A. Jaime, Esq.
Florida Bar Number 714771
RITTER, ZARETSKY, LIEBER & JAIME, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: (305) 372-0933
Email: Vivian@rjllaw.com
June 5, 12, 2026 26-01071K

Lot 16 & 17, Block "A" of Lockhart and Smith's Resubdivision, Haines City, Florida according to the Plat thereof recorded in Plat Book 6, Page 9, Public Records of Polk County, Florida.
With a street address of: 1218 Avenue K, 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. 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 27, 2026
By: Vivian A. Jaime
Vivian A. Jaime, Esq.
Florida Bar Number 714771
RITTER, ZARETSKY, LIEBER & JAIME, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: (305) 372-0933
Email: Vivian@rjllaw.com
June 5, 12, 2026 26-01071K

Lot 16 & 17, Block "A" of Lockhart and Smith's Resubdivision, Haines City, Florida according to the Plat thereof recorded in Plat Book 6, Page 9, Public Records of Polk County, Florida.
With a street address of: 1218 Avenue K, 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. 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 27, 2026
By: Vivian A. Jaime
Vivian A. Jaime, Esq.
Florida Bar Number 714771
RITTER, ZARETSKY, LIEBER & JAIME, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: (305) 372-0933
Email: Vivian@rjllaw.com
June 5, 12, 2026 26-01071K

FIRST INSERTION

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

Case No. 2026CA000073A000BA
PennyMac Loan Services, LLC Plaintiff, vs.
Ahmad Gerard Anselme a/k/a Ahmad G. Anselme a/k/a Ahmad Anselme; Tia Anselme a/k/a Tia Janae Anselme; United States of America on behalf of the Secretary of Housing and Urban Development; Villages at Bridgewater Community Association, Inc. Defendants.

TO:
Last Known Address: 5544 Waterside Loop Apt 108, Lakeland, FL 33805
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 8, BLOCK "C", VILLAGES AT BRIDGEWATER VILLAGE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE(S) 33 THROUGH 35, 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, 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.

Stacy M. Butterfield
As Clerk of the Court
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F02874
June 5, 12, 2026 26-01086K

FIRST INSERTION

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

CASE NO.: 2026CA001701A000BA
ROCKET MORTGAGE LLC, Plaintiff, vs.
JEAN MAX PROPHETE, et al., Defendants.

TO: JEAN MAX PROPHETE
1048 ROSELLE AVENUE,
LAKLAND, FL 33805
NOEMIE PROPHETE JEAN BAPTISTE A/K/A NOEMIE PROPHETE
1048 ROSELLE AVENUE,
LAKLAND, FL 33805

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

LOT 13, AND THE NORTH 20 FEET OF LOT 12, BLOCK 4, OF WESWEGO, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before July 3, 2026, a date at least thirty (30)

days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 26 day of May, 2026.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-05707
June 5, 12, 2026 26-01078K

FIRST 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.:

2025CA-004700-A000-BA
NORTHBRIDGE RESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v.
WOODLEN GODIE ALEMY AND UNKNOWN TENANT, Defendant(s).

Notice is Given that pursuant to a Final Judgment of Foreclosure dated May 20, 2026, in Case No. 2025CA-004700-A000-BA, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which Northridge Reserve Homeowners Association, Inc. is the Plaintiff and Woodlen Godie Alemy is the Defendant(s), Stacy M. Butterfield, CPA, the Clerk of Court will sell to the highest and best bidder for cash online at <https://www.polk.realforeclose.com>, at 10:00 a.m. on July 7, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 85, NORTHBRIDGE RESERVE, according to the plat

thereof, as recorded in Plat Book 173, Page 21, of the Public Records of Polk County, Florida and all amendments thereto.

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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IN ACCORDANCE WITH THE AMERICAN'S 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 on May 27th, 2026.
By: David M. Dilts, Esquire
Florida Bar No: 68615
Attorney for Plaintiff
June 5, 12, 2026 26-01068K

FIRST INSERTION

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

53-2005DR-0115060000
DIVISION: 13
MICHAEL LASALLE GIPSON, Plaintiff vs.
LORINE LASHONDA SMITH, Defendant(s)

TO: LORINE LASHONDA SMITH
1853 CROSSROADS BLVD.
WINTER HAVEN, FL 33881

YOU ARE NOTIFIED that an action for Supplemental Petition to Terminate Alimony Due to Remarriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Michael Lasalle Gipson, whose address is 1034 SLUICE

GATE DR. EVANS, GA 30809 on or before 07/6/2026, and file the original with the clerk of this Court at 255 N Broadway Ave, Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

WITNESS my hand and the seal of this Court at Polk County, Florida, this 8 day of May, 2026.

Stacy M. Butterfield, CPA
Clerk of the Circuit Court
By: Eduardo Trejo-Lopez
Deputy Clerk

Attorney for Petitioner:
Michael Lasalle Gipson
Pro Se Petitioner
1034 Sluice Gate Dr
Evans, GA 30809
June 5, 12, 19, 26, 2026 26-01088K

SAVE



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

FIRST INSERTION

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

CASE NO.: 53-2026-CA-001133-A000-BA
FLTR, LLC, as Trustee, under the
89SW Ridge Land Trust
Plaintiff, v.

SANDRA FLAGG; TERRY
CONDON; THE UNKNOWN
HEIRS, BENEFICIARIES,
DEWISEES, ASSIGNEES,
TRUSTEES, LIENORS,
CREDITORS, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY THROUGH UNDER
OR AGAINST JESS R. AUBIN,
DECEASED.

Defendants.
TO: SANDRA FLAGG
Last known address:
3236 Chestnut Ct
St. Johns, FL 32259-4563

YOU ARE NOTIFIED that an action for Quiet Title and Quiet Title Via Adverse Possession Under Color of Title in the Alternative to the Subject Property in Polk County, Florida, described more particularly below:

Lot 10 of LAKE SHIPP HEIGHTS, Unit 35, according to the plat thereof recorded in Plat Book 34, Page 14, Public Records of Polk County, Florida.

Parcel ID Number: 26-28-31-641300-000100
has been filed against you in the above styled court and action, and you are required to serve a copy of your written defenses to the Complaint, E-Filed on March 5, 2026, if any, to it on Plaintiff's attorney, whose name and address is:

Monique A. Waterman, Esq.
FIDELITY NATIONAL LAW GROUP
Counsel for Plaintiff

100 W. Cypress Creek Rd., Ste 889
Fort Lauderdale, Florida 33309
Florida Bar No. 127258
Telephone No: (954) 414-2115
Facsimile No: (954) 414-2101
Monique.Waterman@fnf.com
Pleadingsfl@fnf.com

on or before 5/29/2026 and to file the original with the clerk of this court either before service on the Plaintiffs' 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.

First publication on June 5, 2026.
DATED: APR 22 2026
STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
POLK COUNTY, FLORIDA
(SEAL) By: Ruthy Pacheco
Deputy Clerk

Monique A. Waterman, Esq.
FIDELITY NATIONAL LAW GROUP
Counsel for Plaintiff

100 W. Cypress Creek Rd., Ste 889
Fort Lauderdale, Florida 33309
Florida Bar No. 127258
Telephone No: (954) 414-2115
Facsimile No: (954) 414-2101
Monique.Waterman@fnf.com
Pleadingsfl@fnf.com
June 5, 12, 19, 26, 2026 26-01094K

FIRST INSERTION

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

CASE NO. 2026CA001190A000BA
PLANET HOME LENDING, LLC,
Plaintiff, vs.

CARMEN YOEM LUCIANO
A/K/A CARMEN YOEM
LUCIANO MOLINA. et. al.
Defendant(s).

TO: CARMEN YOEM LUCIANO
A/K/A CARMEN YOEM LUCIANO
MOLINA, UNKNOWN SPOUSE OF
CARMEN YOEM LUCIANO A/K/A
CARMEN YOEM LUCIANO MO-
LINA,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

BEGINNING AT A POINT
268 FEET WEST OF NORTH-
EAST CORNER OF SE 1/4
OF NW 1/4 OF NE 1/4 OF
SECTION 13, TOWNSHIP 28
SOUTH, RANGE 24 EAST,
POLK COUNTY, FLORIDA,
THENCE RUN SOUTH 330
FEET, THENCE WEST 72
FEET, THENCE NORTH 330
FEET, THENCE EAST 72
FEET TO THE POINT OF
BEGINNING. LESS 25 FEET
ALONG THE SOUTH SIDE
FOR ROAD RIGHT-OF-WAY.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before July 9, 2026 (/30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 2nd day of June, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: ASUNCION NIEVES
DEPUTY CLERK

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-388906
June 5, 12, 2026 26-01105K

FIRST INSERTION

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

CASE NO. 532026CA001096A000BA
LOANDEPOT.COM, LLC
Plaintiff, v.

PABLO ALEXANDER SANCHEZ
A/K/A PABLO A. SANCHEZ
A/K/A ALEX SANCHEZ, ET AL.
Defendants.

TO: JULIANA DAMATTA
MACHADO KRAUSS,
Current residence unknown, but whose last known address was:

364 GUADLUPE ST,
HAINES CITY, FL 33844-8468
TO: PABLO ALEXANDER SANCHEZ
A/K/A PABLO A. SANCHEZ A/K/A
ALEX SANCHEZ,
Current residence unknown, but whose last known address was:

364 GUADLUPE ST,
HAINES CITY, FL 33844-8468
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida, to-wit:

LOT 200 OF ORCHID TER-
RACE PHASE 1, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
176, PAGE(S) 1-7, 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, to it on eXL Legal,

PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before July 20, 2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this day of 05/27/2026.

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

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000010065
June 5, 12, 2026 26-01103K

FIRST INSERTION

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

CASE NO.: 53-2026-CA-001133-A000-BA
FLTR, LLC, as Trustee, under the
89SW Ridge Land Trust
Plaintiff, v.

SANDRA FLAGG; TERRY
CONDON; THE UNKNOWN
HEIRS, BENEFICIARIES,
DEWISEES, ASSIGNEES,
TRUSTEES, LIENORS,
CREDITORS, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY THROUGH UNDER
OR AGAINST JESS R. AUBIN,
DECEASED.

Defendants.
TO: THE UNKNOWN HEIRS, BENE-
FICIARIES, DEWISEES, ASSIGNEES,
TRUSTEES, LIENORS, CREDITORS,
AND ALL OTHER PARTIES CLAIM-
ING AN INTEREST BY THROUGH
UNDER OR AGAINST JESS R. AU-
BIN, DECEASED
(Unknown Address)

YOU ARE NOTIFIED that an action for Quiet Title and Quiet Title Via Adverse Possession Under Color of Title in the Alternative to the Subject Property in Polk County, Florida, described more particularly below:

Lot 10 of LAKE SHIPP HEIGHTS, Unit 35, according to the plat thereof recorded in Plat Book 34, Page 14, Public Records of Polk County, Florida.

Parcel ID Number: 26-28-31-641300-000100
has been filed against you in the above styled court and action, and you are required to serve a copy of your written defenses to the Complaint, E-Filed on March 5, 2026, if any, to it on Plaintiff's attorney, whose name and address is:

Monique A. Waterman, Esq.

FIDELITY NATIONAL LAW GROUP
Counsel for Plaintiff

100 W. Cypress Creek Rd., Ste 889
Fort Lauderdale, Florida 33309
Florida Bar No. 127258
Telephone No: (954) 414-2115
Facsimile No: (954) 414-2101
Monique.Waterman@fnf.com
Pleadingsfl@fnf.com

on or before June 25, 2026 and to file the original with the clerk of this court either before service on the Plaintiffs' 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.

First publication on June 5, 2026.
DATED: 5/19/26
STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
POLK COUNTY, FLORIDA
(SEAL) By: S. Irlanda
Deputy Clerk

Monique A. Waterman, Esq.
FIDELITY NATIONAL LAW GROUP
Counsel for Plaintiff

100 W. Cypress Creek Rd., Ste 889
Fort Lauderdale, Florida 33309
Florida Bar No. 127258
Telephone No: (954) 414-2115
Facsimile No: (954) 414-2101
Monique.Waterman@fnf.com
Pleadingsfl@fnf.com
June 5, 12, 19, 26, 2026 26-01095K

FIRST INSERTION

NOTICE OF BOARD MEETING
LAKE ASHTON II COMMUNITY
DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a Board of Supervisors meeting on **June 18, 2026, at 8:00 AM** at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at <https://www.wecdd.org>. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or aferguson@gms-tampa.com.

Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Jason Greenwood
District Manager
June 5, 2026 26-01097K

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.: 2025CA004564A000BA
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.

WESTON WESLEY; FIFTH THIRD
BANK, N.A.; FLORIDA HOUSING
FINANCE CORPORATION;
MIDLAND FUNDING, LLC, AS
SUCCESSOR IN INTEREST TO
BANK OF AMERICA, N.A; POLK
COUNTY, FLORIDA CLERK OF
COURT; STATE OF FLORIDA;
UNITED STATES OF AMERICA
ACTING ON BEHALF OF THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
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 23 day of June, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 60, WHEELER HEIGHTS
MOBILE HOME PARK, A
SUBDIVISION ACCORDING
TO THE PLAT THEREOF,
RECORDED AT PLAT BOOK
62, PAGE 17, IN THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.
PROPERTY ADDRESS: 4817
MARK WAY, BARTOW, FL

33830
IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-
ING 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 28 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
25-04297
June 5, 12, 2026 26-01072K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45,
FLORIDA STATUTES

IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CC003870

LAKES AT LAUREL HIGHLANDS
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.
ABRAO RYAN ALLEN, et al.,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/20/2026, in Case No.: 2025CC003870 of the County Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and ABRAO RYAN ALLEN, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at <https://www.polk.realforeclose.com>, in accordance with Section 45.031, Florida Statutes, on 6/24/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot(s) 55, LAKES AT LAUREL HIGHLANDS PHASE 1B, according to the plat as recorded in Plat Book 160, Pages 38 through 43, of the Public Records of Polk County, Florida.

Any person claiming an interest in the surplus on 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 28, 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
June 5, 12, 2026 26-01074K

FIRST INSERTION

NOTICE UNDER
FICTITIOUS NAME

TO WHOM IT MAY CONCERN:
Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Primary Care Lake Wales under which (we are) engaged in business at 24401 Highway 27 in Lake Wales, FL 33859-6970. That the (party) (parties) interested in said business enterprise is as follows: AdventHealth Primary Care Network, Inc. at Lake Wales, Polk County, Florida, on 6/1/2026, Polk County, Lake Wales, Florida

June 5, 2026 26-01108K

SUBSEQUENT INSERTIONS

--- ACTIONS ---

FOURTH INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION

File No. 26-CP-000564
IN RE: ESTATE OF
MADELINE VICTORIA NICHOLS,
Deceased.

TO: UNKNOWN FATHER
Unknown

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

Signed on this 13th day of March, 2026.

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

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

SECOND 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 Petitioner, 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

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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, Quanjah BOXES, 2 TIRES, BASKETBALL, WORKOUT ITEMS, TOTES, BASKETS, BAGS, BOXES, CHAIR, MISC ITEMS; Williams, Ayonah MATTRESS, BED FRAME, TOYS; Watts, Dormeka DESK, CHAIRS, BOXES, SUITCASES, CROCK POT, LAMPS, CARPET, TOTES, SHOVEL, MISC ITEMS; Quinones, Carlos SHELF, ENTERTAINMENT CENTER, DRESSERS, BOXES, BACKPACK, 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

SECOND INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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, William SPEAKERBOX WITH SPEAKERS, LASER WRAP PRINTER, MINI FRIDGE, TOTES, BOXES, COIN JAR, COOLERS, LUGGAGE, MISCELLANEOUS ITEMS; Murf, 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

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA000319000000
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
UNKNOWN HEIRS
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER, OR, AGAINST THE
ESTATE OF 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, GRANTEES, 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 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 NOBILITY 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.
PBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1091-2659B
May 29; June 5, 2026 26-01048K

SECOND 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 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 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

SECOND 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

THIRD 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.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated: 05/15/2026.
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
(SEAL) By: Shari Reed
{Deputy Clerk}
May 22, 29; June 5, 12, 2026
26-01020K

SECOND INSERTION

**NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY**
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

Case #: 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.

TO: Gabriel Jose Martinez a/k/a Gabriel J. Martinez: 3415 West Hillborough 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 Hillborough 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#: FLFL-J79A08150HP 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

SECOND INSERTION

Polk County, Florida, more particularly described as follows:

The South 134.35 feet of the Southeast 1/4 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.,

Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantee, 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 lien on the following real property, lying and being situated in

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA 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 LAKELAND, FLORIDA; SYLVESTER SHORES ASSOCIATION INC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on June 19, 2026, the following described property as set forth in said Final Judgment, to wit:

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, LAKELAND, FL 33803

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

SECOND 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-AOOO-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-AOOO-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: 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA 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, UNKNOWN TENANT #1 N/K/A SANDIE LEFRANC AND UNKNOWN TENANT #2 N/K/A GLADIMY DORESANT are the 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

SECOND INSERTION

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 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.

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

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

May 29; June 5, 2026 26-01065K

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE EIGHTH 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

SECOND 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

SECOND 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. 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 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

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

May 29; June 5, 2026 26-01065K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA **CASE NO. 2025CA-001566-AOOO-BA ASSET TRUST HOLDINGS, LLC Plaintiff(s) VS. RONIQUÉ MINDOR, EMITHA MINDOR, ISPC, INC, UNKNOWN TENANT #1 N/K/A WADE DUTOUSSENT, 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

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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.

26-01045K

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL 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, VIL-LAGE 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 Pilchard 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

SECOND 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 WILLIAM, et al., Defendants.

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

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

LOT 19, HONEYTREE NORTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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 written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before

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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 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

SECOND 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 immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

Default date: 6/24/26
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

THIRD INSERTION

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

CASE NO.: 2025-CA-005205
BEARFOOT HOMEBUYERS, LLC, Plaintiff, vs.

HAMEED ALI, UNKNOWN OCCUPANT #1, EREBUS HOLDINGS, LLC, TUSCANY PRESERVE COMMUNITY ASSOCIATION, INC; ASSOCIATION OF POINCIANA VILLAGES, INC. and 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 Quite 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 10th JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, 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, 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

3145 FLETCHER AVENUE, LAKELAND, FL 33803

DIANA GROSVENT AKA DIANA CHRISTINE GROSVENT AKA DIANA C. WOMBLE

1805 REYNOLDS RD APT 17, LAKELAND, FL 33801

3145 FLETCHER AVENUE, LAKELAND, FL 33803

UNKNOWN SPOUSE OF DIANA GROSVENT AKA DIANA CHRISTINE 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 interest by, through, under, or against the aforesaid Defendant(s).

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

Polk County, Florida:
LOT 30, CRYSTAL HILLS SUBDIVISION UNIT NO. 2, ACCORDING TO PLAT THEREOF 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 written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before June 29th, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA 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.: 73529

E-Mail: Matthew@HowardLaw.com
25-000749-1
May 29; June 5, 2026 26-01026K

SECOND 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