

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
NOTICE OF ACTION
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO:
532026CP000875A000BA
IN RE: THE ESTATE OF: CATHERINE MARJORIE DOWDELL
AKA MARJORIE DOWDELL
AKA MARJORIE DURDELL
TO: YVETTE BROWN
YOU ARE NOTIFIED that an action to quiet title to the following property in Palm Beach County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KEVIN DRUMMOND, the petitioner's attorney, whose address is Blue Line Law Firm PLLC 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401, on or before July 6, 2026, and file the original with the clerk of this court either before service on the petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
DATED on 05/27/2026
STACY M. BUTTERFIELD
As Clerk of the Court
As Deputy Clerk
June 19, 2026 26-01194K

FIRST INSERTION
NOTICE OF ACTION
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO:
532026CP000875A000BA
IN RE: THE ESTATE OF: CATHERINE MARJORIE DOWDELL
AKA MARJORIE DOWDELL
AKA MARJORIE DURDELL
TO: ARIANE MATTIORE
YOU ARE NOTIFIED that an action to quiet title to the following property in Palm Beach County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KEVIN DRUMMOND, the petitioner's attorney, whose address is Blue Line Law Firm PLLC 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401, on or before July 6, 2026, and file the original with the clerk of this court either before service on the petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
DATED on 05/27/2026
STACY M. BUTTERFIELD
As Clerk of the Court
As Deputy Clerk
June 19, 2026 26-01196K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-001821-A000-BA
In re Estate of KENNETH W. PHIPPS, Deceased.
The administration of the estate of Kenneth W. Phipps, deceased, whose date of death was February 2, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 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 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 Petitioner nor any later appointed personal representative have no duty

to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 19, 2026.
Petitioner:
SHERRI PHIPPS
2024 Fort Davis St SE, Unit B
Washington, DC 20020
Attorney for Petitioner:
MARK E. CLEMENTS
Attorney for Petitioner
Florida Bar No. 276774
Elder Law Firm of Clements & Wallace, PL
310 E Main St
Lakeland, FL 33801
Ph: (863) 687-2287
Eml: mclements@mclements.com
2nd Eml: abauert@mclements.com
June 19, 26, 2026 26-01199K

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN AND PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, STATE OF FLORIDA
FAMILY LAW DIVISION
Case No.: 2026DR-004082
Division: 13
In Re: The Marriage Of: AARON PAUL ALDERMAN, III, Petitioner/Husband, and YASMINE HERNANDEZ, Respondent/Wife.
TO: YASMINE HERNANDEZ
705 W. Park Street
Lakeland, FL 33803
YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN AND PROPERTY has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Aaron Paul Alderman, III, whose address is c/o Candice Dixon, Esquire, Candice Dixon Law, PA, 811 S. Missouri Ave., Lakeland, FL 33815 on or before July 26, 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.
The action is asking the court to decide how the following real or personal property should be divided:
705 W PARK ST
LAKELAND FL 33803-1235
DIXIELAND PB 1 PG 67 BLK F LOT 19.
Parcel Number: 23-28-24-117500-033190 in the official records of Polk County.
2020 Toyota CHR
Home Honda Civic
Home Furnishings
Jewelry
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: 06/08/2026.
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
By: Shari P. Reed
{Deputy Clerk}
June 19, 26; July 3, 10, 2026
26-01214K

FIRST INSERTION
NOTICE OF ACTION
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO:
532026CP000875A000BA
IN RE: THE ESTATE OF: CATHERINE MARJORIE DOWDELL
AKA MARJORIE DOWDELL
AKA MARJORIE DURDELL
TO: DIANE HIBBERT
YOU ARE NOTIFIED that an action to quiet title to the following property in Palm Beach County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KEVIN DRUMMOND, the petitioner's attorney, whose address is Blue Line Law Firm PLLC 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401, on or before July 6, 2026, and file the original with the clerk of this court either before service on the petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
DATED on 05/27/2026
STACY M. BUTTERFIELD
As Clerk of the Court
As Deputy Clerk
June 19, 2026 26-01195K

FIRST INSERTION
NOTICE OF ACTION
IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO:
532026CP000875A000BA
IN RE: THE ESTATE OF: CATHERINE MARJORIE DOWDELL
AKA MARJORIE DOWDELL
AKA MARJORIE DURDELL
TO: FAITHLYN CLARKE
YOU ARE NOTIFIED that an action to quiet title to the following property in Palm Beach County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KEVIN DRUMMOND, the petitioner's attorney, whose address is Blue Line Law Firm PLLC 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401, on or before July 6, 2026, and file the original with the clerk of this court either before service on the petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
DATED on 05/27/2026
STACY M. BUTTERFIELD
As Clerk of the Court
As Deputy Clerk
June 19, 2026 26-01197K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number:
2025CP003561A000BA
IN RE: ESTATE OF CURTIS HALL JR., Deceased.
The administration of the Estate of CURTIS HALL JR., Deceased, whose date of death was July 7, 2024 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. BOX 9000, #CC-4, Bartow, FL 33831. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.
All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.
The date of first publication of this Notice is June 19, 2026.
Personal Representative:
LINDA JONES
1106 LAKE HIGHVIEW LANE
BRANDON, FL 33510
Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF
BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
June 19, 26, 2026 26-01233K

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. 2025CA004867A000BA
PennyMac Loan Services, LLC, Plaintiff, vs. Danny Alexander Montoya Becerra, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA004867A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Danny Alexander Montoya Becerra; Rosmary Carolina Hernandez Justo; Horse Creek at Crosswinds Phase 1 Homeowners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 3rd day of August, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 9, BELLA VITA PHASE 1A AND 1B-1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 183, PAGES 8 THROUGH 16, INCLUSIVE,
OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID:
27-26-34-710501-000090
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 12th 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-F02923
June 19, 26, 2026 26-01187K

FIRST INSERTION
NOTICE TO CREDITORS (Formal Administration)
IN THE 10TH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 2026-CP-001433
IN RE: The Estate of MARLENE S. EGELAND, Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the estate of MARLENE S. EGELAND, deceased, whose date of death was March 16, 2025, and whose social security number is XXX-XX-6840, 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.
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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with

this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is June 19, 2026.
/s/ Bridget Kelley
BRIDGET KELLEY,
As Personal Representative
Attorney and Personal Representative Giving Notice:
/s/ Steven E. Gurian.
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
June 19, 26, 2026 26-01198K

FIRST INSERTION
LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.
The Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a public hearing and regular meeting as follows:
DATE: August 20, 2026
TIME: 9:00 a.m.
LOCATION: Lake Ashton II Health & Fitness Center
6052 Pebble Beach Blvd.
Winter Haven, Florida 33884
The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Pl, Tampa, FL 33619, (813) 334-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://lakeashton2edd.com/>.
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Jason Greenwood
District Manager
June 19, 26, 2026 26-01205K

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JULY 27
2026: SKYS AUTOMOTIVE 180 DR JA WILSHIRE AVE E LAKE WALES FL 33853 (863)632-0881 2016 MERZ WDDHFK5KB9GB177552 \$883.83,
SKYS AUTO COLLISION LLC 1914 COUNTY RD 547 N DAVENPORT FL 33837 (863)438-2015 MV11269 2022 YAM YAMA1942E222 \$7010.31,
2018 GMC 3GTU2NECXJG434807 \$1515, STEWART AUTO REPAIR INC 1990 42ND ST NW WINTER HAVEN FL 33881 (863)965-2526 MV34361 2017 GMC 1GKKNLSL6H2151768 \$1300.84, THE SECRET COLLISION CENTER LLC 3411 RECKER HWY WINTER HAVEN FL 33880 (863) 875-7784 MV104675 2023 NISS 5N1BT3AA4PC942209 \$7997.26
June 19, 2026 26-01227K

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Shannon Thomas / SGT. SHREDDER ROCKING TO HEAL VETS, INC. will engage in business under the fictitious name SGT. SHREDDER FOUNDATION, with a physical address 4622 Devon Ave Lakeland, Florida 33813, with a mailing address 4622 Devon Ave Lakeland, Florida 33813, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
June 19, 2026 26-01211K

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 The Gothic Garden located at 949 S. Florida Ave 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 14th day of June, 2026
Lillian Seward
June 19, 2026 26-01212K

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number:
2026CP001532A000BA
IN RE: ESTATE OF
FIDEL FUENTES,
Deceased.

The administration of the estate of Fidel Fuentes, Deceased, whose date of death was June 21, 2024 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. BOX 9000, #CC-4, Bartow, FL 33831. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.

The date of first publication of this Notice is June 19, 2026.

Personal Representative:

Darlene Chapel
181 Cypress Way
Lake Alfred, Florida 33805
Attorney for Personal Representative:
Mark W. Mangan, Esq., Attorney
Florida Bar Number: 1010768
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail:
MMangan@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
June 19, 26, 2026 26-01203K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **2026CP-001875**
IN RE: ESTATE OF
LESTER H. CHAPEL, II
Deceased.

The administration of the estate of Lester H. Chapel, II, deceased, whose date of death was September 20, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 19, 2026.

Personal Representative:

Darlene Chapel
181 Cypress Way
Lake Alfred, Florida 33805
Attorney for Personal Representative:
Mark W. Mangan, Esq., Attorney
Florida Bar Number: 1010768
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail:
MMangan@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
June 19, 26, 2026 26-01204K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **2025CP0005740000XX**
IN RE: ESTATE OF
DOLORES E. DESSEYN, A/K/A
DOLORES ELAINE DESSEYN
Deceased.

The administration of the estate of Dolores E. Desseyn, A/K/A Dolores Elaine Desseyn, deceased, whose date of death was August 3, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 19, 2026.

Personal Representative:

Donald M. Desseyn
235 Loyal Dr.
Mechanicsburg, Pennsylvania 17050
Attorney for Personal Representative:
Robert W. Bible, Jr., Attorney
Independent of Counsel
Florida Bar Number: 561398
Pippen Law Group, PLLC
10225 Ulmerton Rd., Bldg. #11
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@atypip.com
Secondary E-Mail: Suzie@atypip.com
June 19, 26, 2026 26-01215K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-001736-A000-BA
IN RE: ESTATE OF
BEVERLY ANN GARCEAU
Deceased.

The administration of the estate of Beverly Ann Garceau, deceased, whose date of death was February 26, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is June 19, 2026.

Personal Representative:

Leeann Rheume
330 Spring Street
Manchester, Connecticut 06040
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: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
June 19, 26, 2026 26-01202K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
2026CP001737A000BA
IN RE: Estate of
J KEVIN DOYLE,
Deceased.

The administration of the estate of J Kevin Doyle, deceased, whose date of death was February 28, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 19, 2026.

Personal Representative:

/s/ KYLIE ARMIJO
522 Ave. M SE
Winter Haven, Florida 33880
Attorney for Personal Representative:
AMY L. PHILLIPS
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipspllc.com
June 19, 26, 2026 26-01200K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
2026CP000620A000BA
IN RE: Estate of
WAYNE W. SISSON,
Deceased.

The administration of the estate of Wayne W. Sisson, deceased, whose date of death was January 18, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 19, 2026.

Personal Representative:

/s/ Wanda Jean Sisson
4701 Ottawa Rd.
Lima, Ohio 45801
Attorney for Personal Representative:
AMY L. PHILLIPS
Attorney for the
Personal Representative
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipspllc.com
June 19, 26, 2026 26-01201K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO: **2025CA002154**

CROSSCOUNTRY
MORTGAGE, LLC,
Plaintiff, vs.
HEATHER A. HERNANDEZ A/K/A
HEATHER HERNANDEZ, et. al.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on June 3, 2026 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on July 8, 2026 at 10:00 A.M., at www.polkrealeforeclose.com, the following described property:

PARCEL I:
LOTS 1, 2 AND 3, BLOCK "E"

OF TWIN LAKES SUBDIVISION, CITY OF LAKE ALFRED, FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 11.5 FEET THEREOF.

PARCEL II:
THE SOUTH 1/2 OF THAT CERTAIN ALLEY LYING SOUTH OF LOT 37 AND NORTH OF LOTS 1, 2 AND 3, BLOCK "E" OF TWIN LAKES SUBDIVISION, CITY OF LAKE ALFRED, FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT

THE EAST 11.5 FEET THEREOF
Property Address:
585 North Ridge Avenue,
Lake Alfred, FL 33850

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

AMERICANS WITH**DISABILITIES ACT**

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

Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: June 10, 2026
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairo, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
Matter # FL-009063-25 -
Case # 2025CA002154
June 19, 26, 2026 26-01184K

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. **2026CA000038A000BA**
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
ERIC RICHARD CASA;
JENIFFER CISNEROS; ASTONIA
HOMEOWNERS ASSOCIATION,
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
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 19, 2026, and entered in Case No. 2026CA000038A000BA of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ERIC RICHARD CASA; JENIFFER CISNEROS; ASTONIA HOMEOWNERS ASSOCIATION, 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 INTERESTS 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.polkrealeforeclose.com, 10:00 a.m., on July 7, 2026, the following described property as set forth in said Order or

Final Judgment, to-wit:
LOT 259 AS SHOWN ON THE PLAT ENTITLED, "ASTONIA PHASE 2 & 3" RECORDED IN PLAT BOOK 192, PAGES 27 THROUGH 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
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 9, 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
1475-218967 / GS1
June 19, 26, 2026 26-01186K

provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon 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/ 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
1475-218967 / GS1
June 19, 26, 2026 26-01186K

FIRST INSERTION

NOTICE OF SALE
IN THE 10th JUDICIAL CIRCUIT
COURT IN AND FOR POLK
COUNTY, FLORIDA
Case No. **25-CA-003062**

21ST MORTGAGE CORPORATION,
Plaintiff, vs.
LLEWELLYN LEWIS WHEELER,
JR.; TARLA SUE WINNER; ANY
UNKNOWN PARTY WHO MAY
CLAIM AS HEIR, DEVISEE,
GRANTEE, ASSIGNEE, LIENOR,
CREDITOR, TRUSTEE, OR OTHER
CLAIMANT, BY, THROUGH,
UNDER OR AGAINST WILLIAM
A. STRONG; DARLENE M.
STRONG; UNKNOWN SPOUSE
OF DARLENE M. STRONG; ANY
UNKNOWN PARTY WHO MAY
CLAIM AS HEIR, DEVISEE,
GRANTEE, ASSIGNEE, LIENOR,
CREDITOR, TRUSTEE, OR OTHER
CLAIMANT, BY, THROUGH,
UNDER OR AGAINST LAWRENCE
E. LARIMORE; and UNKNOWN
TENANT
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 4, 2026, entered in Case No. 25-CA-003062 of the Circuit Court in and for Polk County, Florida, wherein LLEWELLYN LEWIS WHEELER, JR., TARLA SUE WINNER, ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILLIAM A. STRONG, ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST LAWRENCE E. LARIMORE, DARLENE M. STRONG, UNKNOWN SPOUSE OF DARLENE M. STRONG, and UNKNOWN TENANT 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.polkrealeforeclose.com, on July 21, 2026 at 10:00 AM, the following described real property as set forth in the Final Judgment:
Legal: BEGIN 1461.00 FEET
WEST AND 280.20 FEET

NORTH OF THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, FOR A POINT OF BEGINNING; CONTINUE THENCE NORTH 127.60 FEET; THENCE EAST 178.5 FEET; THENCE SOUTH 127.60 FEET; THENCE WEST 178.50 FEET TO THE POINT OF BEGINNING; SAID PARCEL BEING FURTHER DESCRIBED AS LOTS 15 AND 16 OF TRACT 20 OF UNRECORDED SUNYDALE FARMS. THIS DESCRIPTION INCLUDES THE 25 FEET ADJACENT TO THE EAST OF SAID LOTS 15 AND 16, DESIGNATED AS ROAD RIGHT OF WAY EASEMENT. TOGETHER WITH A 2024 JACOBSEN 31X64 MODEL MANUFACTURED HOME, BEARING VIN NOS.: JACFL001799A AND JACFL001799B.

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
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
June 19, 26, 2026 26-01210K

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.

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA **CASE NO.: 2024-CA-003096**
PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. **DYLAN MAGDANZ, et al.,** Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on July 23, 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:

The West 90 feet of the East 835.50 feet of the South 140 feet of the North 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 29 South, Range 23 East, Polk County, Florida. Subject to a utility easement of 15 feet along the South side thereof.
Property Address: 2318 Maple Hill Drive, Lakeland, FL 33811 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 16th 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 19, 26, 2026 26-01228K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/10/2026, 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 19, 26, 2026 26-01206K

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 Bath Pro Tampa located at 215 AQUA avenue in the City of Davenport, Polk, FL 33837-7567 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of June, 2026
Leonardo Correia
June 19, 2026 26-01222K

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 Praxis Packaging Solutions located at 4100 Frontage Road South, Bldg 100, Suite 104 in the City of Lakeland, Polk, FL 33815 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of June, 2026
Advanced Concept Innovations, LLC - Owned by: Praxis Acquisition, LLC
Nathan McBrayer, CFO / John Lowry, CEO
June 19, 2026 26-01207K

FIRST INSERTION

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

CASE NO. 2022CA003270000000
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. **EDGAR L. LIGHTSEY A/K/A EDGAR LIGHTSEY; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GEORGE LINCOLN LIGHTSEY A/K/A GEORGE L. LIGHTSEY, DECEASED; ATLANTIC KEY ENERGY, LLC; GOODLEAP, LLC; DOROTHY VIOLA COLEMAN A/K/A VIOLA COLEMAN; MAL LOUIS LIGHTSEY A/K/A MAL L. LIGHTSEY; JOHN OLIVER LIGHTSEY A/K/A JOHN O. LIGHTSEY; MELVIN LLOYD LIGHTSEY 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 January 12, 2026 and an Order Resetting Sale

dated 6/1/2026 and entered in Case No. 2022CA003270000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and EDGAR L. LIGHTSEY A/K/A EDGAR LIGHTSEY; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GEORGE LINCOLN LIGHTSEY A/K/A GEORGE L. LIGHTSEY, DECEASED; ATLANTIC KEY ENERGY, LLC; GOODLEAP, LLC; DOROTHY VIOLA COLEMAN A/K/A VIOLA COLEMAN; MAL LOUIS LIGHTSEY A/K/A MAL L. LIGHTSEY; JOHN OLIVER LIGHTSEY A/K/A JOHN O. LIGHTSEY; MELVIN LLOYD LIGHTSEY A/K/A M. LLOYD LIGHTSEY 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 2, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 3, HIGHLAND PARK PINES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 119, PAGE 28, IN THE PUBLIC

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. 2024CA001064000000
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. **BRUCE HALL AND SHANTEL HALL, et al.** Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 26, 2026, and entered in 2024CA001064000000 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 BRUCE HALL; SHANTEL HALL; THE WOODS RANCHING AND FARMING TRACTS PROPERTY OWNER'S ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; GOODLEAP, LLC; TIME INVESTMENT COMPANY, 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 July 10, 2026, the following described property as set forth in said Final Judgment, to wit:

TRACT 28 OF THE WOODS RANCHING AND FARMING TRACTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGES 2 THROUGH 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 10931 PATHFINDER TRAIL, LAKELAND, FL 33809

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 15 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
24-186952 - NaP
June 19, 26, 2026 26-01218K

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. 2025CA003687A000BA
PLANET HOME LENDING, LLC, Plaintiff, vs. **ADAM C. ALBRITTON, et al.** Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 21, 2026, and entered in 2025CA003687A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and ADAM C. ALBRITTON; UNKNOWN SPOUSE OF ADAM C. ALBRITTON; GOODLEAP, LLC; WINTERSET GARDENS PROPERTY OWNER'S ASSOCIATION, INC. F/K/A WINTERSET GARDENS HOMEOWNER'S 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 July 07, 2026, the following described property as set forth in said Final Judgment, to wit:

THE EAST 1/2 OF LOT 24 AND ALL OF LOT 25, BLOCK F, WINTERSET GARDENS FIRST ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 6604 WINTERSET GARDENS RD, WINTER HAVEN, FL 33884

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 15 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
24-250229 - MaS
June 19, 26, 2026 26-01219K

FIRST INSERTION

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

CASE NO.: 2025-CA-004942A000BA
JERALYN SHELDEN, Plaintiff, v. **MARKETING VALUES INCORPORATED, a Florida corporation; DONNA M PALVIG; EDWARD A. PALVIG; HEIRS AND BENEFICIARIES THE ESTATE OF CLEETES H. AYLESTOCK, deceased; UNKNOWN TENANT #1; and UNKNOWN TENANT #2** Defendants
TO: EDWARD A. PALVIG
5581 NE 33rd Avenue
Fort Lauderdale, FL 33308
DONNA M. PALVIG
7990 Hwy 630 E.
Frostproof, FL 33843
LAST KNOWN ADDRESS STATED, and any unknown heirs, devisees, grantees, creditors, and other unknown persons claiming by, through, and under the above-named Defendants, if deceased or whose last known addresses are unknown.

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

That portion of the West 1/2 of the SE 1/4 of the NW 1/4 of the NW 1/4 of the NE 1/4, lying South of SR 630; AND the West 1/2 of the East 1/2 of the SW 1/4 of the NW 1/4 of the NE 1/4, all lying in Section 19, Township 31 South, Range 30 East, Polk County, Florida, LESS AND EXCEPT 1/2 interest in Oil, Gas and Mineral Rights.
PROPERTY ADDRESS:
7990 Hwy 630 E.,
Frostproof, FL 33843

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Eric S. Matthew, Esq., the Plaintiff's attorney, whose address is 819 SW Federal Hwy, Suite 301, Stuart, FL 34994, on or before 7/20/26 or within 30 days, 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

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 9, 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
1475-186688 / GSI
June 19, 26, 2026 26-01223K

ceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon 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 15 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
24-186952 - NaP
June 19, 26, 2026 26-01218K

you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon 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 15 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
24-250229 - MaS
June 19, 26, 2026 26-01219K

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.
DATE: 6/11/26

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: S. Irelanda
Deputy Clerk

Eric S. Matthew, Esq.
Atlas | Solomon, LLP
819 SW Federal Hwy,
Suite 301
Stuart, FL 34994
E-mail: eric@atlas-solomon.com;
servicesmailbox@atlas-solomon.com
June 19, 26, 2026 26-01231K

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. 532025CA001180A000BA
DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. **RONALD ALEXANDER ORTIZ; MIREYA RENDON JAIMES; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; VILLAS OF SUN AIR OWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,** Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 15, 2026 and entered in Case No. 532025CA001180A000BA, 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 RONALD ALEXANDER ORTIZ; MIREYA RENDON JAIMES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; VILLAS OF SUN AIR OWNERS ASSOCIATION, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00

A.M., on July 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 26, VILLAS OF SUN AIR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGE 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No.1-21.5.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 12th day of 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.: 25-00182 ESX
V6.20190626
June 19, 26, 2026 26-01209K

FIRST INSERTION

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

CASE NO: 532026CA001868A000BA
HGRF II TRUST, Plaintiff, v. **SHELVER FRANKLIN, individually; JANE DOE, UNKNOWN SPOUSE OF SHELVER FRANKLIN; SHELVER LEE FRANKLIN as Trustee under the unrecorded THE REVOCABLE TRUST OF SHELVER LEE FRANKLIN; HSBC BANK NEVADA, N.A., AS SUCCESSOR IN INTEREST TO DIRECT MERCHANTS CREDIT CARD BANK, N.A.; and UNKNOWN TENANT(S)/OWNER(S),** Defendants.

TO: HSBC BANK NEVADA, N.A., AS SUCCESSOR IN INTEREST TO DIRECT MERCHANTS CREDIT CARD BANK, N.A.
KIERLAND 1, SUITE 300
SCOTTSDALE, AZ 85254

YOU ARE NOTIFIED that an action for damages exceeding \$50,000.00 and to foreclose on real property on the following property in Polk County, Florida:

Lot 4, SUN RIDGE VILLAGE, PHASE ONE, according to the plat thereof as recorded in Plat Book 131 pages 27 and 28 of the Public Records of Polk County, Florida.

Which has the address:
813 Sun Ridge Village Drive,
Winter Haven, FL 33880
has been filed against you, and you are required to file written defenses with

the Clerk of the court and to serve a copy within thirty (30) days after the first date of publication on or before July 13, 2026 of this notice on Plaintiff's attorney, Shawn M. Yesner, Esq., whose address is 2753 S.R. 580, Suite 106, Clearwater, FL 33761, 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 this Court on this 4th day of June 2026.

(SEAL) By: A. Nieves
Deputy Clerk
Stacey M. Butterfield, CPA
Clerk of the Circuit Court
Polk County, Florida

YESNER LAW, PL
Shawn M. Yesner, Esq.
Countryside Colonial Center
2753 S.R. 580, Suite 106
Clearwater, FL 33761
Telephone: (813) 774-5737
Facsimile: (813) 344-0905
Primary: Shawn@YesnerLaw.com
Secondary: Eservice@YesnerLaw.com
June 19, 26, 2026 26-01188K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Matt Coyle, desiring to engage in business under the fictitious name CM Civil Development LLC located at 1820 E Edgewood Dr, Lakeland, Florida 33803, 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 19, 2026 26-01208K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com



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

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA001003A000BA
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
J.P. MORGAN MORTGAGE TRUST
2025-CES2
Plaintiff(s), vs.
JOY KENNEDY; FAITH B
TAYLOR; GLYN F TAYLOR;
GRACE WICKERSHAM; THE
UNKNOWN HEIRS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNS, CREDITORS,
LIENORS, AND TRUSTEES OF
ELLEN B. TAYLOR AND ALL
OTHER PERSONS CLAIMING
BY, THROUGH, UNDER,
AND AGAINST THE NAMED
DEFENDANTS; THE UNKNOWN
TENANT IN POSSESSION,
Defendant(s).

TO: THE UNKNOWN HEIRS, DEVI-
SEES, BENEFICIARIES, GRANTEES,
ASSIGNS, CREDITORS, LIENORS,
AND TRUSTEES OF ELLEN B. TAY-
LOR AND ALL OTHER PERSONS
CLAIMING BY, THROUGH, UN-
DER, AND AGAINST THE NAMED
DEFENDANTS
LAST KNOWN ADDRESS:
UNKNOWN

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

UNIT 113, CARRIAGE HOMES
AT CARILLON LAKES PHASE
2, AS PER THE DECLARA-
TION OF CONDOMINIUM
THEREOF RECORDED IN
OFFICIAL RECORDS BOOK
5984, PAGE 1432 AS AMEND-
ED IN OFFICIAL RECORDS

BOOK 6973, PAGE 799 AND
PER PLAT THEREOF RE-
CORDED IN CONDOMINIUM
BOOK 18, PAGE 2, TOGETH-
ER WITH ANY AMEND-
MENTS THERETO, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

Property address: 3842 Sere-
nade Lane, Lakeland, FL 33811
You are required to file a written re-
sponse 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 be-
fore 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 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than 7 days; if you
are hearing or voice impaired, call 711.
default date: 7/17/26

DATED this the 10th day of June,
2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) By: S. Irlanda
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 26-001276-1
June 19, 26, 2026 26-01232K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO.:
2025-CA-004942A000BA

JERALYN SHELLEN,
Plaintiff, v.
MARKETING VALUES
INCORPORATED, a Florida
corporation; DONNA M PALVIG;
EDWARD A. PALVIG; HEIRS AND
BENEFICIARIES THE ESTATE
OF CLEETES H. AYLESTOCK,
deceased; UNKNOWN TENANT #1;
and UNKNOWN TENANT #2
Defendants

TO: Marketing Values Incorporated
5581 NE 33rd Ave
Fort Lauderdale, FL 33308
LAST KNOWN ADDRESS STATED,
and any unknown heirs, devisees,
grantees, creditors, and other unknown
persons claiming by, through, and
under the above-named Defendants, if
deceased or whose last known address-
es are unknown.

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

That portion of the West 1/2
of the SE 1/4 of the NW 1/4 of
the NW 1/4 of the NE 1/4, lying
South of SR 630; AND the West
1/2 of the East 1/2 of the SW 1/4
of the NW 1/4 of the NE 1/4,
all lying in Section 19, Township
31 South, Range 30 East, Polk
County, Florida, LESS AND
EXCEPT 1/2 interest in Oil, Gas
and Mineral Rights.

PROPERTY ADDRESS:
7990 Hwy 630 E.,
Frostproof, FL 33843

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on Eric
S. Matthew, Esq., the Plaintiff's attor-
ney, whose address is 819 SW Federal
Hwy, Suite 301, Stuart, FL 34994, on
or before 7/20/26 or within 30 days,
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 or-
der 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notifica-
tion if the time before the scheduled
appearance is less than 7 days; if you
are hearing or voice impaired, call 711.
DATE: 6/11/26

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: S. Irlanda
Deputy Clerk
Eric S. Matthew, Esq.
Atlas | Solomon, LLP
819 SW Federal Hwy, Suite 301
Stuart, FL 34994
E-mail: eric@atlas-solomon.com;
servicemailbox@atlas-solomon.com
June 19, 26, 2026 26-01230K

FIRST INSERTION

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

CASE NO. 2025CA002350A000BA
NEW DAY FINANCIAL, LLC
Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF RONALD F. SMITH
AKA RONALD FREDERICK
SMITH, DECEASED, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursu-
ant to an Order or Final Judgment
entered in Case No. 2025CA002350A-
000BA of the Circuit Court of the
10th Judicial Circuit in and for Polk
County, Florida, wherein, NEW DAY
FINANCIAL, LLC, Plaintiff, and,
UNKNOWN SPOUSE, HEIRS, DE-
VISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE ESTA-
TE OF RONALD F. SMITH AKA
RONALD FREDERICK SMITH, DE-
CEASED, et. al., are Defendants, Clerk
of Circuit Court, Stacy M. Butterfield
will sell to the highest bidder for cash
at www.polk.realforeclose.com, on July
21, 2026 at 10:00 AM, the following
described property:

LOT 167, VIENNA SQUARE,
PHASE 2B, ACCORDING TO
THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK 158,
PAGE 42, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the
surplus from the sale, if any, must file a
claim per the requirements set forth in
FL Stat. 45.302.

IMPORTANT
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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notifica-
tion if the time before the scheduled
appearance is less than 7 days; if you
are hearing or voice impaired, call 711.
DATED this 11th day of June, 2026.

GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email:
Karissa.Chin-Duncan@gmlaw.com
By: /s/Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
25-001121-01 / 75160.0023 /
Jean Schwartz
June 19, 26, 2026 26-01185K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.
532026CA000605A000BA

MIDFIRST BANK
Plaintiff, v.
STEVEN CAPITANO, ET AL.
Defendants.

TO: MICHAEL GREESON
Current residence unknown, but whose
last known address was:
1511 E LAKE PARKER DR,
LAKE LAND, FL 33801-2707

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

BEGIN AT THE SOUTHEAST
CORNER OF THE SOUTH-
EAST ¼ OF THE NORTHEAST
¼ OF SECTION 9, TOWNSHIP
28 SOUTH, RANGE 24 EAST,
POLK COUNTY, FLORIDA,
RUN THENCE NORTH 89°57'
15" WEST 1579.0 FEET; RUN
THENCE NORTH 459.50 FEET
FOR THE POINT OF BEGIN-
NING; CONTINUE THENCE
NORTH 125.0 FEET; THENCE
RUN NORTH 89°57' 15" WEST
325.0 FEET, MORE OR LESS,
TO THE WATERS EDGE
OF LAKE PARKER; RUN
THENCE IN A SOUTHERLY
DIRECTION ALONG THE
EDGE OF LAKE PARKER
115.0 FEET, MORE OR LESS,
RUN THENCE SOUTH 88°05'
EAST 331.8 FEET, MORE OR
LESS, TO THE POINT OF BE-
GINNING, LESS THE EAST 15
FEET FOR CANAL AND LESS

RIGHT OF WAY FOR LAKE
PARKER DRIVE.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on EXL LE-
GAL, PLLC, Plaintiff's attorney, whose
address is 12425 28th Street North,
Suite 200, St. Petersburg, FL 33716,
on or before 7/20/26 or within thirty
(30) days after the first publication of
this Notice of Action, and file the
original with the Clerk of this Court at
P.O. Box 9000, Drawer CC-2, Bartow,
FL 33831-9000, either before service
on Plaintiff's attorney or immediately
thereafter; otherwise, a default will be
entered against you for the relief de-
manded in the complaint petition.

If you are a person with a disability
who needs any accommodation in or-
der 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notifica-
tion 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 11th day of June, 2026.

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: S. Irlanda
Deputy Clerk

EXL LEGAL, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000011552
June 19, 26, 2026 26-01224K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.:
2026CA001129A000BA

GITSIT SOLUTIONS, LLC, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY IN ITS CAPACITY
AS SEPARATE TRUSTEE OF GV
TRUST 2025-1,
Plaintiff, v.
ALL UNKNOWN HEIRS,
BENEFICIARIES, LEGATEES,
DEVISEES, PERSONAL
REPRESENTATIVES, CREDITORS
AND ANY OTHER PERSON
CLAIMING BY, THROUGH,
UNDER OR AGAINST ARTIE L.
HAWTHORNE DECEASED; et al,
Defendant(s).

To the following Defendant(s):
ALL UNKNOWN HEIRS, BENEFI-
CIARIES, LEGATEES, DEVISEES,
PERSONAL REPRESENTATIVES,
CREDITORS AND ANY OTHER PER-
SON CLAIMING BY, THROUGH,
UNDER OR AGAINST ARTIE L.
HAWTHORNE DECEASED
(Last Known Address: 810 MORRI-
SON AVE, FORT MEADE, FL 33841)

YOU ARE NOTIFIED that an ac-
tion to foreclose based on boundaries estab-
lished by acquiescence, on the following
described property:

LOT 3, BLOCK G, MOUNTAIN
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
35, PAGE 8, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 810
MORRISON AVE, FORT

MEADE, FL 33841
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Ghidotti
| Berger LLP, Attorney for Plaintiff,
whose address is 10800 Biscayne Blvd.,
Suite 201, Miami, FL 33161 7/16/26 a
date which is within thirty (30) days af-
ter the first publication of this Notice in
the Business Observer and file the origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded in the complaint.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO.:
2025-CA-004942A000BA

JERALYN SHELLEN,
Plaintiff, v.
MARKETING VALUES
INCORPORATED, a Florida
corporation; DONNA M PALVIG;
EDWARD A. PALVIG; HEIRS AND
BENEFICIARIES THE ESTATE
OF CLEETES H. AYLESTOCK,
deceased; UNKNOWN TENANT #1;
and UNKNOWN TENANT #2,
Defendants

TO: Heirs and Beneficiaries of the Es-
tate of Cleetes H. Aylestock, Deceased
7990 Hwy 630 E.
Frostproof, FL 33843
LAST KNOWN ADDRESS STATED,
and any unknown heirs, devisees,
grantees, creditors, and other unknown
persons claiming by, through, and
under the above-named Defendants, if
deceased or whose last known addresses
are unknown.

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

That portion of the West 1/2 of
the SE 1/4 of the NW 1/4 of the
NW 1/4 of the NE 1/4, lying
South of SR 630; AND the West
1/2 of the East 1/2 of the SW 1/4
of the NW 1/4 of the NE 1/4, all
lying in Section 19, Township
31 South, Range 30 East, Polk
County, Florida, LESS AND EX-
CEPT 1/2 interest in Oil, Gas and
Mineral Rights.

PROPERTY ADDRESS:
7990 Hwy 630 E.,
Frostproof, FL 33843

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Eric S. Matthew,
Esq., the Plaintiff's attorney, whose ad-
dress is 819 SW Federal Hwy, Suite 301,
Stuart, FL 34994, on or before 7/20/26
or within 30 days, and file the original
with the clerk of this court either be-
fore 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 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are
hearing or voice impaired, call 711.
DATE: 6/11/26

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: S. Irlanda
Deputy Clerk
Eric S. Matthew, Esq.
Atlas | Solomon, LLP
819 SW Federal Hwy, Suite 301
Stuart, FL 34994
E-mail: eric@atlas-solomon.com;
servicemailbox@atlas-solomon.com
June 19, 26, 2026 26-01229K

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. 2025CA004400A000BA
PLANET HOME LENDING, LLC,
Plaintiff, vs.
VANESSA ELSIE TORRES AND
JOSEPH ANDINO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated May 21, 2026, and entered in
2025CA004400A000BA of the Circuit
Court of the TENTH Judicial Circuit in
and for Polk County, Florida, wherein
PLANET HOME LENDING, LLC is the
Plaintiff and VANESSA ELSIE
TORRES; UNKNOWN SPOUSE OF
VANESSA ELSIE TORRES; JOSEPH
ANDINO; UNKNOWN SPOUSE OF
JOSEPH ANDINO; UNITED STATES
OF AMERICA, ACTING ON BEHALF
OF THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT are
the Defendant(s). Stacy M. Butterfield
as the Clerk of the Circuit Court will
sell to the highest and best bidder for
cash at www.polk.realforeclose.com, at
10:00 AM, on July 07, 2026, the follow-
ing described property as set forth in
said Final Judgment, to wit:

BEGINNING AT THE NORTH-
WEST CORNER OF TRACT
F AS HEREINAFTER DE-
SCRIBED, RUN EAST ALONG
THE NORTH LINE OF TRACT
F, A DISTANCE OF 273 FEET;
THENCE RUN SOUTH 160
FEET; THENCE RUN WEST
273 FEET MORE OR LESS
TO THE EAST LINE OF THE
COUNTY ROAD RIGHT
OF WAY; THENCE NORTH
ALONG SAID RIGHT OF WAY
160 FEET MORE OR LESS TO
THE POINT OF BEGINNING.
SAID TRACT F BEING DE-
SCRIBED AS: LOTS 13 AND

14 IN THE SOUTHWEST 1/4
OF SECTION 6, TOWNSHIP 27
SOUTH, RANGE 27 EAST, OF
FLORIDA DEVELOPMENT
COMPANY TRACT, PLAT
BOOK 3, PAGES 60-63, LESS
THE SOUTH 305 FEET AND
THE WEST 25 FEET THERE-
OF.

Property Address:
434 DIAMOND ACRES RD,
DAVENPORT, FL 33837

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

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: 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 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 this 15 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
25-340084 - MaS
June 19, 26, 2026 26-01220K

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO: 2025CA004071
UNITED WHOLESALE
MORTGAGE, LLC.,
Plaintiff, vs-
CHARLES J WILLIAMSON
JR, UNKNOWN SPOUSE OF
CHARLES JAMES WILLIAMSON
A/K/A CHARLES J. WILLIAMSON,
JR., ANISTON HOMEOWNERS'
ASSOCIATION, INC,
FOUNDATION

FINANCE COMPANY LLC,
UNKNOWN TENANT 1 AND
UNKNOWN TENANT 2,
Defendant(s)
TO: UNKNOWN TENANT 1
6448 GARDNER DR
LAKE LAND, FL 33813
UNKNOWN TENANT 2
6448 GARDNER DR
LAKE LAND, FL 33813

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

LOT 43, ANISTON, A SUBDI-
VISION ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 180, PAGES 7
THROUGH 11, INCLUSIVE,
OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
Property Address: 6448 Gardner
Drive, Lakeland, FL 33813

The action was instituted in the Cir-
cuit Court, Tenth Judicial Circuit in
and for Polk, County, Florida; Case No.
2025CA004071; and is styled UNITED
WHOLESALE MORTGAGE, LLC. vs.

Charles J Williamson Jr. You are re-
quired to serve a copy of your written
defenses, if any, to the action on Meh-
wish Yousuf, Esq., Quintairos, Prieto,
Wood & Boyer, P.A., the Plaintiff's At-
torney, whose address is 2400 E. Com-
mercial Blvd., Ste. 520, Ft. Lauderdale,
FL 33308, within Thirty (30) days of
the first date of publication on or be-
fore June 18, 2026, and file the original
with the Clerk of this Court either be-
fore 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 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 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 the 12th day of May, 2025
STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
and Comptroller
(SEAL) By: S. Irlanda
As Deputy Clerk

Mehwish Yousuf, Esq.,
Quintairos, Prieto, Wood & Boyer, P.A.,
the Plaintiff's Attorney,
2400 E. Commercial Blvd., Ste. 520,
Ft. Lauderdale, FL 33308
Matter No.: FL-009014-25
Case No.: 2025CA004071
June 19, 26, 2026 26-01221K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-001250

LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, v.
JOYA LYNETTE CEIDE, et al.,
Defendants.

TO: Fedly Jimmy Ceide
614 Peyton Brooke Way
Winter Haven, FL 33881
Fedly Jimmy Ceide
1873 S. Kirkman Rd., Apt. 826
Orlando, FL 32811

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

Lot 141, LUCERNE PARK RE-
SERVE, according to the plat as
recorded in Plat Book 176, Page
43 through 49, of the Public Re-
cords of Polk County, Florida.

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

on the Plaintiff's attorney or imme-
diately thereafter; or a default will be
entered against you for the relief de-
manded in the complaint.

If you are a person with a disability
who needs any accommodation in 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 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.

Default Date: July 20, 2026
IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
official seal of said Court at Polk County,
Florida, this 12 day of June, 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
(SEAL) By: Carolyn Mack
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 19, 26, 2026 26-01226K

--- PUBLIC SALES / ACTIONS ---

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. 2025CA004286A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RAYMOND PORTILLO AND NANCY SOTO. et. al. Defendant(s).
TO: RAYMOND PORTILLO, MARYELA SOTO-PORTILLO, NANCY SOTO, UNKNOWN SPOUSE OF NANCY SOTO, .

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 180, CYPRESS PARK ESTATES PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 187, PAGES 2 THROUGH 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before 7/16/26 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon 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 9th day of June, 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-332002 - Kil
June 19, 26, 2026 26-01189K

FIRST INSERTION

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

CASE NO.: 2025 CA 004990 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ALMERTIS STEPHENS, JR., et al. Defendant(s).

To: DENIEDRA MORRISON
Last Known Address: 2920 Dayton Dr Winter Haven, FL 33884
Current Address: Unknown
ALMERTIS STEPHENS, JR.
Last Known Address: 2920 Dayton Dr Winter Haven, FL 33884
Current Address: Unknown

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

LOT 218, TRADITIONS PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 47 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 2920 DAYTON DR WINTER HAVEN FL 33884

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

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

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

**See the Americans with Disabilities Act

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

Default Date: July 13, 2026
WITNESS my hand and the seal of this court on this 4th day of June, 2026.

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-015292
June 19, 26, 2026 26-01193K

FIRST INSERTION

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

CASE NO.: 2026CA-001499-A000-BA FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

DIANE M. SERZEN A/K/A DIANE LEWANDOWSKI SERZEN A/K/A DIANE MARIE SERZEN F/K/A DIANE MARIE LEWANDOWSKI, ET AL., DEFENDANT(S).

TO: UNKNOWN BENEFICIARIES OF THE DIANE LEWANDOWSKI SERZEN REVOCABLE TRUST DATED AUGUST 26, 1997
Last Known Address: 2548 Salzburg Loop, Winter Haven, FL 33884
Current Residence: UNKNOWN

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

LOT 79, VIENNA SQUARE PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 143, PAGES 36, 37, 38 AND 39, IN 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 600

West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before 7.19.26, within or before a date at least thirty (30) days after the first publication of this Notice in the Business Observer-Tampa Bay, 3902 Henderson Boulevard, Suite 208, Tampa, FL 33629 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 4th day of June, 2026.

STACY M. BUTTERFIELD, CPA,
CLERK OF CIRCUIT COURT
As Clerk of Court
By: /s/ Ruth Pacheco Rivera As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
June 19, 26, 2026 26-01192K

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 SD Cook Maintenance located at 4191 Oaktree Drive in the City of

Davenport, Polk, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of June, 2026
Pamela Rennie
June 19, 2026 26-01213K

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

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

Case #: 2026CA002500A000BA DIVISION: 8

Rocket Mortgage, LLC Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of John Owens a/k/a John Ambrose Owens a/k/a John A. Owens, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al. Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of John Owens a/k/a John Ambrose Owens a/k/a John A. Owens, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): UNKNOWN

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

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

LOT 213, WILDWOOD TWO, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 80, PAGE 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 1446 Mari-gold Drive, Lakeland, FL 33811.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Default date: 7/16/26
WITNESS my hand and seal of this Court on the 9th day of June, 2026.

Stacy M. Butterfield
Circuit and County Courts (SEAL) By: S. Irlanda Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
26-335080 FCO1 CXE
June 19, 26, 2026 26-01216K

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. 2026CA000683A000BA CITIMORTGAGE, INC., Plaintiff, vs.

CARY MARIE LEE AND PHILLIP THORLEY ANDREASON. et. al. Defendant(s).

TO: PHILLIP THORLEY ANDREASON, 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:

TRACT 24, LAKE DEESON ESTATES UNRECORDED, BEING: THE SOUTH 150 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 24 EAST, LESS THE WEST 50 FEET, AND LESS THE EAST 1120 FEET THEREOF, 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 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7/16/26/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon 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 9th day of June, 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-376887
June 19, 26, 2026 26-01190K

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. 532025CA004542A000BA Freedom Mortgage Corporation Plaintiff, vs.

Landon James McCosco; et al Defendants.

TO: Landon James McCosco and Unknown Spouse of Landon James McCosco
Last Known Address: 24212 Quail Cir., Lake Wales, FL 33859

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
LOTS 117 AND 118, LAKE ROSALIE OAKS, UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TOGETHER WITH THAT 2007 GENERAL HOMES MOBILE HOME, VIN NUMBERS GMHGA40734531A AND GMHGA40734531B. TITLE NUMBERS 97663863 AND 97663748.

has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before July 9, 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 2 2026.
Stacy M. Butterfield
As Clerk of the Court (SEAL) By A. Nieves
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F03195
June 19, 26, 2026 26-01191K

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

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

Case #: 2025CA005114A000BA DIVISION: 15

JPMorgan Chase Bank, National Association Plaintiff, -vs.- Christopher Evans Kirk; Unknown Spouse of Christopher Evans Kirk; Legacy Park Master Homeowners' Association, Inc; Towns of Legacy Park Homeowners Association, Inc.; Unknown Person in Possession of Subject Property Defendant(s).

TO: Christopher Evans Kirk: 672 Chelsea Drive, Davenport, FL 33897 and Unknown Spouse of Christopher Evans Kirk: 672 Chelsea Drive, Davenport, FL 33897

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

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

LOT 162, TOWNS OF LEGACY PARK, ACCORDING TO THE

PLAT THEREOF, RECORDED IN PLAT BOOK 129, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 672 Chelsea Drive, Davenport, FL 33897.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Default date: 7/16/26
WITNESS my hand and seal of this Court on the 9th day of June, 2026.

Stacy M. Butterfield
Circuit and County Courts (SEAL) By: S. Irlanda Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
25-334417 FCO1 CHE
June 19, 26, 2026 26-01217K

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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. 09505800
2119 Riverside Ave
Jacksonville, Florida 32204
Telephone: (904) 384-8770
June 12, 19, 2026 26-01166K

--- 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.: 2026CA002035

LAND HOME FINANCIAL SERVICES, INC., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE, 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

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. 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

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. 53-2024-CA-003504 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SHAUNA-GAYE NUGENT, et al., Defendant.

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
24-10679FL
June 12, 19, 2026 26-01169K

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. 2025CA000690000000 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. 2025CA000690000000 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

SECOND 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, LAKEVIEW, 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.

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

SECOND 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. Wonsotler
Karen J. Wonsotler, 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

SECOND 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
Murdoch, FL 33938

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

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.: 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

SECOND INSERTION

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

SECOND 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, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located}

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

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

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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: mturner@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
June 12, 19, 2026 26-01163K

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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

SECOND 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 FS. 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

FOURTH 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**
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 TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **2026CP001699A000BA**
Florida Bar No. **144663**
IN RE: ESTATE OF
FLOYD N. SLOCUM
Deceased.

The administration of the estate of FLOYD N. SLOCUM, deceased, whose date of death was January 30, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

Name: GREGORY ALLEN ALBIN
Address: 1204 E. Baker St.,
Plant City, FL 33563
Attorney for Personal Representative
Charles S. White, Esq., of
CHARLES S. WHITE, P.A.
Florida Bar No. 144663
110 E. Reynolds St., Ste. 900
Plant City, Florida 33563
Tel. 813-752-6155
Fax. 813-754-1758
Email: cswatty@aol.com
19391 Notice to Creditors
June 12, 19, 2026 26-01181K

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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: abauert@mclements.com
June 12, 19, 2026 26-01165K

THIRD INSERTION

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

53-2005DR-0115060000
DIVISION: 13

MICHAEL LASALLE GIPSON,
Plaintiff vs.
LORINE LASHONDA SMITH,
Defendant(s)

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

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

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

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

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

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

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 24th day of June, 2026 at 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

SECOND 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

VICTOR TURCAN, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Lot 18, Azur Resort, according to the map or plat thereof, as recorded in Plat Book 184, Page 16 through 19, of the Public Records of Polk County, Florida
Property Address: 649 Trikomo Drive, Davenport, FL 33896

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

SAVE TIME

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

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer
1/20/006_VIP

--- SALES---

SECOND 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

SECOND 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 KENNETH NEIL FISHBEIN; 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

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. 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

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. 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

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-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

SECOND 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

SECOND 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 F01 MTT
June 12, 19, 2026 26-01122K

SECOND INSERTION

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

CASE NO. 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

--- ESTATE---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
Case 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 unmatured, 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 unmatured, 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/ Shahlia Simpler, Esq.
Simpler Law LLC
Florida Bar No.0037201
Address: 46 N. Washington Blvd #25,
Sarasota, FL 34236
Telephone: 941-914-2980
Email: simpler@simpmlawllc.com
June 12, 19, 2026 26-01164K

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.: 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

SECOND 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 AS 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

SECOND 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

5550 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: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
June 12, 19, 2026 26-01182K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File Number:
532025CP002630A000BA
IN RE: ESTATE OF IDRISSE ABRACHE
Deceased.

The administration of the estate of IDRISSE 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

--- SALES---

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.: 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 Gollahan, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
June 12, 19, 2026 26-01174K

SECOND 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 AUGUSTUA 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: 1454 Park Pl,
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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 3087.000211
June 12, 19, 2026 26-01154K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 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 PITTE, 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@aldridgepitt.com
1651-007B
June 12, 19, 2026 26-01120K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:
532025CA001413A000BA
NEVREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
JOMAR CARRION, ET AL.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 26, 2026 entered in Civil Case No. 532025CA001413A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEVREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JOMAR CARRION; UNKNOWN SPOUSE OF JOMAR CARRION; TIFFANY CARRION; UNKNOWN SPOUSE OF TIFFANY CARRION; DONALD E. STEPHENS; ANNA M. STEPHENS; DISCOVER BANK; PORTFOLIO RECOVERY ASSOCIATES, LLC; 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 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 10, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 11, COUNTRY OAKS ESTATES UNIT NUMBER TWO, ACCORDING TO THE PLAT

THEREOF RECORDED IN PLAT BOOK 67 PAGES 46, 47, 48 AND 49 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT: [!][!] BEGIN AT THE NORTHWEST CORNER OF THAT PORTION OF SAID LOT 11 WHICH FORMS A STRIP OF LAND 25 FEET WIDE AND RUN SOUTH 00° 40' 34" EAST ALONG THE WEST LINE OF SAID STRIP OF LAND 25 FEET WIDE, WHICH IS ALSO THE EAST LINE OF LOT 12 IN BLOCK 2 OF COUNTRY OAKS ESTATES UNIT I, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 65 PAGES 10 AND 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 214.73 FEET TO THE SOUTH-EAST CORNER OF SAID LOT 12; THENCE RUN NORTH 89° 19' 26" EAST 25 FEET TO A POINT ON THE EAST LINE OF SAID STRIP OF LAND 25 FEET WIDE WHICH IS THE EAST LINE OF SAID LOT 11; THENCE NORTH 00° 40' 34" WEST ALONG SAID EAST LINE 210.28 FEET TO THE NORTHEAST CORNER OF SAID STRIP OF LAND, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTRY OAKS LANE AS SHOWN ON SAID PLAT OF COUNTRY OAKS ESTATES UNIT I, THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE FOLLOWING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50 FEET THROUGH A CEN-

TRAL ANGLE OF 29° 25' 16", AN ARC DISTANCE OF 25.68 FEET TO THE POINT OF BEGINNING

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

--- SALES / ACTIONS ---

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.: 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

SECOND 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

SECOND 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., Quintairos, 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.,
Quintairos, 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

SECOND 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.
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 at 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

THIRD 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,
DEVEISEES, ASSIGNEES,
TRUSTEES, LIENORS,
CREDITORS, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY THROUGH UNDER
OR AGAINST JESS R. AUBIN,
DECEASED.
Defendants.

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

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

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

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

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

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

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

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
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

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. 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

SECOND 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, Daven-

port, 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

THIRD 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,
DEVEISEES, 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, DEVEISEES, 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 SHIPP HEIGHTS, Unit 35, according to the plat thereof recorded in Plat Book 34, Page 14, Public Records of Polk County, Florida.
Parcel ID Number:
26-28-31-641300-000100

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

Monique A. Waterman, Esq.

FIDELITY NATIONAL LAW GROUP
Counsel for Plaintiff

100 W. Cypress Creek Rd., Ste 889
Fort Lauderdale, Florida 33309
Florida Bar No. 127258

Telephone No: (954) 414-2115
Facsimile No: (954) 414-2101
Monique.Waterman@fnf.com
Pleadingsfl@fnf.com

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

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

--- ACTIONS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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, LAKELAND, 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

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. 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

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, Defendants.

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.

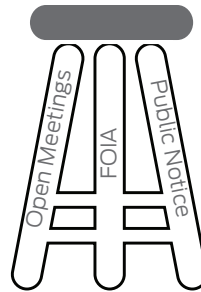
SOKOLOF REMTULLA, LLP
 Counsel for Plaintiff
 1800 NW Corporate Blvd, Suite 302
 Boca Raton, FL 33431
 Telephone: (561) 507-5252
 Facsimile: (561) 342-4842
 Primary e-mail:
 mshapanka@sokrem.com
 Secondary e-mail:
 pleadings@sokrem.com
 By: /s/ Matthew Shapanka
 Matthew Shapanka, Esq.
 Florida Bar No.: 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

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

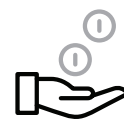


Verifiability



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



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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