

POLK COUNTY LEGAL NOTICES

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-001868-A000-BA
IN RE: ESTATE OF
WALTER JAMES KNOWLES
Deceased.

The administration of the estate of Walter James Knowles, deceased, whose date of death was May 6, 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 representatives and the personal representatives' 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 26, 2026.

Co-Personal Representatives:

Rayfe Allen Knowles

473 Wayah Trail

Clayton, Georgia 30525

Jerry James Knowles

4445 Berkley Road

Auburndale, FL 33823

Attorney for

Co-Personal Representatives:

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 26; July 3, 2026 26-01247K

FIRST INSERTION

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

The Board of Supervisors ("Board") of The Gardner Trails Community Development District ("District") will hold a public hearing on August 5, 2026 at 10:00 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2027"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, (813) 344-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.thegardnertrailsdcd.org>.

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

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Jason Greenwood
District Manager
June 26; July 3, 2026 26-01250K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000661
Division Probate
IN RE: ESTATE OF
RICHARD E. NANFELDT A/K/A
RICHARD ERIC NANFELDT
Deceased.

The administration of the Estate of Richard E. Nanfeldt a/k/a Richard Eric Nanfeldt, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of the Court, 255 N. Broadway, Bartow, FL 33823. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

NOTWITHSTANDING THE TIME 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 26, 2026.

Personal Representative:

Andrew M. Berland, Esq.

8240 Exchange Drive Ste. C6

Orlando, FL 32809

Attorney for Personal Representative: Andrew M. Berland, Esq.

E-Mail Addresses: andrew@hendersonsachs.com michael@hendersonsachs.com

Florida Bar No. Florida Henderson Sachs PA

8240 Exchange Drive Ste., C6

Orlando, FL 32809

Telephone: 4078502500

June 26; July 3, 2026 26-01248K

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.: 2025CA004591A000BA
PENNYMAC LOAN
SERVICES, LLC,
Plaintiff, vs.
CHARLENE TORRES CEDENO;
FREDDIE RIOS AYALA; TARIQ
RAMJIT; US DEPARTMENT
OF HOUSING AND URBAN
DEVELOPMENT; MADISON
PLACE TOWNHOME
ASSOCIATION, INC.;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated June 09, 2026 entered in Civil Case No. 2025CA004591A-000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and CHARLENE TORRES CEDENO, FREDDIE RIOS AYALA and TARIQ RAMJIT, et al, are Defendants. The Clerk, STACY M. BUTTERFIELD, CPA, shall sell to the highest and best bidder for cash at POLK County's On-Line Public Auction website: <https://polk.realforeclose.com>, at 10:00 AM on August 11, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in Polk County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit:

LOT 239, MADISON PLACE PHASE 2, ACCORDING TO

THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE(S) 24 THROUGH 27, 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. 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.

Todd C. Drosky, Esq.
FRENKEL LAMBERT
WEISMAN & GORDON LLP
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 | Fax:
(954) 200-7770
FL Bar #: 54811

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
flservic@flvlaw.com
04-102602-F00
June 26; July 3, 2026 26-01235K

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. 2025CA004372A000BA
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, vs.

HAYDEN DAVIDSON, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF THE ESTATE
OF DAVID FOUNTAIN DAVIDSON,
DECEASED; HAYDEN DAVIDSON;
GARRETT ANTHONY GAIGE
DAVIDSON; CALEB RYAN CHASE
DAVIDSON; UNITED STATES
OF AMERICA, ON BEHALF OF
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated June 4, 2026 and entered in Case No. 2025CA004372A-000BA of the Circuit Court in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and HAYDEN DAVIDSON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF THE ESTATE OF DAVID FOUNTAIN DAVIDSON, DECEASED; HAYDEN DAVIDSON; GARRETT ANTHONY GAIGE DAVIDSON; CALEB RYAN CHASE DAVIDSON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m., on July 21, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

PARCEL 1: THE SOUTH 85 FEET OF THE SOUTH 1/2

OF THE EAST 1/3 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS PART IN MAINTAINED ROAD RIGHT OF WAY ALSO LESS THE WEST 10 FEET.

PARCEL 2: BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, RUN THENCE NORTH 85 FEET FOR THE POINT OF BEGINNING; THENCE RUN WEST 130 FEET; THENCE RUN NORTH 6 FEET; THENCE EAST 130 FEET; RUN THENCE SOUTH 6 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY ON THE EAST SIDE THEREOF ALSO LESS THE WEST 10 FEET.

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 11, 2026.

By: /s/ Lisa A Woodburn

Lisa A Woodburn
Florida Bar No.: 11003

Roy Diaz, Attorney of Record

Fort Lauderdale, FL 33317

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

1463-222712 / PC1

June 26; July 3, 2026 26-01234K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO: 2025CA002451

LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
LEE RAYMOND PELTIER A/K/A
LEE R. PELTIER, et al.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on June 4, 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 21, 2026 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 2182, DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE E AND F (REGAL POINTE), ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 141, PAGE(S) 45 THROUGH 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
2881 St George Drive,
Davenport, FL 33837

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

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

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 18, 2026

/s/ Kelley L. Church

Kelley L. Church, Esquire

Fort Lauderdale, FL 33317

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@qpwlaw.com

E-mail: kchurch@qpwlaw.com

Attorney for Plaintiff

Matter # FL-008623-25 -

Case # 2025CA002451

June 26; July 3, 2026 26-01237K

FIRST INSERTION

ADVERTISEMENT OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 22nd day of July, 2026 at 11:00 AM, at

lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. Brown, Herbert BOXES, KIDS TOYS, FOLDING TABLES, FAN, TABLE SET, TV MOUNT Sale is subject to cancellation in the event of settlement between owner and obligated party.

June 26; July 3, 2026 26-01251K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-001716-A000-BA
Division 14
IN RE: ESTATE OF
LOIS ANN ERICKSON
Deceased.

The administration of the estate of Lois Ann Erickson, deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 26, 2026.

Personal Representative:

Earl M. Erickson

8786 Fort Socrum Village Way

Lakeland, Florida 33810

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 26; July 3, 2026 26-01256K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
File No. 2026CP001495
Division Probate
IN RE: ESTATE OF
TERESA D. YODER
Deceased.

The administration of the estate of Teresa D. Yoder, deceased, whose date of death was March 16, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 26, 2026.

Personal Representative:

Ashley N. McCartney

2990 Spring Lake Road

Lake Wales, Florida 33898

Attorney for Personal Representative:

J. Cole Brewer

Florida Bar Number: 1002922

BERG, BREWER,

KESSLER & MOWRY, PLLC

124 N. Brevard Avenue

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

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. CHAPPELL, II
Deceased.

The administration of the estate of Lester H. Chappell, 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. 732.2211, 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 26, 2026.

Personal Representative:

Darlene Chappell

181 Cypress Way

Lake Alfred, Florida 33805

Attorney for Personal Representative:

Mark W. Mangen, 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:

MMangen@straughtnturner.com

Secondary E-Mail:

ahall@straughtnturner.com

June 26; July 3, 2026 26-01266K

FIRST INSERTION

NOTICE OF RULE
DEVELOPMENT BY THE
SILVERLAKE COMMUNITY
DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Silverlake Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective

District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010.

Kristen Suit, District Manager
Silverlake Community
Development District
June 26, 2026 26-01258K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002704
IN RE: ESTATE OF
DANIEL EDWARDS CHAVIS III,
Deceased.

The administration of the estate of DANIEL EDWARDS CHAVIS III, deceased, whose date of death was December 17, 2024, 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 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.

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 26, 2026.

Personal Representative:

AYESHA ANDERSON

1639 PILCHARD COURT

KISSIMMEE, FL 34759

Attorney for Personal Representative:

DANIELLE WHITE, ESQUIRE

Florida Bar No. 1035906

VELIZ KATZ LAW

630 North Wymore Road, Suite 330

Maitland, Florida 32751

Telephone: (407) 849-7072

Facsimile: (407) 849-7075

E-Mail: VelizKatz@VelizKatzLaw.com

Secondary:

Probate@VelizKatzLaw.com

Attorney for Petitioner

June 26; July 3, 2026 26-01271K

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 Caeluna Consulting located at 825 FLORENCE WAY in the City of Davenport, Polk, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of June, 2026

Veronique Haesebrouck

June 26, 2026 26-01277K

FIRST INSERTION

NOTICE OF RULE
DEVELOPMENT BY THE
RESERVE AT VAN OAKS
COMMUNITY DEVELOPMENT
DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Reserve at Van Oaks Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide

for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010.

District Manager

Reserve at Van Oaks Community

Development District

June 26, 2026 26-01259K

FIRST INSERTION

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

File No.

53-2026-CP-001839-A000-BA

Division 14

IN RE: ESTATE OF

RICHARD ROBERT BROWN

Deceased.

The administration of the estate of Richard Robert Brown, deceased, whose date of death was May 8, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 26, 2026.

Personal Representative:

Keith Brown

1402 Swan Court

Bellevue, Illinois 62226

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 26; July 3, 2026 26-01257K

FIRST INSERTION

NOTICE OF RULE
DEVELOPMENT BY THE STUART
CROSSING COMMUNITY
DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Stuart Crossing Community Development District ("District") hereby gives notice of its intention to develop amended rules of procedure ("Rules of Procedure") and a rule related to parking enforcement ("Parking and Towing Rules"). The proposed rule number for the Rules of Procedure is ROP-2026-1. The proposed rule number for the Parking and Towing Rules is PARKING-2026-1.

The proposed Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. The Parking and Towing Rules may address restrictions on parking on District property and the towing of vehicles among other enforce-

ment mechanisms.

The purpose and effect of the proposed Rules of Procedure and the proposed Parking and Towing Rule is to provide for efficient and effective District operations and to ensure compliance with Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2023). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2023). Specific legal authority for the Parking and Towing Rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes.

A copy of the proposed Rules of Procedure and the proposed Parking and Towing Rules may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

District Manager

Stuart Crossing Community

Development District

June 26, 2026 26-01260K

FIRST INSERTION

PUBLIC NOTICE

The Towers, LLC is proposing to construct a 150-foot overall height monopole telecommunications structure near 3655 East Johnson Avenue, Haines City, Polk County, Florida (28° 6' 49.8" N, 81° 35' 42.7" W). The Towers, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or

determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 26-001859/ARC.

June 26, 2026 26-01281K

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. 2025CA004173A000BA

Village Capital & Investment LLC,

Plaintiff, vs.

Devyn H. Warrick, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA004173A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and Devyn H. Warrick; Unknown Spouse of Devyn H. Warrick 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 24th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, GRIFFITH ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:

25-31-34-484600-000080

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 18th 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-F02225

June 26; July 3, 2026 26-01240K

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. 532025CA003355A000BA

Freedom Mortgage Corporation,

Plaintiff, vs.

Darby Vazquez Lopez, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA003355A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Darby Vazquez Lopez; Carlos Velazquez Lazu a/k/a Carlos Velazquez; Lakeside Landings Homeowners Association, Inc.; HPA III Acquisitions 1 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 3rd day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 80, LAKESIDE LANDINGS PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168 PAGE 5, OF THE PUBLIC

RECORDS OF POLK COUNTY,

FLORIDA.

TAX ID:

26-28-12-531504-000800

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 18th day of June, 2026.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

4919 Memorial Hwy, Suite 135

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

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. 2024CA002935000000 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. DAVID JOHAN RODRIGUEZ ROJAS; CLAUDIA VERDIN; LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC.; THE RETREAT AT LEGACY PARK 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 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 June 11, 2026, and entered in Case No. 2024CA002935000000 of the Circuit Court in and for Polk County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and DAVID JOHAN RODRIGUEZ ROJAS; CLAUDIA VERDIN; LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC.; THE RETREAT AT LEGACY PARK 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 TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defen-

dants, 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 August 3, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:
 LOT 210, LEGACY PARK - PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGES 16 THROUGH 18, 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 19, 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
 1463-205225 / GS1
 June 26; July 3, 2026 26-01255K

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. 2025CA004519A000BA Village Capital & Investment LLC, Plaintiff, vs. Edgar Enrique Monsalve, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA004519A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Village Capital & Investment LLC is the Plaintiff and Edgar Enrique Monsalve; Scenic Terrace South 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 24th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 41, BLOCK 9, SCENIC TERRACE SOUTH PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 197, PAGE(S) 33 THROUGH 37, INCLUSIVE, OF THE PUBLIC

RECORDS OF POLK COUNTY, FLORIDA.
 TAX ID: 27-28-10-822212-009410
 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 18th 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-F02376
 June 26; July 3, 2026 26-01241K

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. 2025CA002985A000BA Freedom Mortgage Corporation, Plaintiff, vs. Brenda Rojas, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002985A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Brenda Rojas; Dunstan Byron Clarke a/k/a Dunstan Clarke; City of Winter Haven, Florida; Lake Smart Estates Community Association, Inc.; United States of America, Department of the Treasury-Internal Revenue Service; United States of America on behalf of the Secretary of Housing and Urban Development 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 24th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 15, LAKE SMART ESTATES, ACCORDING TO THE PLAT AS RECORDED

IN PLAT BOOK 147, PAGES 28 THROUGH 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 TAX ID: 10-2826-530501-000-150
 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 18th 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-F01862
 June 26; July 3, 2026 26-01236K

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 #: 2025CA001478A000BA DIVISION: 8
Trust Bank, f/k/a Branch Banking and Trust Company Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Ines Iorio f/k/a Ines Spagnuolo, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Carmine A. Iorio; Teresa Ann Eisenberg a/k/a Teresa A. Eisenberg a/k/a Teresa A. Iorio; Kevin R. Ryan; Sonya D. Ryan; Waterview Homes Property Owners Association, Inc.; Unknown Spouse of Carmine A. Iorio; Unknown Spouse of Teresa Ann Eisenberg a/k/a Teresa A. Eisenberg a/k/a Teresa A. Iorio; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).
 TO: Teresa Ann Eisenberg a/k/a Teresa A. Eisenberg a/k/a Teresa A. Iorio: 196 Waterview Circle, Auburndale, FL 33823 and Unknown Spouse of Teresa Ann Eisenberg a/k/a Teresa A. Eisenberg a/k/a Teresa A. Iorio: 196 Waterview Circle, Auburndale, FL 33823
 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 30, WATERVIEW, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE(S) 36 AND 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 more commonly known as 196 Waterview Circle, Auburndale, FL 33823.
 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 7-20-26
 WITNESS my hand and seal of this Court on the 12 day of June, 2026.
 Stacy M. Butterfield
 Circuit and County Courts (SEAL) By: Ashley Saunders
 Deputy Clerk
 LOGS LEGAL GROUP LLP,
 Attorneys for Plaintiff,
 750 Park of Commerce Blvd.,
 Suite 130,
 Boca Raton, FL 33487
 25-332938 FC01 SUU
 June 26; July 3, 2026 26-01244K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-004048 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. LISA M. SPEAKMAN, et al., Defendants.
 TO: Omar Speakman 5592 Keaton Springs Drive Lakeland, FL 33811
 Omar Speakman 530 E. Oak St., Unit 205 Lakeland, FL 33801
 Omar Speakman 1400 Laurel Crossing Pkwy., Apt. 21 Buford, GA 30519
 Omar Speakman 550 E. Peachtree St., Unit 207 Lakeland, FL 33801
 Omar Speakman 2855 Byrnwycke Ct. Buford, GA 30519
 Omar Speakman 1131 Lemon Ave. Sebring, FL 33870
 Omar Speakman 4092 TPC Parkway, Apt. 326 San Antonio, TX 78261
 Omar Speakman 2311 Bottega Ln., Apt. 301 Brandon, FL 33511
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:
 Lot 17, Block 12, RIVERSTONE PHASE 1, according to the plat thereof, as recorded in Plat Book 174, Pages 37 through 50, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defense, 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 7-20-26
 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: /s/ Ashley Saunders
 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 26; July 3, 2026 26-01246K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Clauden Louis MD located at 400 N Tampa St Ste 1550, in the County of Polk, in

the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Tampa, Florida, this 18th day of June, 2026.
 CLAUDEN LOUIS MD PLLC
 June 26, 2026 26-01253K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
 Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of Already Viral, located at 328 Maui Ave, Davenport, FL 33897, Polk County, Florida, intends to register the said name with

the Division of Corporations of the Florida Department of State pursuant to section 865.09 of the Florida Statutes.
 Chantel L. Cothron
 328 Maui Ave
 Davenport, FL 33897
 June 26, 2026 26-01279K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA001604 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. PATRICIA A. TRIMM A/K/A PATRICIA TRIMM; et al., Defendant(s).
 TO: Patricia A. Trimm a/k/a Patricia Trimm
 Last Known Residence: 2063 Bel Om-bre Cir Lake Wales, FL 33898
 TO: Unknown Spouse of Patricia A. Trimm a/k/a Patricia Trimm
 Last Known Residence: 2063 Bel Om-bre Cir Lake Wales, FL 33898
 TO: Unknown Tenant #1
 Last Known Residence: 2063 Bel Om-bre Cir Lake Wales, FL 33898
 TO: Unknown Tenant #2
 Last Known Residence: 2063 Bel Om-bre Cir Lake Wales, FL 33898
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:
 LOT 15, BEL-OMBRE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 67, PAGE 29, 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 7/17/26, 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 10th, 2026.
 Stacy M. Butterfield
 As Clerk of the Court (SEAL) By: S. Irlanda
 As Deputy Clerk
 ALDRIDGE PITE, LLP,
 Plaintiff's attorney,
 401 W. Linton Blvd. Suite 202-B
 Delray Beach, FL 33444
 1190-205B
 Ref# 18812
 June 26; July 3, 2026 26-01242K

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 ACTION
CASE NO.: 532025CA004666A000BA DIVISION: 7
INTER US FINANCE, LLC, Plaintiff, vs. BEST RENTAL VACATION, LLC, et al., Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 4, 2026, and entered in Case No. 532025CA004666A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which INTER US FINANCE, LLC, is the Plaintiff and BEST RENTAL VACATION, LLC; FESTIVAL HOMEOWNERS ASSOCIATION, INC., are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/ on <http://www.polk.realforeclose.com/> in accordance with chapter 45 Florida Statutes, Polk County, Florida on July 21, 2026 at 10:00 am the following described property as set forth in said Final Judgment of Foreclosure:
 LOT 163, FESTIVAL PHASE 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 187, PAGE(S) 49 THROUGH 56, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 27-26-05-701160-001630 A/K/A 630 LONG-

BOAT DR., DAVENPORT, FL 33896
 PROPERTY ADDRESS: 630 LONGBOAT DRIVE, DAVENPORT, FL 33896
 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.
 See 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.
 /s/ Damian G. Waldman
 Damian G. Waldman, Esq.
 Florida Bar No. 0090502
 Law Offices of
 Damian G. Waldman, P.A.
 PO Box 5162
 Largo, FL 33779
 Telephone: (727) 538-4160
 Facsimile: (727) 240-4972
 Email 1: damiang@dwaldmanlaw.com
 E-Service: service@dwaldmanlaw.com
 Attorneys for Plaintiff
 June 26; July 3, 2026 26-01254K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION
Case No. 2025CA004594A000BA Division 08
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2023-NQM1 Plaintiff, vs. JEFFERY WILLIAMS, et al., Defendants.
 TO: JEFFERY WILLIAMS BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
 555 ALACHUA DR WINTER HAVEN, FL 33884
 UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
 555 ALACHUA DR. WINTER HAVEN, FL 33884
 You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:
 LOT 29 OF VALENCIA WOOD: THE NORTHEASTERLY 10 FEET OF LOT 751, ALL OF LOT 752, AND THE SOUTHWESTERLY 10 FEET OF LOT 753 OF ELOISE WOOD EAST LAKE MARIAM UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 32 AND 32A, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 commonly known as 555 ALACHUA DR, WINTER HAVEN, FL 33884 has

been filed against you and you are required to serve a copy of your written defenses, if any, to it on George Zamora of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before July 15th, 2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
 AMERICANS WITH DISABILITIES ACT.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: June 8th, 2026.
 Stacy M. Butterfield
 CLERK OF THE COURT
 Honorable Stacy M. Butterfield
 255 North Broadway
 Bartow, Florida 33830-9000
 (COURT SEAL) By: S. Irlanda
 Deputy Clerk
 George Zamora
 Kass Shuler, P.A.,
 plaintiff's attorney,
 P.O. Box 800,
 Tampa, Florida 33601
 328202/2532052/wlp
 June 26; July 3, 2026 26-01245K

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

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.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

--- SALES ---

FIRST INSERTION

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

532024CA003851000000
PLAINS COMMERCE BANK,
Plaintiff, vs.
LATRENDIA C. SUGGS, JAMES
E. SUGGS, and PROVIDENCE
COMMUNITY ASSOCIATION, INC.
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on June 15, 2026, in the above-captioned action, the following property situated in Polk County, Florida, described as:

Lot 93, Block B, GREENS AT PROVIDENCE, according to the map or plat thereof, as recorded in Plat Book 142, Page(s) 37 through 44, inclusive, of the Public Records of Polk County, Florida.

Property Address:
2742 Willingham Dr.,
Davenport, Florida 33837.

Shall be sold to the highest and best bidder for cash by the Clerk of Court, Stacy M. Butterfield, on August 14, 2026, at 10:00 a.m. via electronic sale at <https://polk.realforeclose.com> in accordance with Section 45.031, Florida Statutes

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.

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.

HENNEN LAW, PLLC
By: /s/ Michael W. Hennen
Attorneys for the Plaintiff
Michael W. Hennen, Esq.
Florida Bar No. 0011565
Hennen Law, PLLC
425 West Colonial Drive, Suite 204
Orlando, FL 32804
(Michael@HennenLaw.com)
June 26; July 3, 2026 26-01275K

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.: 2025CA003346A000BA
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
SEECHARRAN PERSAUD;
BERKLEY RIDGE HOMEOWNERS
ASSOCIATION, INC.;
MALAWATTIE
MANGAL-PERSAUD;
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 24 day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 109, BERKLEY RIDGE PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 169, PAGES 35 THROUGH 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
5557 ORO VALLEY RD,
AUBURNDALE, FL 33823

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 23 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
25-03042
June 26; July 3, 2026 26-01276K

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 ACTION

CASE NO.: 2024-CA-001230
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
ALEXIS NATERA AKA ALEXIS
ANTONIO NATERA; CLARA Y.
MERCADO AKA CLARA YESENIA
MERCADO; CAVALRY SPV I, LLC,
AS ASSIGNEE OF CITIBANK, N.A.;
et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 4, 2026, and entered in Case No. 2024-CA-001230 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Alexis Natera aka Alexis Antonio Natera, Clara Y. Mercado aka Clara Yesenia Mercado, Cavalry SPV I, LLC, as Assignee of Citibank, N.A. are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the July 21, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 188, OF PRESTOWN SUBDIVISION, UNIT #3, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN

THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA IN PLAT BOOK 36, PAGE 33.

A/K/A 226 ADAMS STREET
AUBURNDALE FL 33823

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 16 day of June, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/24-005626
June 26; July 3, 2026 26-01285K

HOW TO
PUBLISH YOUR
**LEGAL
NOTICE**
IN THE
**BUSINESS
OBSERVER**

CALL
941-906-9386
and select the appropriate County
name from the menu option
OR
e-mail legal@businessobserverfl.com

**Business
Observer**

--- SALES / ACTIONS ---

FIRST INSERTION

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

CASE NO.:
53-2025-CA-002960-A000-BA
SEACOAST NATIONAL BANK,
a national banking association,
successor by merger to Professional
Bank, successor by merger to
Marquis Bank,

Plaintiff, vs.
HOME VALUE HOLDINGS 2,
LLC, a Florida limited liability
company, HOME VALUE STORE
III, LLC, a Florida limited liability
company, OSCAR SARDINAS,
an individual, HOME VALUE
STORE I, LLC, a Florida limited
liability company, HOME VALUE
STORE II, LLC, a Florida limited
liability company, HOME VALUE
HOLDINGS, INC., a Florida
corporation, SFL MANAGER LLC,
a Florida limited liability company,
TURNBERRY ON THE GREEN
CONDOMINIUM ASSOCIATION,
INC., a Florida not for profit
corporation, UNKNOWN PARTY
IN POSSESSION OF 115 BILL
HELMUTH DRIVE, BARTOW,
FLORIDA 33803, and UNKNOWN
PARTY IN POSSESSION OF 19501
WEST COUNTRY CLUB DRIVE,
APT. 1508, AVENTURA, FLORIDA
33180,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Amended Uniform Final Judgment of Foreclosure rendered on June 10, 2026, in that certain cause pending in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SEACOAST NATIONAL BANK, a national banking association, successor by merger to Professional Bank, successor by merger to Marquis Bank, is Plaintiff, and HOME VALUE HOLDINGS 2, LLC, a Florida limited liability company, HOME VALUE STORE III, LLC, a Florida limited liability company, OSCAR SARDINAS, an individual, HOME VALUE STORE I, LLC, a Florida limited liability company, HOME VALUE STORE II, LLC, a Florida limited liability company, HOME VALUE HOLDINGS, INC., a Florida corporation, SFL MANAGER LLC, a Florida limited liability company, TURNBERRY ON THE GREEN CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, UNKNOWN PARTY IN POSSESSION OF 115 BILL HELMUTH DRIVE, BARTOW, FLORIDA 33803, and UNKNOWN PARTY IN POSSESSION OF 19501 WEST COUNTRY CLUB DRIVE, APT. 1508, AVENTURA, FLORIDA 33180, are Defendants, in Civil Action Case No.: 53-2025-CA-002960-A000-BA, Stacy M. Butterfield, Clerk of the aforesaid Court, will at 10:00 a.m., on Wednesday, July 15, 2026, offer for sale and sell to the highest bidder for cash via electronic sale at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes, the following described property, situate and being in Miami-Dade County, Florida to-wit:

Unit No. 1508 of Turnberry On The Green Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 22147, Page 1871, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.
Property Address: 19501 West Country Club Drive, Apt. 1508, Aventura, FL 33180

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

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

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

Dated: June 23, 2026
AKERMAN LLP
By: s/ John L. Dicks II
John L. Dicks II, Esq.
Florida Bar No. 89012
Primary Email:
john.dicks@akerman.com
Secondary Email:
judy.mcarthur@akerman.com
401 E. Jackson Street, Suite 1700
Tampa, Florida 33602
Telephone: (813) 223-7333
Facsimile: (813) 223-2837
and
Paige Cham, Esq.
Florida Bar No. 1032737
Primary Email:
paige.cham@akerman.com
Secondary Email:
emory.woodard@akerman.com
Secondary Email:
jennifer.meehan@akerman.com
50 North Laura Street,
Suite 3100
Jacksonville, Florida 32202
Telephone: (904) 798-3700
Facsimile: (904) 798-3730
Attorneys for Plaintiff,
Seacoast National Bank
87260628;1
June 26; July 3, 2026 26-01283K

FIRST INSERTION

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

CASE NO.
532025CA001554A000BA
BELLA NOVA HOMEOWNERS
ASSOCIATION INC, a Florida
non-profit Corporation,
Plaintiff, vs.
KELLY AUGUSTIN, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 8, 2026 in Case No. 532025CA001554A000BA in the Circuit Court in and for Polk County, Florida wherein BELLA NOVA HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and KELLY AUGUSTIN, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on JULY 23, 2026. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:
LOT 8, 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.

A/K/A: 205 HAMLET ROAD, DAVENPORT, FL 33837.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 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 22, 2026
FLORIDA COMMUNITY
LAW GROUP, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@fclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
June 26; July 3, 2026 26-01269K

FIRST INSERTION

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

CASE NO.
532026CA001039A000BA
MIDFIRST BANK
Plaintiff, v.
NANCY STEVENS A/K/A
NANCY WEAVER, ET AL.
Defendants.

TO: DUSTIN ALBERT STEVENS A/K/A DUSTIN STEVENS
Current residence unknown, but whose last known address was:
7833 W CHOLLA ST,
PEORIA, AZ 85345

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

LOT 160, DRAYTON-PRESTON WOODS AT PROVIDENCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before August 3, 2026 or within thirty

(30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

Default date: August 3, 2026
WITNESS my hand and seal of the Court on this 12th day of June, 2026.

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Lynnette Burke
Deputy Clerk

EXL LEGAL, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000008070
June 26; July 3, 2026 26-01263K

FIRST INSERTION

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

CIVIL DIVISION
Case #: 2024CA000129000000
DIVISION: 7

Nationstar Mortgage LLC
Plaintiff, vs.-
Leroy Marcus McClelland; Unknown
Spouse of Leroy Marcus McClelland;
United States of America Acting
Through Secretary of Housing
and Urban Development; Brenton
Manor Homeowners Association,
Inc.; Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s); Unknown Parties
in Possession #2, if living, and
all Unknown Parties claiming by,
through, under and against the
above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA000129000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Leroy Marcus McClelland are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on July 31, 2026, the following described property as set forth in said Final Judgment,

to-wit:
LOT 133, BRENTON MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 22, 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
23-330549 FCO1 CXE
June 26; July 3, 2026 26-01274K

FIRST INSERTION

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

CASE NO.:
2025-CA-000049
RCF II LOAN ACQUISITION LP,
Plaintiff, v.
GUS V. PALAS, III, et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on July 30, 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 200 feet of the East 330 feet of the South 370 feet of NW 1/4 of SW 1/4, Section 18, Township 29 South, Range 24 East, Polk County, Florida, less that part lying within the following described property: Commence at the Southwest corner of NE 1/4 of SW 1/4 of said Section 18, run West 9 feet to Point of Beginning, run North 245 feet, West 133.11 feet, South 245 feet, East 133.11 feet to Point of Beginning.

And
The North 22.0 feet of the West 100.0 feet of the South 392.0 feet of the East 330.0 feet of the NW 1/4 of the SW 1/4 of Section 18, Township 29 South, Range 24 East, Polk County, Florida.

Together with Ingress/Egress Easement as follows:

Begin at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 29 South, Range 24 East, run thence West along the South boundary of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 29 South, Range 24 East a distance of 142.11 feet; thence run East and parallel with the South boundary of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 29 South, Range 24 East a distance of 1027.16 feet; thence North 58° 08' 25" East, a distance of 70.70 feet to

the Southwesterly Right of Way of Scott Lake Road (State Road 37-A); thence South 43° 59' 53" East along the Southwesterly Right of Way of Scott Lake Road, a distance of 25.57 feet; thence South 58° 08' 25" West to the South boundary line of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 29 South, Range 24 East a distance of 1034.30 feet and the Point of Beginning.

Property Address: 920 Lake Cove Trail, Lakeland, FL 33813 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 23rd 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 26; July 3, 2026 26-01273K

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. 2025CA003608A000BA
PennyMac Loan Services, LLC,
Plaintiff, vs.
Miranda Morris Foster a/k/a
Miranda M. Foster a/k/a
Miranda Morris, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003608A-000BA of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Miranda Morris Foster a/k/a Miranda M. Foster a/k/a Miranda Morris; Cascades Phase 1 Homeowners Association, Inc.; Frederick Roy Byfield a/k/a Frederick Byfield; Unknown Spouse of Frederick Roy Byfield a/k/a Frederick Byfield 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 EST on the 21st day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 44, CASCADES PHASES IA AND IB, ACCORDING TO THE PLAT THERE-

OF, AS RECORDED IN PLAT BOOK 193, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:
27-26-31-709007-044040

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 assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 22nd 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-F02197
June 26; July 3, 2026 26-01262K

FIRST INSERTION

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

CASE NO.:
2025CA000975000000
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.
MICHAEL WHITE A/K/A
MICHAEL J. WHITE, ET AL.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 5, 2026 entered in Civil Case No. 2025CA000975000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and MICHAEL WHITE A/K/A MICHAEL J. WHITE; PAULA WHITE A/K/A PAULA MARIE WHITE; BUCKEYE TRACE HOMEOWNERS ASSOCIATION, INC.; BUCKEYE TRACE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; UNITED STATES OF AMERICA; STATE OF FLORIDA DEPARTMENT OF REVENUE; THE CLERK OF THE 10TH JUDICIAL CIRCUIT FOR POLK COUNTY, FLORIDA; MIDLAND CREDIT MANAGEMENT, INC.; UNKNOWN TENANT #1 N/K/A SCOTT TURNER 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 21, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 107, BUCKEYE TRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 142, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address:
1389 Buckeye Trace Blvd,
Winter Haven, FL 33881
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.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No: 2390.000084
June 26; July 3, 2026 26-01267K

SAVE TIME

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

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

Business Observer

Q&A

Who benefits from legal notices?

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

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

--- SALES / ACTIONS ---

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: 2025CA003154A000BA
PENNYMAC LOAN
SERVICES, LLC,

Plaintiff, vs.
RITA K. POLLARD A/K/A RITA
POLLARD; UNKNOWN SPOUSE
OF RITA K. POLLARD A/K/A
RITA POLLARD; FLORAL LAKES
HOMEOWNER'S ASSOCIATION,
INC.; FOUNDATION FINANCE
COMPANY LLC;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated June 08, 2026 entered in Civil Case No. 2025CA003154A-000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein PENNYMAC LOAN SERVICES, LLC, is Plaintiff and RITA K. POLLARD, et al, are Defendants. The Clerk, STACY M. BUTTERFIELD, CPA, shall sell to the highest and best bidder for cash at POLK County's On-Line Public Auction website: <https://polk.realforeclose.com>, at 10:00 AM on August 07, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit:

LOT 201, FLORAL LAKES,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 68,
PAGE(S) 30 THROUGH 38,
INCLUSIVE, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA. TOGETHER
WITH THAT CERTAIN 1983
"VENT" MOBILE HOME ID#
13004550a AND 13004550b,
TITLE #40524031 AND
40516388.

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 assistance in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this Document; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Todd C. Drosky, Esq.
FRENKEL LAMBERT
WEISMAN & GORDON, LLP
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811

DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-102218-F00
June 26; July 3, 2026 26-01261K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA, IN AND FOR
POLK COUNTY
CIVIL DIVISION
Case No. 2025CC009264A000BA

Division M0
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR REO TRUST 2017-RPL1
Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES OF PATSY PAULETTE
ALFORD, DECEASED, JEFFREY
ALFORD, AS KNOWN HEIR OF
PATSY PAULETTE ALFORD,
TIMOTHY ALFORD, AS KNOWN
HEIR OF PATSY PAULETTE
ALFORD, RAYMOND SCOTT
ALFORD, AS KNOWN HEIR OF
PATSY PAULETTE ALFORD, et al.
Defendants.

TO: TIMOTHY ALFORD, AS KNOWN
HEIR OF PATSY PAULETTE AL-
FORD
LAST KNOWN ADDRESS
1334 N GALLOWAY RD
LAKELAND, FL 33810
UNKNOWN SPOUSE OF TIMOTHY
ALFORD
LAST KNOWN ADDRESS

1334 N GALLOWAY RD
LAKELAND, FL 33810

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

TRACT 3A, SUTTON ACRES:
THE NORTH 150 FEET OF
THE SOUTH 503.70 FEET OF
THE EAST 330.0 FEET OF
THE NE 1/4 OF THE NE 1/4
OF THE SE 1/4 OF SECTION
9, TOWNSHIP 28, SOUTH,
RANGE 23 EAST, SUBJECT TO
A 40 FOOT RIGHT-OF-WAY
ON THE EAST SIDE THERE-
OF FOR COUNTY ROAD 542-
A AS RECORDED IN POLK
COUNTY OFFICE RECORD

BOOK #2043, PAGE 1422, OC-
TOBER 1, 1981. TOGETHER
WITH THAT CERTAIN SE-
RIAL NUMBERS: 20150A
& 20150B; WIDTH AND
LENGTH: 12 X 60, YEAR: 1982,
MAKE: BRIGADIERE

commonly known as 1334 N GAL-
LOWAY RD, LAKELAND, FL 33810
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on David R.
Byars of Kass Shuler, P.A., plaintiff's at-
torney, whose address is P.O. Box 800,
Tampa, Florida 33601, (813) 229-0900,
on or before 7-13-26, (or 30 days from
the first date of publication, whichever
is later) and file the original with the
Clerk of this Court either before service
on the Plaintiff's attorney or immedi-
ately thereafter; otherwise, a default
will be entered against you for the relief
demanded in the Complaint.

AMERICANS WITH DISABILI-
TIES ACT. If you are a person with a
disability who needs any accommo-
dation in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain as-
sistance. 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 immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing or voice impaired, call 711.

Dated: 6/5, 2026.

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

David R. Byars
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
320250/2425357/and
June 26; July 3, 2026 26-01265K

FIRST INSERTION

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

CASE NO.:
532025CA000327000000

METROPOLITAN LIFE
INSURANCE COMPANY,
Plaintiff, v.
ANDRES FERNANDO DIAZ;
THE GROVES OF LEGACY PARK
HOMEOWNERS ASSOCIATION,
INC.; LEGACY PARK MASTER
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(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 4, 2026 entered in Civil Case No. 532025CA000327000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff and ANDRES FERNANDO DIAZ; THE GROVES OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC.; LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #2 N/K/A PILAR MORERO 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 21, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 313, LEGACY PARK

PHASE THREE, ACCORDING
TO THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 129,
PAGES 10, 11 AND 12, PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

Property Address: 855 Brayton
Lane, Davenport, FL 33897
ANY PERSON CLAIMING AN IN-
TEREST 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 DISCRE-
TION, 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 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.

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/ Taji S. Foreman
Taji S. Foreman, Esq.
FBN: 00586006
File No: 2390.000598
June 26; July 3, 2026 26-01268K

FIRST INSERTION

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

CASE NO. 2026CA001042A000BA
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, vs.
SANDRA L KENDALL, et al.,
Defendant.

To: SANDRA L KENDALL
1610 REYNOLDS RD LOT 230,
LAKELAND, FL 33801
UNKNOWN SPOUSE OF
SANDRA L. KENDALL
1610 REYNOLDS RD LOT 230,
LAKELAND FL 33801
UNKNOWN TENANT
IN POSSESSION 1
1610 REYNOLDS RD LOT 230,
LAKELAND FL 33801
UNKNOWN TENANT
IN POSSESSION 2
1610 REYNOLDS RD LOT 230,
LAKELAND FL 33801

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED THAT
an action to foreclose Mortgage cover-
ing the following real and personal
property described as follows, to-wit:

LOT 230, CITRUS WOODS ES-
TATES UNIT NUMBER FOUR,
A SUBDIVISION ACCORD-
ING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK
67, PAGE 19, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA. TOGETHER WITH
THAT CERTAIN MOBILE
HOME DESCRIBED AS A 1980
TWIN, WITH ID NUMBERS

T2367786A AND T2367786B
AND TITLE NUMBERS
17785763 AND 17785734.

has been filed against you and you are
required to a copy of your written de-
fenses, if any, to it on Sara Collins, Mc-
Calla Raymer Leibert Pierce, LLP, 225
East Robinson Street, Suite 155, Orlan-
do, FL 32801 and file the original with
the Clerk of the above- styled Court on
or before 7/22/26 or 30 days from the
first publication, otherwise a Judgment
may be entered against you for the relief
demanded in the Complaint.

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

WITNESS my hand and seal of said
Court on the 15th day of June 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-19910FL
June 26; July 3, 2026 26-01282K

FIRST INSERTION

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

532025CA003027A000BA
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST,
Plaintiff, v.
EMMANUEL THREE 7 REALTY,
INC., a Florida Corporation;
JEREMY HUSSEY, an Individual;
KAHLIL MOSES; DAMIEN
MOSES; MELISSA A. MOSES;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment dated June 4,
2026 entered in Civil Case No.
532025CA003027A000BA in the Cir-
cuit Court of the 10th Judicial Circuit
in and for Polk County, Florida, where-
in U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIV-
IDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST, Plaintiff and
EMMANUEL THREE 7 REALTY,
INC., a Florida Corporation; JEREMY
HUSSEY, an Individual; KAHLIL MO-
SES; DAMIEN MOSES; MELISSA A.
MOSES are defendants, Stacy M. But-
terfield, Clerk of Court, will sell the
property at public sale at www.polk.realforeclose.com beginning at 10:00
AM on July 21, 2026 the following
described property as set forth in said
Final Judgment, to-wit:

ALL THAT CERTAIN LAND
SITUATED IN POLK COUNTY,
FLORIDA, MORE PARTICU-
LARLY DESCRIBED AS FOL-
LOWS:
LOT 61 AND THAT PART OF
LOT 62 NORTH OF PARKER
STREET, BLOCK 4, RESUB-
DIVISION OF BLOUNT AND
WHITLEDGE, ACCORDING
TO THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 6,
PAGE 32, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF ACTION
FOR PUBLICATION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
Case No.: 2026 DR 3158

IN RE THE MARRIAGE OF:
JOSE MANUEL VELEZ VAZQUEZ,
Petitioner, and
SUSAN MARIE VELEZ VAZQUEZ,
Respondent,
TO: SUSAN MARIE VELEZ
VAZQUEZ

YOU ARE NOTIFIED THAT an action
for Dissolution of Marriage, includ-
ing claims for dissolution of marriage,
has been filed against you. You are
required to serve a copy of your writ-
ten defenses, if any, to this action on
Karen Rodriguez, Petitioner's attorney,
whose address is 154 E Highland Ave,
Clermont, FL 34711, on or before July
31st, 2026, and file the original with the
clerk of this court at Polk County Court-

house, 255 N. Broadway Ave, Bartow,
FL 33830-3912, either before service
on Petitioner's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the petition.

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.
DATED this 24th day of June of
2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) By: Karina Mascorro
Deputy Clerk

Karen Rodriguez,
Petitioner's attorney,
154 E Highland Ave,
Clermont, FL 34711
June 26; July 3, 10, 17, 2026
26-01286K

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 ACTION

CASE NO.: 2025-CA-001942
CITIZENS BANK, N.A,

Plaintiff, vs.
HENRY RAMIREZ, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant
to a Final Judgment of Foreclosure
dated April 22, 2026, and entered in
Case No. 2025-CA-001942 of the Cir-
cuit Court of the Tenth Judicial Circuit
in and for Polk County, Florida in which
Citizens Bank, N.A, is the Plaintiff and
Henry Ramirez, Sandra V. Ramirez, are
defendants, the Polk County Clerk of
the Circuit Court will sell to the high-
est and best bidder for cash in/on on-
line at www.polk.realforeclose.com, Polk County, Florida at 10:00am
EST on the July 21, 2026 the following
described property as set forth in said
Final Judgment of Foreclosure:

LOT 261, LAUREL ESTATES
PHASE II, ACCORDING TO
THE MAP OR PLAT THERE-
OF, AS RECORDED IN
PLAT BOOK 165, PAGE(S) 33
THROUGH 35, INCLUSIVE,
OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA.
A/K/A 596 OGELTHORPE
DRIVE DAVENPORT FL 33897

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

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

Dated this 15th day of June, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
Charline Calhoun, Esq.
IN/25-003195
June 26; July 3, 2026 26-01284K

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. 2025CA001788A000BA
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF LINDA E.
LAW, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated May 15, 2026, and entered in
2025CA001788A000BA of the Circuit
Court of the TENTH Judicial Circuit
in and for Polk County, Florida, where-
in U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIV-
IDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCAF
ACQUISITION TRUST is the Plai-
ntiff and THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN IN-
TEREST IN THE ESTATE OF LINDA
E. LAW, DECEASED; THE UNITED
STATES OF AMERICA ON BEHALF
OF THE SECRETARY OF HOUS-
ING AND URBAN DEVELOPMENT;
CITY OF LAKE WALES, FLORIDA;
CAROLE LAW-BANCROFT 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 14, 2026, the fol-
lowing described property as set forth

in said Final Judgment, to wit:
LOT 11, BLOCK A, NORTH-
SHORE HIGHLANDS, AC-
CORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 77, AT PAGE 27,
OF THE PUBLIC RECORDS OF
POLK COUNTY, FLORI-
DA.

Property Address:
842 OSCEOLA AVE,
LAKE WALES, FL 33853
Any person claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim in
accordance with Florida Statutes, Sec-
tion 45.031.

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

Dated this 23 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: fmail@raslg.com
25-271207 - MiM
June 26; July 3, 2026 26-01278K

FIRST INSERTION

NOTICE OF ACTION/
CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO: 2026CA001205A000BA
WILMINGTON SAVINGS FUND
SOCIETY FSB, AS OWNER
TRUSTEE OF THE RESIDENTIAL
CREDIT OPPORTUNITIES TRUST
IX-B

Plaintiff, vs.
MARSHALL PROPERTY
HOLDING, LLC; et al.
Defendant(s).

TO: MARSHALL PROPERTY
HOLDING, LLC
Last Known Address: 1309 Coffeen
Ave., Ste. 2005, Sheridan, WY 82801
Current Address: unknown
TO: NATHAN TURNER

Last Known Address: 201 E. 5th St.
Apt. 1200, Sheridan, WY 82801
Current Address: unknown
YOU ARE HEREBY NOTIFIED THAT
an action to foreclose a mortgage on
the following property in Polk County,
Florida:

LOT 10 IN BLOCK 4 OF LEI-
SURE SHORES, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, RECORDED IN
PLAT BOOK 46, PAGE 4, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
Property address: 2042 Leisure
Dr., Winter Haven, FL 33881
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on Matthew

Leider, Esq., Law Offices of Manganelli,
Leider & Savio, P.A., Plaintiff's attorney,
whose address is 1900 N.W. Corporate
Blvd., Ste. 200W, Boca Raton, FL 33431
and whose email address is: service@mls-pa.com,
within thirty (30) days of
the first date of publication on or before
July 27, 2026 file the original with the
Clerk of this Court either before service
on the Plaintiff's attorney or immedi-
ately 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 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.

WITNESS my hand and the seal of
said Court this 18th day of June, 2026.
STACY M. BUTTERFIELD, CPA
Clerk of the Court
(Court Seal) BY: Lynnette Burke
Deputy Clerk

Matthew Leider, Esq.,
Law Offices of
Manganelli, Leider & Savio, P.A.,
Plaintiff's attorney,
1900 N.W. Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
service@mls-pa.com
June 26; July 3, 2026 26-01270K

--- ACTIONS ---

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 #: 2026CA002593A000BA
DIVISION: 15
Rocket Mortgage, LLC
Plaintiff, vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nancy J. Meyer a/k/a Nancy Hughes Meyer f/k/a Nancy Joyce Hughes, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Robert Patrick Meyer a/k/a Robert P. Meyer; John David Meyer; Unknown Spouse of Robert Patrick Meyer a/k/a Robert P. Meyer; Unknown Spouse of John David Meyer; Cypress Landing Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties

in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).
TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nancy J. Meyer a/k/a Nancy Hughes Meyer f/k/a Nancy Joyce Hughes, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): 4204 Glens Pass, Winter Haven, FL 33884
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 16 OF CYPRESS LANDING, PHASE THREE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 84 PAGE 5.
more commonly known as 4204 Glens Pass, Winter Haven, FL 33884.
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: August 3, 2026
WITNESS my hand and seal of this Court on the 12th day of June, 2026.
Stacy M. Butterfield
Circuit and County Courts
(SEAL) By: Lynette Burke
Deputy Clerk
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
26-335491 FCO1 CXE
June 26; July 3, 2026 26-01243K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2026CA000023A000BA
MIDFIRST BANK
Plaintiff, v.
AMANDA JORGE, ET AL.
Defendants.
TO: ROSEMARY GARCIA, Current residence unknown, but whose last known address was: 1207 AVENUE I, HAINES CITY, FL 33844-3023
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida,

to-wit:
LOT 9, BLOCK H, LOCKHART & SMITHS RESUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 7/27/26 or within thirty (30) days after the first publication of this Notice

of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of the Court on this 18th 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
1000011309
June 26; July 3, 2026 26-01264K

SUBSEQUENT INSERTIONS

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

SECOND 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 732.2211.
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

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://lakeashton2cdd.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

SECOND 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 Petitioners' attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF 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. 732.2211, 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 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: abaustert@mclements.com
June 19, 26, 2026 26-01199K

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 33883
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
2012 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

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ESTATE ---

SECOND 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

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.

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

(SEAL) By: A. Nieves
Deputy Clerk
Stacy 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

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. 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. 321106
File # 25-F02923
June 19, 26, 2026 26-01187K

SECOND 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 § 732.2211.
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

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-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

SECOND 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.

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 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 19, 2026.
Personal Representative:
Donald M. Dessey
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@attypip.com
Secondary E-Mail: Suzie@attypip.com
June 19, 26, 2026 26-01203K

SECOND 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. Dessey, A/K/A Dolores Elaine Dessey, 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. 732.2211, 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 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: mtturner@straughtturner.com
Secondary E-Mail:
ahall@straughtturner.com
June 19, 26, 2026 26-01202K

SECOND 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. 732.2211, 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 19, 2026.

Personal Representative:
Leann 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: mtturner@straughtturner.com
Secondary E-Mail:
ahall@straughtturner.com
June 19, 26, 2026 26-01202K

SECOND 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. 732.2211, 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 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

SECOND 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. 732.2211, 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 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

SECOND 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.polk.realforeclose.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

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. 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 TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant 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 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 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

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 www.polk.realforeclose.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 JACOBSSEN 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

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

SECOND INSERTION

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

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 / GS1
 June 19, 26, 2026 26-01223K

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. 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: flmail@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

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. 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: flmail@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

SECOND 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: 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

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

THIRD 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, GRANTEES, 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, GRANTEES, 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 (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 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 FLFLR79A11490GB and FLFLR79B11490GB and all personal items located inside the mobile home. Last Tenant: Pamela Clements Gorman, Jonathan Gorman, and Felton Thomas Gorman. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.
 June 19, 26, 2026 26-01206K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH 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

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 53-2026-CA-001133-A000-BA FLTR, LLC, as Trustee, under the 89SW Ridge Land Trust Plaintiff, v. SANDRA FLAGG; TERRY CONDON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, DECEASED. Defendants.
 To: SANDRA FLAGG
 Last known address:
 3236 Chestnut Ct
 St. Johns, FL 32259-4563
 YOU ARE NOTIFIED that an action for Quiet Title and Quiet Title Via Adverse Possession Under Color of Title in the Alternative to the Subject Property in Polk County, Florida, described more particularly below:
 Lot 10 of LAKE 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

THIRD 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com

Business Observer

LV10161

--- SALES / ACTIONS ---

SECOND 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, GRANTEEES,
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, GRANTEEES,
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. Irelanda
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

SECOND 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. 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;
servicemailbox@atlas-solomon.com
June 19, 26, 2026 26-01230K

SECOND 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, GRANTEEES,
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, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHER PARTIES CLAIM-
ING AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE ES-
TATE 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

SECOND 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,
LAKELAND, 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway 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. Irelanda
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

SECOND 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.

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

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.

WITNESS my hand and the seal of
this Court this 9th day of June, 2026.

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
June 19, 26, 2026 26-01225K

SECOND 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 address-
es 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 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 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.
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;
servicemailbox@atlas-solomon.com
June 19, 26, 2026 26-01229K

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. 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 disabili-
ty who needs any accommodation in
order to participate in this proceeding,
you are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court 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

SECOND 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
LAKELAND, FL 33813
UNKNOWN TENANT 2
6448 GARDNER DR
LAKELAND, 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. Irelanda
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

SECOND 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,

--- ACTIONS ---

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. 2026CA000683A000BA
CTIMORTGAGE, 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

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. 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

FOURTH 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

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

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. 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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case #: 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.; Subject Person in Possession of 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 FC01 CHE
June 19, 26, 2026 26-01217K

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:
53-2026-CA-001133-A000-BA
FLTR, LLC, as Trustee, under the 89SW Ridge Land Trust
Plaintiff, v.
SANDRA FLAGG; TERRY CONDON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, DECEASED.
Defendants.
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, DECEASED (Unknown Address)
YOU ARE NOTIFIED that an action for Quiet Title and Quiet Title Via Adverse Possession Under Color of Title in the Alternative to the Subject Property in Polk County, Florida, described more particularly below:
Lot 10 of LAKE SHIPP HEIGHTS, Unit 35, according to the plat thereof recorded in Plat Book 34, Page 14, Public Records of Polk County, Florida.
Parcel ID Number: 26-28-31-641300-000100
has been filed against you in the above styled court and action, and you are required to serve a copy of your written defenses to the Complaint, E-Filed on March 5, 2026, if any, to it on Plaintiff's attorney, whose name and address is:
Monique A. Waterman, Esq.

FIDELITY NATIONAL LAW GROUP
Counsel for Plaintiff
100 W. Cypress Creek Rd., Ste 889
Fort Lauderdale, Florida 33309
Florida Bar No. 127258
Telephone No: (954) 414-2115
Facsimile No: (954) 414-2101
Monique.Waterman@fnf.com
Pleadingsfl@fnf.com
on or before June 25, 2026 and to file the original with the clerk of this court either before service on the Plaintiffs' attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
First publication on June 5, 2026.
DATED: 5/19/26
STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT & COMPTROLLER
POLK COUNTY, FLORIDA
(SEAL) By: S. Irlanda
Deputy Clerk
Monique A. Waterman, Esq.
FIDELITY NATIONAL LAW GROUP
Counsel for Plaintiff
100 W. Cypress Creek Rd., Ste 889
Fort Lauderdale, Florida 33309
Florida Bar No. 127258
Telephone No: (954) 414-2115
Facsimile No: (954) 414-2101
Monique.Waterman@fnf.com
Pleadingsfl@fnf.com
June 5, 12, 19, 26, 2026 26-01095K

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case #: 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 FC01 CXE
June 19, 26, 2026 26-01216K

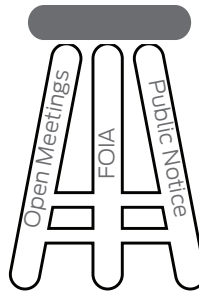


SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence

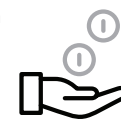


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- 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