

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 Little Bee Lotion Bar located at 334 3rd Street NW in the City of Winter Haven, Polk, FL 33881 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of May, 2026
Love and Leche, LLC
June 12, 2026 26-01141K

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 Central Florida Screen Experts located at 7500 Osceola Polk line Rd. Unit 85 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 4th day of June, 2026
Michael Van Deursen Jr
June 12, 2026 26-01140K

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 24th day of June, 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 5844 US Hwy 98 N, Lakeland, FL, 33809. Clark, Gregory H. Scrap Metal Sale is subject to cancellation in the event of settlement between owner and obligated party.

June 12, 19, 2026 26-01139K

FIRST INSERTION

NOTICE TO CREDITORS

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

File Number: 26-CP-001586
IN RE: The Estate of RANDOLPH HENRI SCHULTZ Deceased.

The administration of the estate of RANDOLPH HENRI SCHULTZ, deceased, whose date of death was April 5, 2026, and whose social security number is xxx-xx-7589, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 Broadway Avenue N, Bartow, Florida. The name and address of the personal representative's attorney are set forth below.

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

All claims not filed within the time 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 FOREVER BARRED.

The date of first publication of this notice is June 12, 2026.

Personal Representative:
KRISTINE M. OWENS
4849 Brockton Ridge Ct.
Bargersville, Indiana 46106
Attorney for Personal Representative:
By: /s/Thomas J. Gallo
Thomas J. Gallo
THOMAS J. GALLO ATTORNEY, P.A.
Florida Bar No. 0723983
2240 Lithia Center Ln.
Valrico, Florida 33596
Telephone: (813) 815-4529
June 12, 19, 2026 26-01130K

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

Case No.: 2025DR9568-A000NE
Yareny Torres De Rodriguez, Petitioner, and Kelvin Rodriguez, Respondent,
Kelvin Rodriguez
1713 Bath Avenue 1st Floor
Brooklyn NY, 11214

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Yareny Torres De Rodriguez, whose address is 492 Eaglecrest Drive Haines City FL, 33844 on or before 7/10/26, 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.

The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, a legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located}

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 address(es) 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: 6/3/26

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) By: Karen Cox
Deputy Clerk
June 12, 19, 26; July 3, 2026 26-01127K

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 G & T's Sweets and Treats located at 3083 Keuka Loop in the City of Lakeland, Polk, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of June, 2026
Annis M. Williamson
June 12, 2026 26-01167K

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 WayFinder Shield located at 1630 Columbia Street in the City of Lakeland, Polk, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of June, 2026
Corey Walling
June 12, 2026 26-01151K

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 Chain of lakes Roadside located at 250 36th st NW in the City of Winter Haven, Polk, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of June, 2026
Randall Geiger
Cypress Hammock Field Services
June 12, 2026 26-01180K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-4266
IN RE: ESTATE OF STAN JEFF BROWN Deceased.

The administration of the Estate of Stan Jeff Brown, deceased, File Number 25-CP-4266 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 petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE 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 June 12, 2026.

Petitioner:
/s/ Caroline Brown
Caroline Brown
PO Box 380984
Murdock, FL 33938

Attorney for Petitioner:
/s/ Nathan Dougherty, Esq.
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
June 12, 19, 2026 26-01137K

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 Annie's Asian Market, located at 136 Poe Dr, in the City of Winter Haven, County of Polk, State of FL, 33884, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 8 of June, 2026.
Annie Yi Murphy
136 Poe Dr
Winter Haven, FL 33884
June 12, 2026 26-01150K

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 Robin's Nest Custom Creations located at 2218 Quail View Avenue in the City of Bartow, Polk, FL 33830 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of June, 2026
Denise Andrews
June 12, 2026 26-01168K

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 Grantham Lakes Veterans Residence Housing located at 311 Sunset View Dr 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 5th day of June, 2026
Grantham Lakes LLC
June 12, 2026 26-01152K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 26CP-1549
Division Probate
IN RE: ESTATE OF JOHN B. MCGUINNESS Deceased.

The administration of the estate of John B. McGuinness, deceased, whose date of death was February 18, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
/s/ Denver R. Music
Denver R. Music
424 Talamone Drive
Winter Haven, Florida 33884
Attorney for Personal Representative:
/s/ Charlotte C. Stone
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
123 US Hwy 27 North
Sebring, Florida 33870
June 12, 19, 2026 26-01129K

FIRST INSERTION

Westview Pod B LOMR

The Polk County Floodplain Management, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the Polk County's intent to revise the flood hazard information, generally located between Poinciana Parkway and the north area of Cypress Parkway in Kissimmee. The flood hazard revisions are being proposed as part of Letter of Map Revision (LOMR) Case No. 26-04-0977P for the project along Reedy Creek Swamp and London Creek Basin from a point South of wetland RCS2 to a point East of wetland RCS1, primarily North to the Polk County/Osceola County Line. LT Westview, LLC has constructed the associated infrastructure, drainage, and utilities as part of single-family subdivision development. The following flood hazards along Reedy Creek Swamp and London Creek Basin from a point South of wetland RCS2 to a point East of wetland RCS1, primarily North to the Polk County/Osceola County Line will change based on the following, as a result of the revisions:

1. Base Flood Elevations (BFEs) will be established within the revised area.
2. The SFHA will increase, decrease and be established within the revised area.

Maps and detailed analysis of the revision can be reviewed at Polk County Main Office Building located at 330 W. Church St. Bartow, FL 33830. Interested persons may call Greg Hentschel, P.E. at (863) 534-6047 for additional information from Monday to Friday between 8 am to 4 pm.
June 12, 2026 26-01138K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 53-2026-CP-001608-A000-BA
Division 14
IN RE: ESTATE OF GAIL L. BLUBAUGH Deceased.

The administration of the estate of Gail L. Blubaugh, deceased, whose date of death was April 16, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
Heather B. Craig
3469 Lismore Drive
Lakeland, Florida 33813
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
June 12, 19, 2026 26-01128K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION

File Number: 532025CP002630A000BA
IN RE: ESTATE OF IDRIS ABRACHE Deceased.

The administration of the estate of IDRIS ABRACHE, deceased, whose date of death was July 28, 2023, 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.

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 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 12, 2026.

Personal Representative:
Mehdi Abrache
2256 Oakington St.
Winter Garden, FL 34787
Attorney for Personal Representative:
Mary Williams Kaplan
Florida Bar Number: 069211
Linda Solash-Reed
Florida Bar Number: 616559
LIGHTHOUSE LEGAL GROUP
Attorney for Petitioner
640 Dartmouth St.
Orlando, FL 32804
Telephone: (407) 494-6701
Fax: (407) 992-9429
Email: mary@lighthouselegalfirm.com
Secondary Email:
service_520@ecf.courtdrive.com
June 12, 19, 2026 26-01131K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2024CA003897000000
NORTHPOINTE BANK, Plaintiff, VS.
EDWIN M. ANDERSON;
THOMAS E. ANDERSON;
JANET E. ANDERSON A/K/A
JAN ANDERSON; MICHELLE ANDERSON; SUNSHINE PROPERTY CONNECTION LLC; WATER RIDGE HOMEOWNERS' ASSOCIATION, INC.;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 9, 2026 in Civil Case No. 2024CA003897000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, NORTHPOINTE BANK is the Plaintiff, and EDWIN M. ANDERSON; THOMAS E. ANDERSON; JANET E. ANDERSON A/K/A JAN ANDERSON; MICHELLE ANDERSON; SUNSHINE PROPERTY CONNECTION LLC; WATER RIDGE HOMEOWNERS' ASSOCIATION, INC. 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 July 2, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 21, WATER RIDGE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 133, PAGES 24 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 2nd day of June, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1651-007B
June 12, 19, 2026 26-01120K

--- SALES---

FIRST INSERTION

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

Case No. 2025 CA 002784
21ST MORTGAGE CORPORATION, Plaintiff, vs. MICHAEL SHAWN KORNIKOWSKI; UNKNOWN SPOUSE OF MICHAEL SHAWN KORNIKOWSKI; SUSAN KORNIKOWSKI; CITRUS RIDGE NEIGHBORHOOD ASSOCIATION, INC. and UNKNOWN TENANT Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 22, 2026, entered in Case No. 2025 CA 002784 of the Circuit Court in and for Polk County, Florida, wherein MICHAEL SHAWN KORNIKOWSKI, UNKNOWN SPOUSE OF MICHAEL SHAWN KORNIKOWSKI, SUSAN KORNIKOWSKI, and CITRUS RIDGE NEIGHBORHOOD ASSOCIATION, INC., are the Defendants, that Stacy M. Butterfield, CPA, the Clerk of Court, will sell to the highest and best bidder for cash, by electronic sale at at website www.polkrealforeclose.com, on July 21, 2026 at 10:00 AM, the following described real property as set forth in the Final Judgment:

Legal: LOT 367, CITRUS RIDGE PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE(S) 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TOGETHER WITH A 1988

CHARLAMOR MODEL 396 SQ. FT. MANUFACTURED HOME BEARING VIN NO.: CE10CFL0803870655.

NOTICE 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.

NOTICE

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N Broadway Avenue, Bartow, Florida 33830, 863-534-4686, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

June 12, 19, 2026 26-01142K

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No. 2025-CA-004893
PLANET HOME LENDING, LLC Plaintiff, vs. KENNETH NEIL FISHBEIN; TECHNOLOGY CREDIT UNION; HUNTINGTON SUMMIT HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT OCCUPANT #1 NKA DAVID DAVIS; ALL UNKNOWN HEIRS, TRUSTEES, PERSONAL REPRESENTATIVES, CREDITORS, DEVISEES, OR OTHER PERSONS KNOWN OR UNKNOWN CLAIMING INTEREST BY, THROUGH, UNDER, OR AGAINST TROY F. OLIVER; MICHAEL BRUCE FISHBEIN; Defendants,

TO: MICHAEL BRUCE FISHBEIN. Last Known Address: 616 BLANDA CT, WALTON, KY 41094.

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 7310 HUNTINGTON SUMMIT BLVD, LAKELAND, FL 33810, and more particularly described as follows:

LOT 3, HUNTINGTON SUMMIT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 9 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 232716-001015-

000030
COMMONLY KNOWN AS: 7310 HUNTINGTON SUMMIT BLVD, LAKELAND, FL 33810, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 within 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Stacy M. Butterfield, CPA
Polk County Clerk of Court
and Comptroller
As Deputy Clerk
Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street, Suite 730,
Orlando, FL 32801
June 12, 19, 2026 26-01133K

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. 2026CA000199A000BA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST, Plaintiff, vs. SHERLYNE DELGADO AND JACQUELINE DELGADO, et. al. Defendant(s),

TO: SHERLYNE DELGADO, JACQUELINE DELGADO, UNKNOWN SPOUSE OF SHERLYNE DELGADO, UNKNOWN SPOUSE OF JACQUELINE DELGADO, 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:

LOT 59, EDEN HILLS PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 194, PAGES 24, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before July 13, 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 day of June 4, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: A. NIEVES
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-368963
June 12, 19, 2026 26-01135K

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. 532025CA001128A000BA
Freedom Mortgage Corporation, Plaintiff, vs. Joseph Donald Bertrand a/k/a Joseph Bertrand, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA001128A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Joseph Donald Bertrand a/k/a Joseph Bertrand; Roseanna Maude Robbins a/k/a Roseanna M. Robbins; Rebecca Lesley Allasia Rawson a/k/a Rebecca Rawson; Dividend Solar Finance LLC; GoodLeap, LLC are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 27th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 10, 11 AND 12, TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY ADJOINING THE WEST LINE OF SAID LOTS, BLOCK B, W. S. PRESTON'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 83, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID: 25-30-07-4030000-002100

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 5th day of June, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/Justin J. Kelley, Esq
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00569
June 12, 19, 2026 26-01134K

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-004299
PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. TROY F. OLIVER, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on July 10, 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 18; Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 33, Township 29 South, Range 23 East, of the Public records of Polk County, Florida and run thence Southerly along the quarter section line for a distance of 792.5 feet to the North right of way of a 50 foot

road, thence Westerly with said right of way for a distance of 410 feet to the point of beginning; thence continue Westerly with said right of way for a distance of 50 feet; thence Northerly parallel to said quarter section line for a distance of 147.5 feet; thence Easterly parallel to said North right of way for a distance of 50 feet; thence Southerly parallel to said quarter section line for a distance of 147.5 feet to the point of beginning.

AND
Lot 19; Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 33, Township 29 South, Range 23 East, of the Public Records of Polk County, Florida and run thence Southerly along the quarter section line for distance of 792.5 feet to the North right of way of a 50 foot road; thence Westerly with said right of way for a distance of 360 feet to the point of beginning; thence continue Westerly with said right of way for a dis-

tance of 50 feet; thence Northerly parallel to said quarter section line for a distance of 147.5 feet; thence Easterly parallel to said North right of way for a distance of 50 feet; thence Southerly parallel to said quarter section line for distance of 147.5 feet to the point of beginning.
Property Address: 3795 Levins Road, Mulberry, FL 33860

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 3rd day of June, 2026.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathry 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 12, 19, 2026 26-01121K

FIRST INSERTION

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

Case No.: 532025CA003272A000BA
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. MARIA ANTONIA MARTINEZ ALONSO; POINT DIGITAL FINANCE INC., AS TRUST MANAGER OF POINT TITLING TRUST; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; OVERLOOK ESTATES PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF MARIA ANTONIA MARTINEZ ALONSO, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on May 14, 2026 in Case No.: 532025CA003272A000BA of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and MARIA ANTONIA MARTINEZ ALONSO, POINT DIGITAL FINANCE INC., AS TRUST MANAGER OF POINT TITLING TRUST, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and OVERLOOK ESTATES PROPERTY OWNERS ASSOCIATION, INC., 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 online at www.polk.realforeclose.com, beginning at 10:00 a.m. on the 11th day of August, 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 68, OVERLOOK ESTATES PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 82, AT PAGE 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Also known as:
215 SANTA ROSA DR,
WINTER HAVEN, FL 33884
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 27th day of May, 2026.
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
Matter No.: 25-01707
Case No.: 532025CA003272A000BA
June 12, 19, 2026 26-01143K

FIRST INSERTION

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

Case #: 2023CA00044000000
DIVISION: 8

Lakeview Loan Servicing, LLC Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nadiyah M. Tejada a/k/a Nadiyah Malika Tejada a/k/a Nadiyah Tejada f/k/a Nadiyah Malika Muhammad, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Dwayne Glen Tejada a/k/a Dwayne G. Tejada a/k/a Ali Ishmael Tejada a/k/a Ali Tejada; Tariq Kamal Tejada a/k/a Tariq K. Tejada; Zain Kamaal Tejada a/k/a Zain K. Tejada; Jannah Ameerah Tejada, a minor; Dwayne Glen Tejada a/k/a Dwayne G. Tejada a/k/a Ali Ishmael Tejada a/k/a Ali Tejada, as Natural Guardian of Jannah Ameerah Tejada, a minor; Unknown Guardian of Jannah Ameerah Tejada, a minor; Unknown Spouse of Zain Kamaal Tejada a/k/a Zain K. Tejada; Association of Poinciana Villages, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Horacio R. Rodriguez; Mercedes A. Rodriguez Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA00044000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Lakeview Loan Servicing, LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nadiyah M. Tejada a/k/a Nadiyah Malika Tejada a/k/a

Nadiyah Tejada f/k/a Nadiyah Malika Muhammad, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 AM on June 19, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 13, BLOCK 414, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 5, 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
22-327540 FC01 MTT
June 12, 19, 2026 26-01122K

FIRST INSERTION

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

Case No. 532025CA001574A000BA
SELENE FINANCE, LP, Plaintiff, vs. TERESA YVETTE HOLLOWAY; SOLIVITA COMMUNITY ASSOCIATION, INC.; AVATAR PROPERTIES INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 26, 2026, and entered in Case No. 532025CA001574A000BA of the Circuit Court in and for Polk County, Florida, wherein SELENE FINANCE, LP is Plaintiff and TERESA YVETTE HOLLOWAY; SOLIVITA COMMUNITY ASSOCIATION, INC.; AVATAR PROPERTIES INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on July

21, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 190, BLOCK F, SOLIVITA PHASE 7B2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 39, 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. 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 June 3, 2026.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1446-208395 / GS1
June 12, 19, 2026 26-01132K

--- ACTIONS ---

FIRST INSERTION

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

CASE NO.: 532026CA001914A000BA
CENTRAL EHP LLC, a Florida limited liability company, Plaintiff, vs. PRESTON S. DUGGER, et al., Defendant(s).
 TO: PRESTON S. DUGGER, deceased, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against PRESTON S. DUGGER; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PRESTON S. DUGGER; MIRIAM A. DUGGER, deceased, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against MIRIAM A. DUGGER; and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL

OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MIRIAM A. DUGGER,
 YOU ARE NOTIFIED that an action to quiet title to the following property in Polk County, Florida:
A. LEGAL DESCRIPTION:
 LOT 8, BLOCK G, HAVEN HOMES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PARCEL #:
 26-28-30-635000-007081
ADDRESS:
 2239 CENTRAL AVE,
 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 Myles A. Hoover, the plaintiff's attorney, whose address is 11 Island Ave #406, Miami Beach, Florida 33139, on or before July 13, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for

the relief demanded in the complaint or petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated on June 5, 2026.
 Stacy M. Butterfield
 Polk County Clerk of Court
 As Clerk of the Court (SEAL) By: A. Nieves
 As Deputy Clerk

Myles A. Hoover,
 the plaintiff's attorney,
 11 Island Ave
 #406,
 Miami Beach, Florida 33139
 June 12, 19, 26; July 3, 2026

26-01136K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA005693000000
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1, Plaintiff, vs. MARK BRYANT, et al. Defendant(s),
 TO: ELOISA BRYANT, 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:
LOT 6: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 23 EAST POLK COUNTY, FLORIDA

AND RUN S 0 DEG. 01'53" E ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOCRUM LOOP ROAD; THENCE S 89 DEG. 45'07" E ALONG SAID SOUTH RIGHT OF WAY 608.85 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89 DEG. 45'07" E ALONG SAID RIGHT OF WAY 109.38 FEET; THENCE S 0 DEG. 01'53" E 200.00 FEET; THENCE N 89 DEG. 45'07" W 109.38 FEET; THENCE N 0 DEG. 01'53" W 200.0 FEET TO THE POINT OF BEGINNING.
 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 10, 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 3rd day of June, 2026.

Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT (SEAL) BY: A. NIEVES
 DEPUTY CLERK
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 6409 Congress Ave.,
 Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 24-230664
 June 12, 19, 2026 26-01125K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 2025CA003345A000BA
DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. JASMINE PRAY; UNKNOWN SPOUSE OF JASMINE PRAY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR HOMETOWN LENDERS INC.; STATE OF FLORIDA; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
 NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 1, 2026 and entered in Case No. 2025CA003345A000BA, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and JASMINE PRAY; UNKNOWN SPOUSE OF JASMINE PRAY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR HOMETOWN LENDERS INC.; STATE OF FLORIDA; CLERK OF THE COURT OF

POLK COUNTY, FLORIDA; 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 30, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 16 AND THE EAST 1/2 OF LOT 15, BLOCK "H", LAKE BEULAH HEIGHTS DIVISION NO. 4, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE WEST 12 FEET OF LOT 17, BLOCK H, OF LAKE BEULAH HEIGHTS DIVISION NO.4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 17, BLOCK H, OF LAKE BEULAH HEIGHTS DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 37, OF PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N90°00'00"W ALONG THE SOUTH LINE OF LOT 17, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N90°00'00"W ALONG SAID SOUTH LINE, DISTANCE OF 12.00 FEET TO THE SOUTHWEST CORNER SAID LOT 17; THENCE DEPARTING SAID SOUTH

LINE RUN N00°09'21"E ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 120.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE RUN S90°00'00"E ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 12.00 FEET; THENCE DEPARTING SAID NORTH LINE; RUN S00°09'21"W, A DISTANCE OF 120.50 FEET OF THE 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.
 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 3rd day of June 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.: 25-00957 CMS
 V6.20190626

June 12, 19, 2026 26-01124K

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA001153A000BA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. MARSHA PATRICIA MONROE-CARTER; et al, Defendant(s).
 To the following Defendant(s):
JOSHUA CARTER
 (Last Known Address: 13731 ROCKRIDGE RD, LAKELAND, FL 33809)
MARSHA PATRICIA MONROE-CARTER
 (Last Known Address: 13731 ROCKRIDGE RD, LAKELAND, FL 33809)
UNKNOWN SPOUSE OF JOSHUA CARTER
 (Last Known Address: 13731 ROCKRIDGE RD, LAKELAND, FL 33809)
UNKNOWN SPOUSE OF MARSHA PATRICIA MONROE-CARTER
 (Last Known Address: 13731 ROCKRIDGE RD, LAKELAND, FL 33809)
 YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
PARCEL 1
LOT 28 OF UNRECORDED ROBSON RANCHETTES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 01, TOWNSHIP 26 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND RUN THENCE S 0 DEGREES 15'16" E 3982.02 FEET;

THENCE N 89 DEGREES 54'41" W 2633.11 FEET; THENCE N 59 DEGREES 59'47" W 421.15 FEET TO THE POINT OF BEGINNING; THENCE S 30 DEGREES 00'13" W 100.00 FEET; THENCE N 59 DEGREES 59'47" W 421.0 FEET; THENCE N 30 DEGREES 00'13" E 100.00 FEET; THENCE S 59 DEGREES 59'47" E 421.0 FEET TO THE POINT OF BEGINNING. PARCEL 2 LOT 23 OF ROBSON RANCHETTES, AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1 AND RUN THENCE SOUTH 00 DEGREES 15'16" EAST ALONG THE EAST BOUNDARY LINE THEREOF 3982.02 FEET; THENCE NORTH 89 DEGREES 54'41" WEST 2633.12 FEET; THENCE NORTH 59 DEGREES 59'47" WEST 276.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 35 DEGREES 01'37" EAST 150.58 FEET, THENCE NORTH 59 DEGREES 59'47" WEST 578.99 FEET; THENCE SOUTH 30 DEGREES 00'13" WEST 150.0 FEET; THENCE SOUTH 59 DEGREES 59'47" EAST 565.80 FEET TO THE POINT OF BEGINNING.
 PROPERTY ADDRESS: 13731

ROCKRIDGE RD, LAKE-LAND, FL 33809

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 July 27th 2026, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 This notice is provided pursuant to Administrative Order No. 2010-08
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and the seal of this Court this day of 05/28/2026.

STACY M. BUTTERFIELD
 As Clerk of the Court (SEAL) By Antonio Sparrow
 As Deputy Clerk
 Ghidotti | Berger LLP,
 Attorney for Plaintiff,
 10800 Biscayne Blvd., Suite 201,
 Miami, FL 33161
 June 12, 19, 2026 26-01126K

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. 2025CA000682000000
INGORA LOAN SERVICING, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROYNELL GIULIANO A/K/A ROYNELL GIULIANO, DECEASED; CHAUNCY L. GIULIANO; CHELSEA N. GIULIANO; REESE V. GIULIANO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CHAUNCY GIULIANO, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROYNELL GIULIANO A/K/A ROYNELL GIULIANO, DECEASED., Defendant(s)
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 2, 2026 and entered in Case No. 2025CA000682000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein PINGORA LOAN SERVICING, LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROYNELL GIULIANO A/K/A ROYNELL GIULIANO, DECEASED; CHAUNCY L. GIULIANO; CHELSEA

N. GIULIANO; REESE V. GIULIANO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CHAUNCY GIULIANO, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROYNELL GIULIANO A/K/A ROYNELL GIULIANO, DECEASED.; 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 July 2, 2026, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF POLK, STATE OF FLORIDA, TO-WIT:
**TRACT 1: BEGINNING 150 FEET WEST OF THE SOUTHEAST CORNER OF LOT 247 OF WAHNETA FARMS SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 82A AND 82B, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN THENCE NORTH 150 FEET; THENCE WEST 360 FEET, MORE OR LESS, TO EXISTING CANAL; THENCE SOUTHEASTERLY ALONG SAID CANAL 162 FEET, MORE OR LESS, TO A POINT EAST OF THE POINT OF BEGINNING; THENCE EAST 270 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; LESS AND EXCEPT THE SOUTH 20 FEET THEREOF FOR ROAD.
TRACT 2: THE NORTH 200 FEET OF LOT 258, WAHNETA FARMS SUBDIVISION,**

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 82A AND 82B, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 129 FEET AND LESS AND EXCEPT THE NORTH 20 FEET THEREOF FOR ROAD; ALL BEING A PART OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 26 EAST.

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 3rd day of June 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.: 25-00038 NML
 V6.20190626

June 12, 19, 2026 26-01123K

FIRST INSERTION

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

CASE NO.: 532025CA002846A000BA
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KAITLIN CARR; BRADY NIELSEN; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GRACELYN GROVE HOMEOWNERS ASSOCIATION, INC.; DISCOVER BANK; UNKNOWN SPOUSE OF KAITLIN CARR; UNKNOWN SPOUSE OF BRADY NIELSEN, Defendant(s).
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on May 21, 2026 in Case No.: 532025CA002846A000BA of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and KAITLIN CARR; BRADY NIELSEN; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; GRACELYN GROVE HOMEOWNERS ASSOCIATION, INC.; and DISCOVER BANK 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 online at www.polk.realforeclose.com, beginning at 10:00 a.m. on the 7th day of July, 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 12, OF GRACELYN GROVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 188, PAGE(S) 30-35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Also known as: 1073 SILAS ST, HAINES CITY, FL 33844

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 SOKOLOF REMTULLA, LLP
 Counsel for Plaintiff
 1800 NW Corporate Blvd, Suite 302
 Boca Raton, FL 33431
 Telephone: (561) 507-5252
 Facsimile: (561) 342-4842
 Primary e-mail:
 mshapanka@sokrem.com
 Secondary e-mail:
 pleadings@sokrem.com
 By: /s/ Matthew Shapanka
 Matthew Shapanka, Esq.
 Florida Bar No.: 52874
 Matter No.: 25-01605
 June 12, 19, 2026 26-01144K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
 manateeclerk.com

SARASOTA COUNTY
 sarasotaclerk.com

CHARLOTTE COUNTY
 charlotteclerk.com

LEE COUNTY
 leeclerk.org

COLLIER COUNTY
 collierclerk.com

HILLSBOROUGH COUNTY
 hillsclerk.com

PASCO COUNTY
 pascoclerk.com

PINELLAS COUNTY
 mypinellasclerk.gov

POLK COUNTY
 polkcountyclerk.net

ORANGE COUNTY
 myorangeclerk.com

123 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Henry Hospitality Group LLC, desiring to engage in business under the fictitious name Casa Dolce located at 164 Sevilla Ave, Davenport, FL 33897, intends to register said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 12, 2026 26-01149K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/26/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2004 HMMT mobile home bearing the vehicle identification numbers FLHMB166049852A and FLHMB166049852B and all personal items located inside the mobile home. Last Tenant: Gary William Catogge and Petra Hertha Catogge. Sale to be held at: Palm Key Village, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.

June 12, 19, 2026 26-01178K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/26/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1995 FLEE mobile home bearing Vehicle Identification Numbers FL-FLR79A11490GB and FLFLR79B-11490GB and all personal items located inside the mobile home. Last Tenant: Pamela Clements Gorman, Jonathan Gorman, and Felton Thomas Gorman. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.

June 12, 19, 2026 26-01179K

FIRST INSERTION

GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF ORGANIZATIONAL MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Gapway Lakes Community Development District ("District"), located in the City of Auburndale, Polk County, Florida will hold an Organizational Meeting on June 22, 2026 at 10:00 a.m., or as soon thereafter as the matter may be heard, at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809.

The meeting is being held for the necessary public purpose of considering certain organizational matters of the Board to include election and designation of certain District officers, appointment of staff including, but not limited to, manager, attorney, and other such business deemed appropriate, and to conduct any other business that may come before the Board.

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 the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
June 12, 2026 26-01148K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-001695 IN RE: ESTATE OF PATRICIA ANN KIESEL, Deceased.

The administration of the estate of Patricia Ann Kiesel, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33801-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:

Michelle Smith

1172 Snow Hill Road

Franklin, North Carolina 28734-9481

Attorney for Personal Representative:

Jeffrey A. Herzog, Attorney

Florida Bar Number: 16089

3106 Alternate US 19

Palm Harbor, Florida 34683

Telephone: (727) 789-4000

Fax: (727) 789-4002

E-Mail: service@jherzoglaw.com

Secondary E-Mail:

probate@jherzoglaw.com

June 12, 19, 2026 26-01147K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2025-CP-002256-A000-BA In re Estate of DAVID KEITH WOODS, Deceased.

The administration of the Estate of David Keith Woods, deceased, whose date of death was December 7, 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, 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 June 12, 2026.

Personal Representative:

BRITTANY WESTGATE

4259 Thomaswood Lane

Winter Haven, Florida 33880

Attorney for Personal Representative:

KEIFER M. EXUM

Florida Bar No. 1025388

Elder Law Firm of Clements & Wallace

310 E Main St

Lakeland, FL 33801

Ph: (863) 687-2287

Eml: kexum@mclements.com

2nd Eml: abaustert@mclements.com

June 12, 19, 2026 26-01165K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001760 Division 14 IN RE: ESTATE OF BLUE TYLER SCOTT Deceased.

The administration of the estate of Blue Tyler Scott, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 Broadway Ave N, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:

Ashlee Schilling

8029 Settlers Creek

Lakeland, Florida 33810

Attorney for Personal Representative:

Larry Michael Maddox

E-mail Addresses:

lmmaddox@2119lawyers.com,

lmmaddox@2119lawyers.com

Florida Bar No. 0905800

2119 Riverside Ave

Jacksonville, Florida 32204

Telephone: (904) 384-8770

June 12, 19, 2026 26-01166K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-1544 IN RE: ESTATE OF EDWARD MICHAEL GRANER A/K/A EDWARD M. GRANER Deceased.

The administration of the estate of EDWARD MICHAEL GRANER a/k/a EDWARD M. GRANER, deceased, whose date of death was March 25, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 June 12, 2026.

Personal Representative:

MALYNDA RUSSO

2406 Lake Ella Road

Fruitland Park, Florida 34731

Attorney for Personal Representative:

LORI VELLA, ESQ.

Florida Bar Number: 356440

Law Office of Lori Vella, PLLC

14502 N. Dale Mabry Hwy., Ste. 200

Tampa, FL 33618

Telephone: (888) 778-0063

E-Mail: attorneylori@lorivella.com

June 12, 19, 2026 26-01162K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023-CA-004371

WALDEN USA INVESTMENTS, INC., Plaintiff, vs.

CASEY INGOLE; UNKNOWN SPOUSE OF CASEY INGOLE; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on September 23, 2024, in this case in the Circuit Court of Polk County, Florida, the real property described as:

THE SOUTH ONE-HALF of the following described parcel: The West 14 feet of Lot 37 and all of Lots 38 through 46, inclusive, and the North 28 feet of Lot 47 in GIBSONIA UNIT NO. 14, as shown by Map or Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 11, Page 30, LESS Road Right-of-Way for State Road 35 and 700 (U.S. 98). LESS Begin at the Northeast corner of the above described parcel; thence run South 90 degrees 00 minutes 00 seconds West along the North line of said parcel, 315.70 feet; thence run South 09 degrees 08 minutes 55 seconds East, 56.91 feet; thence run South 00 degrees 39 minutes 28 seconds West, 86.28 feet to the South line of said parcel; thence run South 89 degrees 56 minutes 55 seconds East, along said South line,

306.03 feet to the Southeast corner of said parcel; thence run North 00 degrees 00 minutes 00 seconds West along the East line of said parcel, 142.75 feet to the Point of Beginning, TOGETHER WITH an easement for ingress and egress over the Southerly 10 feet of the North one-half of the above described parcel. AND SUBJECT TO an easement for ingress and egress over the Northerly 10 feet of this South one-half. Parcel ID No.: 23-27-24-008500-000432 Property Address: 5615 Highway 98 North, Lakeland, Florida 33809 will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on July 16, 2026, at 10:00 a.m.

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 sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATE: June 9, 2026 Gregory A. Sanoba, Esquire Florida Bar No. 955930 Email: greg@sanoba.com Jose A. Morera II, Esquire Florida Bar No. 1019265 Email: joe@sanoba.com THE SANOPA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Phone: (863) 683-5353 Fax: (863) 683-2237 Attorneys for Plaintiff June 12, 19, 2026 26-01173K

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2026CC001167

AZUR RESORT HOMEOWNERS ASSOCIATION INC., A Florida Not-For-Profit Corporation, Plaintiff, v. VICTOR TURCAN, Defendants.

TO: VICTOR TURCAN
649 Trikomo Drive
Davenport, FL 33896

VICTOR TURCAN
22394 N Prairie Lane
Kildeer, IL 60047-9771

VICTOR TURCAN
3000 Bayside Drive Unit 302
Palatine, IL 60074

VICTOR TURCAN
3419 N Kennicott Ave. Ste B
Arlington Heights, IL 60004

VICTOR TURCAN
420 Sands Road
Crystal Lake, IL 60014

VICTOR TURCAN
266 Patricia Lane East
Dundee, IL 60118

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on AZUR RESORT HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded in the complaint.

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

Default date: 7/15/26
WITNESS my hand and the seal of this Court on 6/8/26.

Stacy M. Butterfield
Polk County
Clerk of Court
(SEAL) By S. Irlanda
Deputy Clerk

Karen J. Wonsetler, Esq.,
The Law Office of
Wonsetler & Webner, P.A.,
717 N. Magnolia Avenue,
Orlando, FL 32803
June 12, 19, 2026 26-01177K

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com



Who benefits from legal notices?

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

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 2026 CP 001528
IN RE: ESTATE OF RONALD R. FOSTER, Deceased.

The administration of the Estate of Ronald R. Foster, deceased, whose date of death was March 3, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatu- red, contingent, or unliquidated claims, 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, including unmatu- red, contingent, or unliquidated claims, 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 12, 2026.

Personal Representative:
Betsy Leslie

TAMPA BAY FIDUCIARY

6848 East Fowler Avenue
Temple Terrace, FL 33617
betsyleslie@tampabayfiduciary.com
Office: 813-899-1998

Attorney for Personal Representative:
/s/ Shahla Simpler, Esq.

Simpler Law LLC
Florida Bar No.0037201

Address: 46 N. Washington Blvd #25,
Sarasota, FL 34236

Telephone: 941-914-2980

Email: simpler@simpleslaw.com

June 12, 19, 2026 26-01164K

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.: 2025CC010562
WESTRIDGE HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs. PHYLLIS FARLEY, Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/28/2026, in Case No.: 2025CC010562 of the County Court in and for Polk County, Florida, wherein WESTRIDGE HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and PHYLLIS FARLEY, is the Defendant. 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 7/2/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 39, WESTRIDGE PHASE 3, according to the plat thereof, recorded in Plat Book 98, Pages 37 and 38, of the Public Records of POLK County, Florida

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

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

DATED: June 9, 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 12, 19, 2026 26-01157K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 53-2026-CP-001001-A000-BA
Division 14
IN RE: ESTATE OF MANFRED REINHARDT Deceased.

The administration of the estate of Manfred Reinhardt, deceased, whose date of death was February 13, 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, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
David C. Dismuke

1920 South Florida Avenue
Lakeland, Florida 33803

Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626

Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813

Telephone: (863) 647-3778

Fax: (863) 647-4580

E-Mail: caleb@mundylaw.com

June 12, 19, 2026 26-01176K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 53-2026-CP-001715-A000-BA
IN RE: ESTATE OF THOMAS JOSEPH DORSCH Deceased.

The administration of the estate of Thomas Joseph Dorsch, deceased, whose date of death was May 3, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. 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 June 12, 2026.

Personal Representative:
William L. Dorsch

6005 City Lane, Apt. 6308
Kissimmee, Florida 34747

Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929

Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295

Telephone: (863) 293-1184

Fax: (863) 293-3051

E-Mail: mtturner@straughtnturner.com

Secondary E-Mail:
ahall@straughtnturner.com

June 12, 19, 2026 26-01163K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 53-2026-CP-001624-A000-BA
IN RE: ESTATE OF GLORIA MARY GIOVELLI Deceased.

The administration of the estate of Gloria Mary Gioveli, deceased, whose date of death was September 25, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 12, 2026.

Personal Representative:
Gloria A. Snively

5850 Cypress Gardens Blvd., #501
Winter Haven, Florida 33884

Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929

Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295

Telephone: (863) 293-1184

Fax: (863) 293-3051

E-Mail: mtturner@straughtnturner.com

Secondary E-Mail:
ahall@straughtnturner.com

June 12, 19, 2026 26-01182K

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.: 2025CA004245A000BA
AMERICAN FINANCIAL NETWORK, INC., Plaintiff, v. JESUS MOLINA, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 4, 2026 and entered in Case No. 2025CA004245A-000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JESUS MOLINA, is the Defendant. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on July 21, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to-wit:

LOTS 35 AND 40, REPLAT OF BOOK 70, OF THE ORIGINAL TOWN OF HAINES CITY, ACCORDING TO THE PLAY THEREOF, RECORDED IN PLAT BOOK 31, PAGE(S) 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 419 N 8TH ST, HAINES CITY, FL 33844 (the "Property").

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

DAYS AFTER THE SALE. IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff

10800 Biscayne Blvd., Suite 201
Miami, FL 33161

Telephone: (305) 501-2808

Facsimile: (954) 780-5578

By: /s/ Rebecca E. Smith
Jason Duggar, Esq.

FL Bar No.: 83813
Christophal Hellewell, Esq.

FL Bar No.: 114230
Anya E. Macias, Esq.

FL Bar No.: 0458600
Tara Rosenfeld, Esq.

FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.

FL Bar No.: 1055042
Jimmy Edwards, Esq.

FL Bar No.: 81855
Rebecca E. Smith, Esq.

FL Bar No.: 1069865
Spencer Gollahon, Esq.

FL Bar No.: 647799
Paris Roach, Esq.

FL Bar No.: 1028751
fcpleadings@ghidottiberger.com

June 12, 19, 2026 26-01174K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA
CASE NO.: 2025CA000347000000
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. AUGUSTUS LABELLA LITTLE, ET AL., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 22, 2026 entered in Civil Case No. 2025CA000347000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and AUGUSTUS LABELLA LITTLE, UNKNOWN SPOUSE OF AUGUSTUS LABELLA LITTLE; SUZANNE F. LITTLE; UNKNOWN SPOUSE OF SUZANNE F. LITTLE; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC.; FLAGSTAR BANK, NA, SUCCESSOR IN INTEREST TO OHIO SAVINGS BANK; THOMAS EDWARD MOLYNEUX; KATHERINE PAMELA MOLYNEUX are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 am on July 7, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 24, SOUTHERN DUNES ESTATES ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 110, PAGE 47 AND 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 3807 White Oak Ct, Lake Wales, FL 33898

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

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
firealprop@kelleykronenberg.com

/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: 2390.000682
June 12, 19, 2026 26-01153K

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2026CA-000748
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, -vs- KRYSTAL JACKSON, UNKNOWN SPOUSE OF KRYSTAL JACKSON, UNKNOWN TENANT 2 AND UNKNOWN TENANT 1, Defendant(s)

TO: KRYSTAL JACKSON
4310 BRIARWOOD CIR
AUBURNDALE, FL 33823
UNKNOWN SPOUSE OF KRYSTAL JACKSON
4310 BRIARWOOD CIR
AUBURNDALE, FL 33823

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

LOT 15, BRIERWOOD FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
4310 Briarwood Circle,
Auburndale, FL 33823
The action was instituted in the Circuit Court, Tenth Judicial Circuit in and for Polk, County, Florida; Case No. 2026CA-000748; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Krystal Jackson. You are re-

quired to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairo, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before May 25, 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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
firealprop@kelleykronenberg.com

/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3087.000211
June 12, 19, 2026 26-01154K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2026CA-000748
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, -vs- KRYSTAL JACKSON, UNKNOWN SPOUSE OF KRYSTAL JACKSON, UNKNOWN TENANT 2 AND UNKNOWN TENANT 1, Defendant(s)

TO: KRYSTAL JACKSON
4310 BRIARWOOD CIR
AUBURNDALE, FL 33823
UNKNOWN SPOUSE OF KRYSTAL JACKSON
4310 BRIARWOOD CIR
AUBURNDALE, FL 33823

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

LOT 15, BRIERWOOD FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
4310 Briarwood Circle,
Auburndale, FL 33823
The action was instituted in the Circuit Court, Tenth Judicial Circuit in and for Polk, County, Florida; Case No. 2026CA-000748; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Krystal Jackson. You are re-

quired to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairo, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before May 25, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

Dated the 17 day of April, 2026
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
and Comptroller
(SEAL) By: A. Nieves
As Deputy Clerk

Mehwish Yousuf, Esq.,
Quintairo, Prieto, Wood & Boyer, P.A.,
the Plaintiff's Attorney,
2400 E. Commercial Blvd., Ste. 520,
Ft. Lauderdale, FL 33308
June 12, 19, 2026 26-01145K

--- SALES ---

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA002035
LAND HOME FINANCIAL SERVICES, INC.,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF PETER MEDINA, DECEASED; et al.,
Defendant(s).
 TO: 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 Peter Medina, deceased Last Known Residence: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:
 LOT 38, BELLA NOVA - PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 164, PAGES 21 THROUGH 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before July 13, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated on June 4, 2026.
 Stacy M. Butterfield
 As Clerk of the Court
 (SEAL) By: A. Nieves
 As Deputy Clerk
 ALDRIDGE PITE, LLP,
 Plaintiff's attorney,
 401 W. Linton Blvd. Suite 202-B
 Delray Beach, FL 33444
 1100-044B
 Ref# 18445
 June 12, 19, 2026 26-01161K

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. 2025CA005314A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RICHARD DOWNIE, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 19, 2026 in Civil Case No. 2025CA005314A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Richard Downie, 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 7th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 LOT 44, VILLAMAR PHASE FOUR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 190, PAGES 16 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 25-14719FL
 June 12, 19, 2026 26-01171K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
 GENERAL JURISDICTION DIVISION
CASE NO. 53-2024-CA-003504
LAKEVIEW LOAN SERVICING LLC,
Plaintiff, vs.
SHAUNA-GAYE NUGENT, et al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 18, 2025 in Civil Case No. 53-2024-CA-003504 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Shauna-Gaye Nugent, 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 10th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 LOT 6, BLOCK 3032, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 29, 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
 24-10468FL
 June 12, 19, 2026 26-01169K

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. 2025CA006900000000
PENNYMAC LOAN SERVICING, LLC,
Plaintiff, vs.
CYNTHIA THALES A/K/A C THALES, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 22, 2026 in Civil Case No. 2025CA006900000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICING, LLC is Plaintiff and Cynthia Thales a/k/a C Thales, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 Lot 134, TUSCANY PRESERVE, PHASE 4, NORTH PHASE, according to the Plat thereof, as recorded in Plat Book 168, at Page 30-35, of the Public Records of Polk County, Florida.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLP
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 24-10679FL
 June 12, 19, 2026 26-01170K

FIRST INSERTION
NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532025CA004099A000BA
LAKEVIEW LOAN SERVICING, LLC;
Plaintiff, v.
HERNAN TOLEDO PEREZ, ET.AL;
Defendants
 NOTICE IS HEREBY GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 26, 2026, the Clerk of the Circuit Court for Polk County will sell to the highest and best bidder for cash beginning on June 26, 2026 at 10:00 AM via http://www.polk.realforeclose.com , the following described property:
 LOTS 6 AND 7 IN BLOCK 8 IN TIER 4 OF HASKELL HOMES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address: 5542 6TH ST SE, LAKELAND, FL 33812
 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.
 Andrew Arias, FBN: 89501
 Attorneys for Plaintiff
 Marinosci Law Group, P.C.
 100 West Cypress Creek Road, Suite 1045
 Fort Lauderdale, FL 33309
 Phone: (954) 644-8704;
 Fax: (401) 262-2110
 ServiceFL@mlg-defaultlaw.com
 ServiceFL2@mlg-defaultlaw.com
 MLG No.: 25-05470 / CASE NO.: 532025CA004099A000BA
 June 12, 19, 2026 26-01158K

FIRST INSERTION
NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CC006624
WOODS RANCHING AND FARMING TRACTS PROPERTY OWNER'S ASSOCIATION, INC., a Florida Not-For-Profit Corporation,
Plaintiff, v.
CHRISTIAN G. ARAYA DELGADO,
Defendants.
 Notice is given that under a Final Summary Judgment dated May 20, 2026, and in Case No. 2025CC006624 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which WOODS RANCHING AND FARMING TRACTS PROPERTY OWNER'S ASSOCIATION, INC., the Plaintiff and CHRISTIAN G. ARAYA DELGADO the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00am on August 13, 2026, the following described property set forth in the Final Summary Judgment:
 Tract 136, The Woods Ranching and Farming Tracts, as per the plat thereof, as recorded in Plat Book 75, Page 2, of the Public Records of Polk County, Florida
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 this 8th day of June 2026.
 By: /s/ Karen J. Wonsetler
 Karen J. Wonsetler, Esq.
 Florida Bar No. 140929
 WONSETLER & WEBNER, P.A.
 717 North Magnolia Avenue
 Orlando, FL 32803
 Primary E-Mail for service:
 Pleadings@kwpalaw.com
 Secondary E-Mail:
 office@kwpalaw.com
 (P) 407-770-0846 (F) 407-770-0843
 Attorney for Plaintiff
 June 12, 19, 2026 26-01156K

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.: 2026CC000578
LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
MICHAEL ELLISON,
Defendant.
 Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/26/2026, in Case No.: 2026CC000578 of the County Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and MICHAEL ELLISON, is the Defendant. 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 6/30/2026, the following described property set forth in the Final Judgment of Foreclosure:
 Lot 142, HERITAGE LANDING, according to the map or plat thereof as recorded in Plat Book 163, Page 21, Public Records of Polk County, Florida.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATED: June 8, 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 12, 19, 2026 26-01155K

PUBLISH YOUR LEGAL NOTICE

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

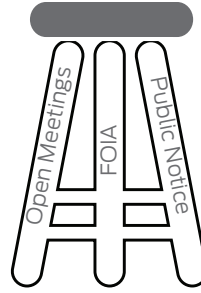
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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



Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

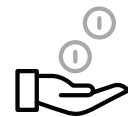


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



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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.: 2025CA004102A000BA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
MIGUEL ALBERTO VELEZ;
CREDIT ACCEPTANCE CORPORATION; FLORIDA HOUSING FINANCE CORPORATION; MERCHANTS ACCEPTANCE CORP.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT;
VERONICA LOPEZ CRUZ;
UNKNOWN TENANT Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court for POLK County shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 09 day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19, JAN-PHYL VILLAGE UNIT 3-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
 PROPERTY ADDRESS: 204 4TH JPV ST, WINTER HAVEN, FL 33880

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 10 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
 25-03968
 June 12, 19, 2026 26-01183K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO.

2025CA0009190000-00-04
MADISON PLACE TOWNHOME ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
ERIC LUIS DELGADO, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 4, 2026, and entered in Case No. 2025CA0009190000-00-04 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein MADISON PLACE TOWNHOME ASSOCIATION, INC. is Plaintiff, and ERIC LUIS DELGADO, STEPHANIE ROSADO and UNKNOWN TENANT #1 IN POSSESSION OF SUBJECT PROPERTY are Defendants, The Clerk of the Court will sell to the highest and best bidder for cash: [X] www.polk.realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 21st day of July, 2026 the following described property as set forth in said Final Judgment, to wit:

Lot 19, Madison Place Phase 3, according to the map or plat thereof, as recorded in Plat Book 187, Page(s) 15 through 17, inclusive, of the Public Records of Polk County, Florida.
 A/K/A: 181 Mandovi Street, Davenport, FL 33837

A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN ONE (1) YEAR AFTER THE SALE.

I HEREBY CERTIFY copies of the foregoing was served by first class United States mail or e-mail to Eric Luis Delgado, 181 Mandovi Street, Davenport, FL 33837, Stephanie Rosado, 181 Mandovi Street, Davenport, FL 33837, and Unknown Tenant #1 in possession of subject property, 181 Mandovi Street, Davenport, FL 33837, on this 9 day of June, 2026.

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

BECKER & POLIAKOFF, P.A.
 Attorneys for Plaintiff
 1 East Broward Blvd., Suite 1900
 Fort Lauderdale, FL 33301
 Phone: (954) 985-4102
 Fax: (954) 987-5940
 Primary email:
cofoservicemail@beckerlawyers.com
 BY: K. Joy Mattingly
 Florida Bar #17391
 M31153/420968/31581200
 June 12, 19, 2026 26-01175K

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. 2025CA003332A000BA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ANGEL CORTEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 06, 2026, and entered in 2025CA003332A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ANGEL CORTEZ; UNKNOWN SPOUSE OF ANGEL CORTEZ; POLK COUNTY, FLORIDA; HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY 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 July 02, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 18 OF GREEN TREE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address:
 2190 GREENTREE CT,
 BARTOW, FL 33830

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 9 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: fmail@raslg.com
 By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
dsalem@raslg.com
 25-328946 - EuE
 June 12, 19, 2026 26-01172K

FIRST INSERTION

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

Case No.: 2026CA001119A000BA
NEWREZ LLC,
Plaintiff, v.
MONIQUE LOPEZ; UNKNOWN SPOUSE OF MONIQUE LOPEZ; LOMA VISTA HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):
 MONIQUE LOPEZ
 (LKA 4615 SW 117TH AVE MIAMI FL 33175)
 and
 UNKNOWN SPOUSE OF MONIQUE LOPEZ
 (LKA 4615 SW 117TH AVE MIAMI FL 33175)
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 116, BLOCK B, LOMA VISTA, SECTION 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 a/k/a 5632 Mandarin Ct, Davenport, FL 33896

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

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

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

Default Date: July 20, 2026
 WITNESS my hand and the seal of this Court this day of 05/27/2026.

STACY M. BUTTERFIELD
 As Clerk of the Court
 (SEAL) By Antonio Sparrow
 As Deputy Clerk

Kelley Kronenberg,
 Attorney for Plaintiff,
 10360 West State Road 84,
 Fort Lauderdale, FL 33324
 June 12, 19, 2026 26-01160K

FIRST INSERTION

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

CASE NO.: 2025-CA-003212
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
JASON ACHMETOV, et al., Defendants.

TO: Jason Achmetov
 780 Avenue H NE
 Winter Haven, FL 33881
 Jason Achmetov
 20 Calalou Ct.
 Tomas River, NJ 08757
 Jason Achmetov
 153 Birchwood Dr.
 Belleville, NJ 07109
 Jason Achmetov
 316 Sherwood Ave.
 Patterson, NJ 07502
 Unknown Spouse of Jason Achmetov
 780 Avenue H NE
 Winter Haven, FL 33881
 Unknown Spouse of Jason Achmetov
 20 Calalou Ct.
 Tomas River, NJ 08757
 Unknown Spouse of Jason Achmetov
 153 Birchwood Dr.
 Belleville, NJ 07109
 Unknown Spouse of Jason Achmetov
 316 Sherwood Ave.
 Patterson, NJ 07502

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

Lot 19 and the West 25 feet of Lot 20, Block 4, MARTHA HEIGHTS, a subdivision according to the plat thereof recorded in Plat Book 9, Page 39, of the Public Records of Polk County, Florida.

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: July 13, 2026
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court of Polk County, Florida, this 4th day of June, 2026.

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

Anthony R. Smith, Esquire,
 the Plaintiff's attorney,
 Tiffany & Bosco, P.A.,
 1201 S. Orlando Ave, Suite 430,
 Winter Park, FL 32789
 June 12, 19, 2026 26-01146K

FIRST INSERTION

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

CASE NO.: 2025-CA-005217
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
MARIE LOUCICITA CHARLES, et al., Defendants.

TO: Unknown Heir, Beneficiary and Devisee 1 of the Estate of Gregory Rousseau, Deceased
 Last known address: Unknown
 Unknown Heir, Beneficiary and Devisee 2 of the Estate of Gregory Rousseau, Deceased
 Last known address: Unknown
 Unknown Heir, Beneficiary and Devisee 3 of the Estate of Gregory Rousseau, Deceased
 Last known address: Unknown
 Unknown Heir, Beneficiary and Devisee 4 of the Estate of Gregory Rousseau, Deceased
 Last known address: Unknown

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

Lot 61, ONE HIGHLANDS PLACE, according to the map or plat thereof, as recorded in Plat Book 79, Page(s) 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose

address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 4th day of June, 2026.

Default Date: July 13, 2026
 Stacy M. Butterfield
 as Clerk of the Circuit Court of Polk County, Florida
 (SEAL) By: A. Nieves
 DEPUTY CLERK

Anthony R. Smith, Esquire,
 the Plaintiff's attorney,
 Tiffany & Bosco, P.A.,
 1201 S. Orlando Ave, Suite 430,
 Winter Park, FL 32789
 June 12, 19, 2026 26-01159K

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

THIRD INSERTION

NOTICE BY PUBLICATION IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 001157 A000BA
IN RE: ESTATE OF
MARTIN GEORGE RODRIGUEZ
a/k/a MARTIN G. RODRIGUEZ
a/k/a MARTIN GEORGE RODRIGUEZ, III,
Deceased.

TO: Martin Rodriguez
 Whereabouts unknown
 Notice is hereby given that Desiree D. Freeland and Deborah Vandiver filed the Petition for Administration on April 10, 2026.

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

This 22nd day of May, 2026.
 Brittany G. Gloersen
 Attorney for Desiree D. Freeland and Deborah Vandiver
 Florida Bar Number: 91434
 LANDIS GRAHAM FRENCH, P.A.
 145 East Rich Avenue Suite C
 DeLand, FL 32724
 Telephone: (386) 734-3451
 Fax: (305) 437-8057
 E-Mail: brittany@landispa.com
 Secondary E-Mail:
sdowling@landispa.com
 May 29; June 5, 12, 19, 2026
 26-01035K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 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 from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

DATED: May 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

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

--- SALES / ACTIONS / ESTATE ---

SECOND 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 re-
quired 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 im-
mediately 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 Sluce Gate Dr
Evans, GA 30809
June 5, 12, 19, 26, 2026 26-01088K

SECOND INSERTION

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

CASE NO.:
2025CA-004700-A000-BA
NORTHRIDGE RESERVE
HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, v.
WOODLEN GODIE ALEMAY 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
Alemay 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](https://www.polk.realforeclose.com), at 10:00 a.m. on July
7, 2026, the following described prop-
erty as set forth in said Final Judgment,
to wit:

Lot 85, NORTHRIDGE RE-
SERVE, according to the plat

thereof, as recorded in Plat Book
173, Page 21, of the Public Re-
cords 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

Dated on May 27th, 2026.
By: David M. Dilts, Esquire
Florida Bar No: 68615
Attorney for Plaintiff
June 5, 12, 2026 26-01068K

SECOND 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 BAP-
TISTE A/K/A NOEMIE PROPHETE
1048 ROSELLE AVENUE,
LAKLAND, FL 33805

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

LOT 13, AND THE NORTH 20
FEET OF LOT 12, BLOCK 4,
OF WESWEGO, A SUBDIVI-
SION 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 writ-
ten defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, FORT
LAUDERDALE, FL 33310 on or before
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 at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.

If you are a person with a disability
who needs any accommodation in or-
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 Av-
enue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled 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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 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, Es-
quire, Brock & Scott, PLLC, the Plain-
tiff's attorney, whose address is 4919
Memorial Hwy, Suite 135, Tampa, FL
33634, within thirty (30) days of the
first date of publication on or before,
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 de-
manded 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

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

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

NOTICE IS HEREBY GIVEN pur-
suant to a Final Judgment of Fore-
closure dated April 29, 2026, and
entered in 2025CA000551000000 of
the Circuit Court of the TENTH Judi-
cial Circuit in and for Polk County,
Florida, wherein U.S. BANKTRUST
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 LAND-
ING TOWNHOMES CONDOMINI-
UM 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 fol-
lowing described property as set forth
in said Final Judgment, to wit:

UNIT NO. 206, BUILDING
NO. 2, COBBLESTONE LAND-
ING TOWNHOMES, A CON-
DOMINIUM, ACCORDING
TO THE DECLARATION OF
CONDOMINIUM THEREOF,
AS RECORDED IN OFFICIAL

RECORDS BOOK 6975, PAGE
2085, OF THE PUBLIC RE-
CORDS 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, Sec-
tion 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs any accommodation
in order to participate in this proceed-
ing, you 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 im-
mediately upon receiving this notification
if the time before the scheduled ap-
pearance is less than 7 days; if you are
hearing or voice impaired, call 711.

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

SECOND 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-
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 PASS THROUGH
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 Re-
scheduling 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, NATION-
AL ASSOCIATION, AS TRUSTEE, AS
SUCCESSOR-IN-INTEREST TO U.S.
BANK NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN INTER-
EST TO WACHOVIA BANK NATION-
AL ASSOCIATION, AS TRUSTEE
FOR AEGIS ASSET BACKED
SECURITIES TRUST, MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2005-5, is Plaintiff and KA-
TERIA BARNES-ASH A/K/A KA-
TERIA BARNES ASH; DARYL ASH
A/K/A DARYL S. ASH; TRAX CRED-
IT UNION A/K/A TRAX FEDERAL
CREDIT UNION; HUNTERS GROVE
HOMEOWNERS' ASSOCIATION,
INC.; MINORCAN CONSTRU-
CTION 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](http://www.polk.
realforeclose.com) at 10:00 a.m., on the
26TH day of JUNE, 2026, the fol-
lowing 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 RE-
CORDS 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 disabil-
ity who needs any accommodation in
order to participate in this proceeding,
you are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

Si usted es una persona minus-
válida que necesita algún acomoda-
miento para poder participar en este
procedimiento, usted tiene derecho,
sin tener gastos propios, a que se le
propvea cierta ayuda. Tenga la amabi-
lidad 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 in-
mediatamente después de recibir esta
notificación si el tiempo antes de la
comparecencia que se ha programado
es menos de 7 días; si usted tiene
discapacitación del oído o de la voz,
llame al 711.

Si ou se yon moun ki enfim ki bezwen
akomodasyon pou w ka patisipe nan
pwosedi sa, ou kalifye san ou pa gen
okenn lajan pou w peye, gen pwovizyon
pou jwen kek ed. Tanpri kontakte the
Office of the Court Administrative, 255
N. Broadway Avenue, Bartow, Flori-
da 33830, (863) 534-4686 nan 7 jou an-
van dat ou gen randevou pou parè nan
tribinal la, oubyen imedyatman apre ou
fin resevwa konvokasyon an si le ou gen
pou w parè 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

SECOND 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, de-
ceased, 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 per-
sonal representative and the personal
representative's attorney are set forth
below.

All creditors of the decedent and
other persons having claims or de-
mands 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-

VICE OF A COPY OF THIS NOTICE
ON THEM.

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this Court WITH-
IN 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 Representative:
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

SECOND INSERTION

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

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

NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of Fore-
closure entered May 07, 2026 in Civil
Case No. 2025CA002732A000BA of
the Circuit Court of the TENTH JUDI-
CIAL CIRCUIT in and for Polk County,
Bartow, Florida, wherein CITIMORT-
GAGE, INC. is Plaintiff and Antonio
Kurayakin Jenkins, et al., are Defen-
dants, the Clerk of Court, STACY BUT-
TERFIELD, CPA, will sell to the highest
and best bidder for cash electronically
at www.polk.realforeclose.com in ac-
cordance with Chapter 45, Florida Statutes
on the 23rd day of June, 2026 at 10:00
AM on the following described prop-
erty 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 re-
corded in Plat Book 7, Page 15 of
the Public Records of Polk Coun-
ty, 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

/s/ Robyn Katz
Robyn Katz, Esq.

McCalla Kaymer 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

SECOND 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 Per-
sonal Representative's attorney are set
forth below.

All creditors of the Decedent and
other persons having claims or de-
mands 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 PUBLI-
CATION OF THIS NOTICE OR 30
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.

All other creditors of the Decedent
and other persons having claims or de-
mands against Decedent's Estate must
file their claims with this court WITH-
IN 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 SEC-
TION 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 Cura-
tor has no duty to discover whether any
property held at the time of the Dec-
edent's death by the Decedent or the Dec-
edent'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.

--- SALES / ACTIONS ---

FOURTH 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 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

SECOND INSERTION

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

CASE NO. 2025CA000810000000
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. 2025CA000810000000 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: MRSservice@mccalla.com
Fla. Bar No.: 146803
24-10321FL
June 5, 12, 2026 26-01070K

SECOND 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

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 §732.221.

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

SECOND 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

SECOND INSERTION

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

CASE NO.: 2025-CA-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 Mortgagee, 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

SECOND 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. 22025CA001772A000BA 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@rzllaw.com
June 5, 12, 2026 26-01071K

SECOND INSERTION

NOTICE OF ACTION/
CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA

CASE NO:
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
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 Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before 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 Manganelli,
Leider & Savio, P.A.,
Plaintiff's attorney,
1900 N.W. Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
June 5, 12, 2026 26-01111K

SECOND INSERTION

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

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
As Clerk of the 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

--- PUBLIC SALES / SALES ---

SECOND 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

SECOND 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

SECOND INSERTION

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

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.:
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 ---

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. 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

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. 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

FOURTH 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 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, DEVISEES, 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, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, 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 SHIP 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.

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.: 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

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

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. 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. 32106 File # 25-F02838 June 5, 12, 2026 26-01076K

SECOND 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, DEVISEES, 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 SHIP 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

SECOND INSERTION

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

CASE NO. 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 MOLINA,

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

SECOND 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 TERRACE 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