

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

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 Cypress Gardens Strategy Group located at 9071 Thomasville Dr in the City of Winter Haven, Polk, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of June, 2026

Matthew Crowley

July 3, 2026 26-01307K

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 Fancy Ranch located at 1152 Bayshore Drive in the City of Fort Pierce, Polk, FL 34949 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of June, 2026

Jenny Berkeley

July 3, 2026 26-01308K

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 Yarah Academy of Davenport located at 6311 US Hwy 17 92 North in the City of Davenport, Polk, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of June, 2026

Casa de Israel Yarah Inc

Linel Rodriguez

July 3, 2026 26-01309K

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 Z107 The Shark located at 7901 4th St N STE 300 in the City of St. Petersburg, Polk, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of June, 2026

Flightline Radio, LLC

July 3, 2026 26-01310K

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 Franks Nursery located at 8290 state road 60 East in the City of Bartow, Polk, FL 33830 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of June, 2026

Maria Miguel Francisco

July 3, 2026 26-01318K

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 Guten Ads located at 2316 Lakeview Street in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of June, 2026

Mark Brady

July 3, 2026 26-01319K

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 MarkiCX located at 2480 Ladoga Drive in the City of Lakeland, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of June, 2026

Thomas Marki

July 3, 2026 26-01320K

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, *Florida Statutes*, the Westview South Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure ("Rules of Procedure") and Lake and Trespass Rules ("Lake and Trespass Rules"), each to govern the operations of the District. The proposed rule number for the revised Rules of Procedure is ROP-2026-1 and the proposed rule number for the Lake and Trespass Rules is LAKETRESPASS-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 Lake and Trespass Rules will govern the use of the District's storm-water management system.

The purpose and effect of the revised Rules of Procedure and Lake and Trespass Rules 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 and Lake and Trespass Rules includes Sections 120.54, 190.011(5), 190.011(15), 190.012(2)(d), 190.035, 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 Lake and Trespass Rules and related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, kantarzhaia@whhassociates.com. Andrew Kantarzhaia, District Manager Westview South Community Development District

July 3, 2026 26-01330K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-001654 IN RE: ESTATE OF LOLIANETTE MARIE PADILLA GUZMAN, Deceased.

The administration of the estate of LOLIANETTE MARIE PADILLA GUZMAN, deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: July 3, 2026.

NATCHALIZ WISCOVITCH PADILLA

Personal Representative

2002 East Hanna Avenue

Tampa, FL 33610

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email: ntservice@hnh-law.com

July 3, 10, 2026 26-01302K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2026-CP-001891-A000-BA Division 14 IN RE: ESTATE OF ROBERT MANLEY GRIGGS Deceased.

The administration of the estate of Robert Manley Griggs, deceased, whose date of death was January 28, 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 July 3, 2026.

Personal Representative: Sandy L. Oblitas

6937 Krenson Oaks Street

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

July 3, 10, 2026 26-01303K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 1913 IN RE: ESTATE OF RAYMOND A. WATKINS Deceased.

The administration of the estate of Raymond A. Watkins, deceased, whose date of death was April 29, 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 July 3, 2026.

Personal Representative: Patrick L. Smith

179 N US Hwy 27, Ste. F

Clermont, Florida 34711

Attorney for Personal Representative: Patrick L. Smith, Attorney

Florida Bar Number: 27044

179 N US Hwy 27, Suite F

Clermont, FL 34711

Telephone: (352) 204-0305

Fax: (352) 989-4265

E-Mail: patrick@attorneypatricksmith.com

Secondary E-Mail: becky@attorneypatricksmith.com

July 3, 10, 2026 26-01301K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532026CP001547A000BA IN RE: ESTATE OF LAURA SUE MOLLER, Deceased.

The administration of the estate of LAURA SUE MOLLER, Deceased, whose date of death was January 31, 2026, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 3, 2026.

MICHELLE CORNELL, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire

Florida Bar No. 5207

2501 Hollywood Blvd.

Suite 206

Hollywood, FL 33020

Telephone: (954)767-3399

Fax: (305) 945-2905

Primary Email: Scott@srblawyers.com

Secondary Email: angelica@srblawyers.com

July 3, 10, 2026 26-01304K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2026-CP-001864-A000-BA IN RE: ESTATE OF SERGE GEORGES, Deceased.

The administration of the estate of Serge Georges, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 July 3, 2026.

Personal Representative: Gertrude Faustín

1102 Carefree Cove Drive

Winter Haven, Florida 33881

Attorney for Personal Representative: Bruce Botsford, Esq.

Florida Bar Number: 31127

1005 West State Road 84, #472

Ft. Lauderdale, Florida 33312

Telephone: (954) 663-7002

Fax: (954) 208-0968

E-Mail: botslaw@gmail.com

Secondary E-Mail: probatepara@gmail.com

July 3, 10, 2026 26-01314K

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, July 15, 2026, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jane Gaarlandt

District Manager

July 3, 2026 26-01306K

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 Somos los Torres located at 408 Orlando Ln in the City of Kissimmee, Polk, FL 34759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of June, 2026

Angelica Essentials LLC

Irma Angelica Torres

July 3, 2026 26-01335K

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 Digital con Irma located at 408 Orlando Ln in the City of Kissimmee, Polk, FL 34759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of June, 2026

Angelica Essentials LLC

Irma Angelica Torres

July 3, 2026 26-01336K

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 EpicMotion Travel located at 470 Citi Centre St in the City of Winter Haven, Polk, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of June, 2026

EpicMotion LLC

Sophia L Carte, authorized member (AMBR)

July 3, 2026 26-01340K

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 Custom Creative Plastics located at 654 Post Ave SW in the City of Winter Haven, Polk, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of May, 2026

All in Plastic Solutions LLC

July 3, 2026 26-01345K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532025CA000874000000 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. SHERRY L. DROZDA; SOUTHSTATE BANK, N.A., AS SUCCESSOR TO FIRST NATIONAL BANK OF POLK COUNTY; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on June 4, 2026 in Case No.: 532025CA000874000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and SHERRY L. DROZDA, SOUTHSTATE BANK, N.A., AS SUCCESSOR TO FIRST NATIONAL BANK OF POLK COUNTY, and SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC., are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com , beginning at 10:00 a.m. on the 21st day of July, 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 70, CARIBBEAN COVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN	PLAT BOOK 97, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Also known as: 2035 HEMINGWAY AVE, HAINES CITY, FL 33844 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 25th day of June, 2026. SOKOLOF REMTULLA, LLP Counsel for Plaintiff 1800 NW Corporate Blvd, Suite 302 Boca Raton, FL 33431 Telephone: (561) 507-5252 Facsimile: (561) 342-4842 Primary e-mail: mshapanka@sokrem.com Secondary e-mail: pleadings@sokrem.com By: /s/ Matthew Shapanka Matthew Shapanka, Esq. Florida Bar No.: 52874 Matter No.: 25-00434 July 3, 10, 2026	26-01296K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532025CA004403A000BA AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. GABRIELA ENID SANTIAGO; FESTIVAL HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF GABRIELA ENID SANTIAGO, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on June 9, 2026 in Case No.: 532025CA004403A-000BA of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC is Plaintiff and GABRIELA ENID SANTIAGO and FESTIVAL HOMEOWNERS ASSOCIATION, INC., are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com , beginning at 10:00 a.m. on the 24th day of July, 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 110 OF FESTIVAL PHASE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 187, PAGE(S) 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA	Also known as: 1064 PLANTATION LANE, DAVENPORT, FL 33896 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 25th day of June, 2026. SOKOLOF REMTULLA, LLP Counsel for Plaintiff 1800 NW Corporate Blvd, Suite 302 Boca Raton, FL 33431 Telephone: (561) 507-5252 Facsimile: (561) 342-4842 Primary e-mail: mshapanka@sokrem.com Secondary e-mail: pleadings@sokrem.com By: /s/ Matthew Shapanka Matthew Shapanka, Esq. Florida Bar No.: 52874 Matter No.: 25-02554 July 3, 10, 2026	26-01294K

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. 2025CA003475A000BA PLANET HOME LENDING, LLC, Plaintiff, vs. KATTY ROMERO BENITEZ AND HILARIO FUENTES ROSARIO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 20, 2026, and entered in 2025CA003475A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and HILARIO FUENTES ROSARIO; KATTY ROMERO BENITEZ; ASSOCIATION OF POINCIANA VILLAGES, 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 21, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 716, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 27 PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 733 ROBIN	COURT, POINCIANA, FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 26 day of 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 24-241438 - MaS July 3, 10, 2026	26-01326K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA003431A000BA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JAIME LOPEZ, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 09, 2026 in Civil Case No. 2025CA003431A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Jaime Lopez, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 78, Lake Eloise Pointe, a Subdivision, according to the plat thereof as recorded in Plat	Book 149, Pages 27 through 30, inclusive, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07984FL July 3, 10, 2026	26-01288K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532025CA000264000000 SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. GERSON RIVERA MOLINA; MILITZA IRIZARRY RIVAS; AQUA FINANCE, INC.; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF THE RURAL HOUSING SERVICE; 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 Final Judgment dated May 22, 2026 entered in Civil Case No. 532025CA000264000000 in the 10th Judicial Circuit in and for Polk County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and GERSON RIVERA MOLINA; MILITZA IRIZARRY RIVAS; AQUA FINANCE, INC.; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF THE RURAL HOUSING SERVICE are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at the Courthouse located at 255 N. Broadway Avenue in Polk County in Bartow, FL, 33831 at www.polk.realforeclose.com beginning at 10:00 A.M. on August 20, 2026 the following described property as set forth in said Final Judgment, to-wit: LOT 269, THE RIDGE AT	SWAN LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGES 38 THROUGH 40, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2187 Mandarin Loop, Dundee, FL 33838 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. Submitted By: Barron A Becker: Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Barron A. Becker Barron A Becker FBN: 1031460 File No: 3087.000217 July 3, 10, 2026	26-01311K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532025CA002981A000BA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KRISTI LYNN ALSIP; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; BALMORAL MASTER ASSOCIATION, INC.; UNKNOWN SPOUSE OF KRISTI LYNN ALSIP, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on June 4, 2026 in Case No.: 532025CA002981A000BA of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and KRISTI LYNN ALSIP, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, BALMORAL MASTER ASSOCIATION, INC. and UNKNOWN SPOUSE OF KRISTI LYNN ALSIP are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com , beginning at 10:00 a.m. on the 21st day of July, 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 8, BALMORAL ESTATES PHASE 1, ACCORDING TO THE MAP OR PLAT	THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE(S) 1 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Also known as: 119 KENNY BLVD, HAINES CITY, FL 33844 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 25th day of June, 2026. SOKOLOF REMTULLA, LLP Counsel for Plaintiff 1800 NW Corporate Blvd, Suite 302 Boca Raton, FL 33431 Telephone: (561) 507-5252 Facsimile: (561) 342-4842 Primary e-mail: mshapanka@sokrem.com Secondary e-mail: pleadings@sokrem.com By: /s/ Matthew Shapanka Matthew Shapanka, Esq. Florida Bar No.: 52874 Matter No.: 25-01659 July 3, 10, 2026	26-01295K

FIRST INSERTION		
NOTICE OF RULE DEVELOPMENT BY THE GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, <i>Florida Statutes</i> , the Groves at Lake Marion 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, <i>Florida Statutes</i> . 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, <i>Florida Statutes</i> . 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, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010. Raymond Passaro, District Manager Groves at Lake Marion Community Development District July 3, 2026	26-01331K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 532025CA003977A000BA U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2000-5 Plaintiff(s), vs. PAUL J. SMITH A/K/A PAUL SMITH; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff’s Final Judgment of Foreclosure entered on June 15, 2026 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of July, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: THE SOUTH 248.91 FEET OF THE FOLLOWING DESCRIBED LANDS: BEGINNING AT A POINT 26 FEET NORTH OF THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN THENCE WEST PARALLEL WITH THE SOUTH BOUNDARY OF SAID NE 1/4 OF THE NE 1/4, A DISTANCE OF 175 FEET, THENCE NORTH PARALLEL WITH THE EAST BOUNDARY OD SAID NE 1/4 OF THE NE 1/4 A DISTANCE OF 1014.79 FEET, THENCE SOUTHEASTERLY	A DISTANCE OF 178.08 FEET TO A POINT ON THE EAST BOUNDARY OF SAID NE 1/4 OF THE NE 1/4, SAME BEING 980.18 FEET NORTH OF THE POINT OF BEGINNING, THENCE RUN SOUTH ALONG SAID EAST BOUNDARY OF THE NE 1/4 OF THE NE 1/4 A DISTANCE OF 980.18 FEET TO THE POINT OF BEGINNING.: and that certain 2000, 56 X 28, Mobile Home Serial Number(s):C2620121MAB. Property address: 5930 Miss Helen Road, Haines City, FL 33844 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. 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. Respectfully submitted, PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 25-009261-1 July 3, 10, 2026	26-01287K

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. 53-2025-CA-000614-0000-00 Freedom Mortgage Corporation, Plaintiff, vs. The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Judy D. Pate a/k/a Judy Diane Pate, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 53-2025-CA-000614-0000-00 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Judy D. Pate a/k/a Judy Diane Pate, Deceased; Brandon Michael Pate a/k/a Brandon M. Pate a/k/a Brandon Pate; Christina Nicole Pate a/k/a Christina Pate a/k/a Christina N. Pate a/k/a Christina Nicole Delgado; A. G. P., a minor child in the care of her mother and natural guardian, Christina Nicole Pate; Clerk of the Court, Polk County, Florida; State of Florida Department of Revenue 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 9th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 37, COUNTRY TRAILS PHASE ONE, A SUBDIVI-	SION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 82, PAGES 30 AND 31, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN RETIRED 2014 DOUBLEWIDE TIMB MOBILE HOME HAVING VIN # DISH05894GAA, TITLE # 114248549, RP # 12653377 AND VIN # DISH05894GAB, TITLE # 114248671, RP # 12653376 LOCATED ON SAID PROPERTY. TAX ID: 24-27-01-160951-000370 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 29th day of 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 # 23-F01624 July 3, 10, 2026	26-01322K

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. 2026CA001476A000BA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JACQUELINE CAROLINA GONZALEZ PACHECO, et al., Defendant. To: JACQUELINE CAROLINA GONZALEZ PACHECO, 4997 FOXGLOVE CIRCLE, LAKELAND, FL 33811 ANDRES EDUARDO GARCIA CONTRERAS, 4997 FOXGLOVE CIRCLE, LAKELAND, FL 33811 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 168, HAWTHORNE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 201, PAGES 29 THROUGH 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce,		
LLP, 225 Fast Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before July 9, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 2nd day of June, 2026. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court (SEAL) BY A. Nieves 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 26-2101OFL July 3, 10, 2026	26-01299K

FIRST INSERTION		
NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, <i>Florida Statutes</i>, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure ("Proposed Rule"). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on June 26, 2026. A public hearing will be conducted by the Board of Supervisors ("Board") of Reserve at Van Oaks Community Development District ("District") on August 3, 2026, at 1:00 p.m., at Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809 relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), <i>Florida Statutes</i>, the Proposed Rule will not require legislative ratification. The summary of, purpose and effect of the 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 Rule includes Sections 190.011(5), 190.011(15) and 190.035, <i>Florida Statutes</i>. The specific laws implemented in the Proposed Rule 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, 190.007, 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, 286.013, 286.0114, 287.017, 287.055, and 287.084, <i>Florida Statutes</i>. A statement of estimated regulatory costs, as defined in Section 120.541(2),		
relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), <i>Florida Statutes</i>, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office (defined below). For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 lansfordj@whhassociates.com ("District Manager's Office"). This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing 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. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office. District Manager Reserve at Van Oaks Community Development District July 3, 2026		26-01316K

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-0003250 Division PROBATE IN RE: ESTATE OF EARL ANDREW MAGER JR. Deceased. The administration of the estate of Earl Andrew Mager Jr., deceased, whose date of death was July 21, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property		
held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 3, 2026 Personal Representative: Kristi Major 5302 Queen Ann Way Painesville, Ohio 44077 Attorney for Personal Representative: Justin M. Brick, Attorney Florida Bar Number: 0097824 Bogin, Munns & Munns, P.A. 1000 Legion Place, Suite 1000 Orlando, FL 32801 Telephone: (407) 578-1334 Fax: (407) 578-2280 E-Mail: jbrick@boginmunns.com Secondary E-Mail: bmmservice@boginmunns.com July 3, 10, 2026		26-01323K

FIRST INSERTION		
NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, <i>Florida Statutes</i>, the Silverlake Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rule"). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on June 26, 2026. A public hearing will be conducted by the Board of Supervisors (the "Board") District on August 3, 2026, at 5:00 p.m., at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), <i>Florida Statutes</i>, the Proposed Rule will not require legislative ratification. The summary of, 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 Rule includes Sections 190.011(5), 190.011(15) and 190.035, <i>Florida Statutes</i>. The specific laws implemented in the Proposed Rule 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, <i>Florida Statutes</i>. A statement of estimated regulatory costs, as defined in Section 120.541(2),		
<i>Florida Statutes</i>, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), <i>Florida Statutes</i>, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, suith@whhassociates.com (the "District Manager's Office"). This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing 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. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office. Kristen Suit, District Manager Silverlake Community Development District July 3, 2026		26-01315K

FIRST INSERTION		
SADDLE CREEK PRESERVE OF POLK COUNTY 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 Saddle Creek Preserve of Polk County Community Development District ("District") will hold a public hearing on Tuesday, July 28, 2026, at 6:00 p.m. at Auburndale Historic Depot, 120 W Park Street, Auburndale, FL 33823, 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, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://saddlecreekpreservedd.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 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. District Manager July 3, 10, 2026		
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 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. District Manager July 3, 10, 2026		26-01305K

FIRST INSERTION		
NOTICE OF RULE DEVELOPMENT BY THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, <i>Florida Statutes</i>, Fox Branch Ranch 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, <i>Florida Statutes</i>. 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, <i>Florida Statutes</i>. 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, Ph: (561) 571-0010. Andrew Kantarzhia, District Manager Fox Branch Ranch Community Development District July 3, 2026		26-01334K

FIRST INSERTION		
NOTICE OF PUBLIC SALE Notice is hereby given that on 07/17/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 SKYL mobile home bearing the vehicle identification number 01610488S and all personal items located inside the mo-		
bile home. Last Tenant: Ralph Thomas Pierce, Andrea Rae Moles, Kevin Dwight Barnes and Unknown Party or Parties in Possession. Sale to be held at: Citrus Center Colony, 1111 W Beacon Road, Lakeland, Florida 33803, 863-816-3562. July 3, 10, 2026		26-01350K

FIRST INSERTION		
NOTICE OF RULE DEVELOPMENT BY THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, <i>Florida Statutes</i>, Harmony on Lake Eloise 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, <i>Florida Statutes</i>. 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, <i>Florida Statutes</i>. 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, Ph: (561) 571-0010. Andrew Kantarzhi, District Manager Harmony on Lake Eloise Community Development District July 3, 2026		26-01333K

FIRST INSERTION		
NOTICE OF RULE DEVELOPMENT BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, <i>Florida Statutes</i>, Hawthorne Mill North 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, <i>Florida Statutes</i>. 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, <i>Florida Statutes</i>. 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, Ph: (561) 571-0010. Andrew Kantarzhi, District Manager Hawthorne Mill North Community Development District July 3, 2026		26-01332K

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA001270A000BA Freedom Mortgage Corporation Plaintiff, vs. Marilynn Macaluso; Joshua Bryant; Poinciana Village Seven Association, Inc.; Association of Poinciana Villages, Inc. Defendants. TO: Marilynn Macaluso and Joshua Bryant Last Known Address: 1909 Lakeview Pl., Kissimmee, FL 34759 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 5, BLOCK 1132, POINCIANA, NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE 19 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F01918 July 3, 10, 2026		
Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before July 27, 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 19, 2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By Lynnette Burke As Deputy Clerk		
Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F01918 July 3, 10, 2026		26-01298K

FIRST INSERTION		
NOTICE OF RULE DEVELOPMENT BY THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, <i>Florida Statutes</i>, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Solterra Resort Community Development District ("District") hereby gives notice of its intention to adopt its proposed <i>Revised Amenity Rules & Policies</i>, Rule No. 2026-01 ("Amenity Policies"). The purpose and effect of the Amenity Policies is to provide for efficient and effective operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the		
provisions of Section 190.035, <i>Florida Statutes</i>. Specific legal authority for the District to adopt the proposed Amenity Policies includes Chapters 120 and 190, <i>Florida Statutes</i>, as amended, and specific laws implemented include, but are not limited to, Sections 190.011, 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, <i>Florida Statutes</i>, as amended. A copy of the proposed Amenity Policies and any material proposed to be incorporated by reference may be obtained by contacting Brian Mendes, District Manager, at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (bmendes@rizzetta.com); Phone: (813) 994-1001. District Manager Solterra Resort Community Development District July 3, 2026		26-01346K

SALES

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2025CA003071 Division 07 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. LAKESHA ANTIONETTE MULKEY, YALONDA CATRICE CUSSEAUX-MULKEY, ISPC, INC., SOLAR MOSAIC LLC, VILLA SORRENTO OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 26, 2026, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as: LOT 8, VILLA SORRENTO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE(S) 40 AND 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 315 VILLA SORRENTO CIR, HAINES CITY, FL 33844; including the building, appurtenances, and fixtures located therein,	at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on August 3, 2026 to the highest bidder for cash after giving notice as required by Section 45.031 F.S. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this June 25, 2026 By: /s/ Ryan Sutton Ryan Sutton Attorney for Plaintiff Invoice to: Ryan Sutton (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 011150/2427469/CMF July 3, 10, 2026	26-01291K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA003120A000BA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. SADDLE CREEK PRESERVE COMMUNITY ASSOCIATION, INC., et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 19, 2026 in Civil Case No. 2025CA003120A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Saddle Creek Preserve Community Association, Inc., et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 21st day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 295, of SADDLE CREEK PRESERVE PHASE I, according	to the Plat thereof, as recorded in Plat Book 189, Page 20, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-13007FL July 3, 10, 2026	26-01293K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA000810000000 LOANDEPOT.COM, LLC, Plaintiff, vs. LARON ADAMS, JR A/K/A LARON LARON RODRIQUEZ LA DRE ADAMS A/K/A LARON RODRIQUEZ LA DRE ADAMS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 22, 2026 in Civil Case No. 2025CA000810000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and Laron Adams, Jr a/k/a Laron Laron Rodriguez La Dre Adams a/k/a Laron Rodriguez La Dre Adams, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:	Lot(s) 48, Lake Tracy Estates, according to the Plat thereof as recorded in Plat Book 155, Pages 28 through 31, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10321FL July 3, 10, 2026	26-01321K

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. 2018CA001861000000 PHH MORTGAGE CORPORATION, Plaintiff, vs. MICHAEL R. HOOK, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2023, and entered in 2018CA001861000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and MICHAEL R. HOOK; PATSY L. HOOK A/K/A PATSY FURNISH; SUNTRUST BANK; LAKE WALES MEDICAL CENTER; UNKNOWN TENANT(S) N/K/A SARAH LOPEZ 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 21, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 13 AND 14, BLOCK 63, STEPHENSON'S ADDITION TO BABSON PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 28 AND 28A, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address:	309 MOUNTAIN DRIVE, BABSON PARK, FL 33827 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 26 day of 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 20-062390 - EuE July 3, 10, 2026	26-01325K

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA004496A000BA NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, Plaintiff, vs. KRYZIA THALIA RIVERA CORDERO A/K/A KRYZIA RIVERA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 19, 2026 in Civil Case No. 2025CA004496A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is Plaintiff and Kryzia Thalia Rivera Cordero a/k/a Kryzia Rivera, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 21st day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 140, BELLA VITA PHASE	1B-2 AND 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 188, PAGES 8 THROUGH 17, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-13297FL July 3, 10, 2026	26-01289K

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. 2025CA002090A000BA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR PRET 2024-RPL1 TRUST, Plaintiff, vs. DAVID G. MARTINEZ AND ELIZABETH B. MARTINEZ A/K/A ELIZABETH S. MARTINEZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2026, and entered in 2025CA002090A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR PRET 2024-RPL1 TRUST is the Plaintiff and DAVID G. MARTINEZ; ELIZABETH B. MARTINEZ A/K/A ELIZABETH S. MARTINEZ 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 21, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 15, COLONY HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 30, OF THE PUBLIC	RECORDS OF POLK COUNTY, FLORIDA. Property Address: 15 LINDA ST, FROSTPROOF, FL 33843 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 26 day of 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 25-292892 - NaP July 3, 10, 2026	26-01328K

FIRST INSERTION		
CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 2025-CA-005508 Honorable Judge: SPOTO, KEITH PETER PLANET HOME LENDING, LLC Plaintiff, vs. KRISTIN NICOLE BAKER; ANTHONY ROBERT BAKER; BELLA NOVA HOMEOWNERS' ASSOCIATION, INC; AQUA FINANCE, INC; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2 Defendants, NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 19, 2026, in the above-styled cause, I Stacy M. Butterfield, Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, bidding begins at 10 a.m. Eastern Time on September 17, 2026, the following described property: LOT 46, BELLA NOVA - PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGES 21 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 272632-709508-000460 COMMONLY KNOWN AS:	160 Bella 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. ADA INFORMATION If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully submitted this June 29, 2026. /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com July 3, 10, 2026	26-01312K

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-005379 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. ROSEMARIE MICHELLE CLEMONS, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 3, 2026, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: Lot 93, HARRISON PLACE, according to the map or plat thereof, as recorded in Plat Book 134, Page(s) 9, of the Public Records of Polk County, Florida. Property Address: 2462 Harrison Place Boulevard, Lakeland, FL 33810 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 26th 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 July 3, 10, 2026	26-01292K

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. 2025CA003777A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. STEVEN NIEVES-RODRIGUEZ AND JESSICA MARIE PINEIRO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2026, and entered in 2025CA003777A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and STEVEN NIEVES-RODRIGUEZ; UNKNOWN SPOUSE OF STEVEN NIEVES-RODRIGUEZ; JESSICA MARIE PINEIRO; UNKNOWN SPOUSE OF JESSICA MARIE PINEIRO; ASSOCIATION OF POINCIANA VILLAGES, INC.; ISPC, INC. A/K/A ISPC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on July 21, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 858 OF POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, OF THE PUBLIC RECORDS	OF POLK COUNTY, FLORIDA. Property Address: 118 VIOLET CT, POINCIANA, FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 26 day of 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 24-246594 - NaP July 3, 10, 2026	26-01327K

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

U02020

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
The public is well-served by notices published in a community newspaper.

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

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--- PUBLIC SALES / ESTATE / SALES / ACTIONS ---		
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NOTICE OF RULE DEVELOPMENT BY THE LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, <i>Florida Statutes</i>, Lowery Hills 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, <i>Florida Statutes</i>. 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, <i>Florida Statutes</i>. 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, Ph: (561) 571-0010. Ernesto Torres, District Manager Lowery Hills Community Development District July 3, 2026 26-01342K	
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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2026-CP-002011-A000-BA IN RE: ESTATE OF DANIEL ANTHONY ROCKMORE Deceased. The administration of the estate of Daniel Anthony Rockmore, deceased, whose date of death was December 28, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal 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	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 July 3, 2026. Co-Personal Representatives: Caroline Lesce Black 258 Suydam Avenue, #2 Jersey City, New Jersey 07306 Mark G. Turner 6435 Avalon Woods Drive Lakeland, FL 33813 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@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com July 3, 10, 2026 26-01348K	
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NOTICE OF RULE DEVELOPMENT BY THE CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, <i>Florida Statutes</i>, Cypress Creek Reserve 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, <i>Florida Statutes</i>. 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, <i>Florida Statutes</i>. 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, Ph: (561) 571-0010. Ernesto Torres, District Manager Cypress Creek Reserve Community Development District July 3, 2026 26-01343K	
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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA003171A000BA VILLAGE CAPITAL & INVESTMENT LLC Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GREGORY STUART HORNSBY AKA GREGORY STEWART HORNSBY, DECEASED, et. al., Defendants.	NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2025CA003171A000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein, VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GREGORY STUART HORNSBY AKA GREGORY STEWART HORNSBY, DECEASED, 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 August 3, 2026 at 10:00 AM, the following described property: LOT 39, BLOCK 17, OF LAW-	
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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2026-CP-002011-A000-BA IN RE: ESTATE OF JACK EUGENE BORDNER Deceased. The administration of the estate of Jack Eugene Bordner, deceased, whose date of death was March 31, 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 July 3, 2026. Personal Representative: Vicki M. Hartschuh 5411 Parks Road Bucyrus, Ohio 44820 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com July 3, 10, 2026 26-01347K	
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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA005313A000BA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. DONALD KANE A/K/A DONALD J KANE, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 04, 2026 in Civil Case No. 2025CA005313A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Donald Kane a/k/a Donald J Kane, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 21st day of July, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: The following described property in the County of Polk, State of Florida, to-wit:	LOT 5 WINDERWOOD ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 76 PAGE 6 POLK COUNTY Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-13851FL July 3, 10, 2026 26-01290K	
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NOTICE OF RULE DEVELOPMENT BY THE WINSLOW’S POINT COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, <i>Florida Statutes</i>, Winslow’s Point 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, <i>Florida Statutes</i>. 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, <i>Florida Statutes</i>. 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, Ph: (561) 571-0010. Jamie Otero, District Manager Winslow’s Point Community Development District July 3, 2026 26-01344K	
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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA003171A000BA VILLAGE CAPITAL & INVESTMENT LLC Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GREGORY STUART HORNSBY AKA GREGORY STEWART HORNSBY, DECEASED, et. al., Defendants.	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 1st day of July, 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: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 25-001484-01 / 75422.0021 / Jean Schwartz July 3, 10, 2026 26-01349K	
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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA005274A000BA PHH ASSET SERVICES LLC, Plaintiff, vs. EMAD FATHY ABOUELHASYEB; OLHA KOVALENKO; PEACE CREEK RESERVE HOMEOWNERS ASSOCIATION, INC; Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated June 19, 2026, and entered in Case No. 2025CA005274A-000BA, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. PHH ASSET SERVICES LLC, is Plaintiff and EMAD FATHY ABOUELHASYEB; OLHA KOVALENKO; PEACE CREEK RESERVE HOMEOWNERS ASSOCIATION, INC., are defendants. Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com at 10:00 a.m., on the 3RD day of AUGUST, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 12, OF PEACE CREEK RESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 197, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-13851FL July 3, 10, 2026 26-01290K	nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Dated this 30th day of June, 2026 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 FN21293-25PHH/sap July 3, 10, 2026 26-01337K	
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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. 532026CA002520A000BA LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs. BRYANA VALENCIA A/K/A BRYANA NECHELLE VALENCIA. et. al. Defendant(s), TO: BRYANA VALENCIA A/K/A BRYANA NECHELLE VALENCIA, UNKNOWN SPOUSE OF BRYANA VALENCIA A/K/A BRYANA NECHELLE VALENCIA, 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 58, FOREST LAKE PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 17, 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 8/17/2026 /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Polk County, Florida, this 24 day of June, 2026. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: MARLENE RIOS DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: fmail@raslg.com 26-409039 July 3, 10, 2026 26-01338K	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026-CA-001578 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. GISSELLE DANIEL, et al., Defendants. TO: Gisselle Daniel 3151 Indian Ridge Place Lakeland FL 33810 Gisselle Daniel 602 E. Alexander St., Apt. 902 Plant City, FL 33563 Gisselle Daniel 215 Maki Rd. Plant City, FL 33563 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: Lot 4, INDIAN RIDGE ADDITION, a subdivision according to the plat thereof recorded in Plat Book 106, Page 3, of the Public Records of Polk County, Florida. Together with Mobile Home with VIN #FLA14611804A and Title #75742226 and VIN #FLA14611804B and Title #75742225. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff’s attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff’s attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default date: 8/5/26 IN WITNESS WHEREOF, I have heretoun set my hand and affixed the official seal of said Court at Polk County, Florida, this 29th day of June, 2026. Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida (SEAL) By: S. Irlanda DEPUTY CLERK Anthony R. Smith, Esquire, the Plaintiff’s attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 July 3, 10, 2026 26-01341K	
FIRST INSERTION	FIRST INSERTION	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. 2025CA003171A000BA VILLAGE CAPITAL & INVESTMENT LLC Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GREGORY STUART HORNSBY AKA GREGORY STEWART HORNSBY, DECEASED, et. al., Defendants.	NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2025CA003171A000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein, VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GREGORY STUART HORNSBY AKA GREGORY STEWART HORNSBY, DECEASED, 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 August 3, 2026 at 10:00 AM, the following described property: LOT 39, BLOCK 17, OF LAW-	

IV20906_V11

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PUBLISH YOUR LEGAL NOTICE

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

ACTIONS

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-002138
LAKEVIEW LOAN
SERVICING, LLC,
Plaintiff, v.
LUKE WILLIAM BARKLEY A/K/A
LUKE BARKLEY, et al.,
Defendants.
TO: Luke William Barkley a/k/a
Luke Barkley
1819 Carnostie Rd
Winter Haven, FL 33884
Luke William Barkley a/k/a
Luke Barkley
420 W. Oak Ridge Rd., Apt. 106
Orlando, FL 32809
Marina Barkley
1819 Carnostie Rd
Winter Haven, FL 33884
Marina Barkley
420 W. Oak Ridge Rd., Apt. 106
Orlando, FL 32809
YOU ARE HEREBY NOTIFIED
that an action to foreclose a mortgage
on the following described property in
Polk County, Florida:
Lot 255, of VILLAMAR PHASE
3, according to the Plat thereof
as recorded in Plat Book 186,
Page(s) 41-47, and thereafter
affidavit recorded December
8, 2021 in Instrument No.
2021318387, of the Public Re-
cords of Polk County, Florida.
has been filed against you and you
are required to serve a copy of your
written defenses, if any, on Anthony
R. Smith, Esquire, the Plaintiff's attor-

ney, whose address is Tiffany & Bosco,
P.A., 1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789, on or before
thirty (30) days from the date of first
publication of this Notice, and file the
original with the Clerk of this Court
either before service on the Plaintiff's
attorney or immediately thereafter; or
a default will be entered against you
for the relief demanded in the com-
plaint.
If you are a person with a disabil-
ity who needs any accommodation in
order to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Av-
enue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notification
if the time before the scheduled ap-
pearance is less than 7 days; if you are
hearing or voice impaired, call 711.
Default date: 8/3/26
IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
official seal of said Court at Polk County,
Florida, this 25th day of June, 2026.
Stacy M. Butterfield
as Clerk of the Circuit Court of
Polk County, Florida
By: /s/ Sebastian Irlanda
DEPUTY CLERK
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
July 3, 10, 2026 26-01339K

Q&A

**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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- PUBLIC SALES / SALES / ACTIONS ---		
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA001244A000BA PennyMac Loan Services, LLC Plaintiff, vs. John J. Gayle; Lisa R. Peaden; United States of America on behalf of the Secretary of Housing and Urban Development Defendants. TO: John J. Gayle Last Known Address: 902 Lake Martha Dr. NE, Winter Haven, FL 33881 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: PARCEL 1: LOT (S) 14, 15 AND 16, BLOCK 3, HUTCHINSON ADDITION TO WINTER HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL 2: THE SOUTH 80.28 FEET OF THE NORTH 330.56 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 26 EAST, LYING WEST OF LAKE MARTHA DRIVE, WINTER HAVEN, POLK COUNTY, FLORIDA.	NOTICE OF RESCHEDULED FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532024CA002751000000 ALKAN MORTGAGE CORPORATION D/B/A CERTIFIED MORTGAGE PLANNERS, Plaintiff, vs. ROBERTO PEREDA and ZSAZSA SANTISTEBAN PEREDA, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Agreed Order Reinstating Case to Active Status and Rescheduling Foreclosure Sale entered on June 25, 2026, in the above-captioned action, the following property situated in Polk County, Florida, described as: Parcel 1 Lot 2, less the East 4 feet, and the East 2 feet of Lot 1, LAUREL HILL, according to the map or plat thereof, as recorded in Plat Book 64, Page 3, of the Public Records of Polk County, Florida. Parcel 2 Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 29 South, Range 24 East, Polk County, Florida; run thence Southerly along the East line thereof, a distance of 331.59	feet to the Southeast corner of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 6; run thence North 89°15'45" West along the South line thereof, a distance of 451.67 feet to the Point of Beginning for this description; run thence South 00°10'16" West a distance of 10.00 feet; run thence North 89°15'45" West and parallel with the South line of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 6, a distance of 80.21 feet; run thence North 00°18'03" East a distance of 15.00 feet to the intersection with the South line of Laurel Hill according to the plat thereof recorded in Plat Book 64, Page 3 of the Public Records of Polk County, Florida; run thence Westerly and South along the South line of said Laurel Hill, the following 3. courses: South 89°15'45" East a distance of 63.14 feet; thence South a distance of 5.00 feet; thence South 89°15'45" East a distance of 17.07 feet to the Point of Beginning. Shall be sold to the highest and best bidder for cash by the Clerk of Court, Stacy M. Butterfield, on September 23, 2026 at 10:00 a.m. via electronic sale at https://polk.realforeclose.com in accordance with Section 45.031, Florida
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
AMENDED NOTICE OF TRUSTEE'S SALE WESTGATE RIVER RANCH 20162.0020 (RUDIGER only) On 07/24/2026 at 11:00 am, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 9/5/2023 in Official Records Book 12824, and Page 1510 of the Public Records of POLK County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of POLK County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front	steps of the Polk County Government Center, 3425 Lake Alfred Rd., Winter Haven, Florida 33881, all right, title and interest in the property situated in the County of POLK, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s)(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") WESTGATE RIVER RANCH 3600 River Ranch Blvd River Ranch, FL 33867 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of	the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occurred on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit Westgate River Ranch Owners Association, Inc. to pursue its in rem remedies under Florida law. By: GREENSPOON MARDER, LLT, Trustee. EXHIBIT "A" – AMENDED NOTICE OF TRUSTEE'S SALE Owner's Address TS Undiv Int Bld Unit Week Year Season Ste Type COL Rec Info Yrs Delqnt Amnt Per Diem R RAYMOND RUDIGER 6305 Frederick Rd Catonsville MD, 21228, 1, 1, 101, 34, WHOLE, Floating, 12756/1075, 2020-2024, \$5,555.51, \$1.89; RONNI HUBBARD & TREVOR HUBBARD 33 Leonard Dr East Northport NY, 11731, 1, 1, 101, 34, WHOLE, Floating, 12756/1075, 2020-2024, \$5,555.51, \$1.89; July 3, 10, 2026 26-01329K

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026CA002149 ROCKET MORTGAGE, LLC, Plaintiff, VS. ROSA AMALIA BAIRES;JUAN HORACIO BAIRES; et al., Defendant(s). TO: Rosa Amalia Baires Last Known Residence: 653 Hidden Lakes Ct Haines City, FL 33844 TO: Juan Horacio Baires Last Known Residence: 653 Hidden Lakes Ct Haines City, FL 33844 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida: LOT 28, HIDDEN LAKES NORTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, PAGE(S) 40 AND 41, 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	Beach, FL 33444, on or before, 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. As Clerk of the Court As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1271-139B Ref# 19165 July 3, 10, 2026 26-01313K	
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NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE AND PARKING ENFORCEMENT RULE OF THE STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT A public hearing will be conducted by the Board of Supervisors of the Stuart Crossing Community Development District ("District") on August 3, 2026 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809. In accord with Chapters 120 and 190, <i>Florida Statutes</i>, the District hereby gives the public notice of its intent to adopt its proposed amended rules of procedure ("Rules of Procedure") and a proposed parking enforcement rule ("Parking and Towing Rules"). The purpose and effect of the proposed Rules of Procedure and the proposed Parking and Towing Rules is to provide for efficient and effective District operations and to ensure compliance with Florida law. 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. Prior notice of rule development was published in the business Observer on June 26, 2026. The Rules of Procedure may 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 enforcement mechanisms. Specific legal authority for the adoption of the proposed rules of procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. 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 enforcement rule includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes. A copy of the proposed Rules of Procedure and proposed Parking and Towing Rules may be obtained by contacting the District Manager's Office at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, lansfordj@whhassociates.com ("District Manager's Office"). Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office. These public hearings may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearings, staff or Supervisors may participate in the public hearings by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800- 955-8770 for aid in contacting the District Office. District Manager Stuart Crossing Community Development District July 3, 2026 26-01317K	

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532026CA001914A000BA CENTRAL EHP LLC, a Florida limited liability company, Plaintiff, vs. PRESTON S. DUGGER, et al., Defendant(s). TO: PRESTON S. DUGGER, deceased, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against PRESTON S. DUGGER; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, 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 As Clerk of the Court (SEAL) By: A. Nieves As Deputy Clerk Myles A. Hoover, the plaintiff's attorney, 11 Island Ave #406, Miami Beach, Florida 33139 June 12, 19, 26; July 3, 2026 26-01136K

SECOND INSERTION	SECOND INSERTION	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 #: 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) 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 Glenns 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 Glenns 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&#39;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 FC01 CXE
June 26; July 3, 2026 26-01243K

PUBLIC SALES / ESTATE / SALES ---

SECOND 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

Florida Bar No.: 100194

Quintairos, 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-008623-25 –

Case # 2025CA002451

June 26; July 3, 2026

26-01237K

SECOND 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

SECOND 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. LATREND A 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

SECOND 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

Belleview, 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

SECOND 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 FC01 CXE

June 26; July 3, 2026

26-01274K

SECOND 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

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 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 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

SECOND 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

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. 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 1A AND 1B, 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

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

PUBLIC SALES / ESTATE / SALES ---

SECOND 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

Lakeland 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

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. 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 SOUTHEAST 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 SOUTHEAST 1/4 OF THE NORTHWEST 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
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

SECOND 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

SECOND 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.thegardnertrailscdd.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

SECOND 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:
fltreahprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A Becker, Esq.
FBN: 1031460
File No: 2390.000084

June 26; July 3, 2026

26-01267K

SECOND 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

SECOND 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
Arcadia, FL 34266

Telephone: (863) 494-4323

Fax: (863) 494-6790

E-Mail: Cole@bkmpllc.com

Secondary E-Mail:

Elizabeth@bkmpllc.com

June 26; July 3, 2026

26-01249K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2025-CA-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 North 25.00 feet; thence run East and parallel with 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 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; thence West along the South boundary 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 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 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

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.

LV18237_V13

--- PUBLIC SALES / ESTATE / SALES / ACTIONS ---			
SECOND INSERTION		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. 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	
SECOND INSERTION		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. 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	
SECOND INSERTION		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. 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	
SECOND INSERTION		SECOND 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: mtturner@straughnturner.com Secondary E-Mail: ahall@straughnturner.com June 26; July 3, 2026 26-01247K	
SECOND INSERTION		SECOND 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 Byrnywycke 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 defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date 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	
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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 NORTHEAST-ERLY 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	
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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		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	
SECOND INSERTION		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. 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 Lazua/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 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-F02050 June 26; July 3, 2026 26-01238K	
SECOND INSERTION		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. 532025CA004879A000BA Planet Home Lending, LLC, Plaintiff, vs. Genesis Garcia-Quinones, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA004879A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Planet Home Lending, LLC is the Plaintiff and Genesis Garcia-Quinones; Jerry Caraballo; Auburn Cove Homeowners Association, Inc.; The Independent Savings Plan Company d/b/a ISPC, 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 107, AUBURN COVE PHASES 2 & 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 187, PAGES 38 THROUGH 41, INCLUSIVE,		OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 25-27-08-298378-001070 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-F02293 June 26; July 3, 2026 26-01239K	
SECOND INSERTION		SECOND INSERTION	
NOTICE OF PUBLIC SALE 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, 1141 E Memorial Blvd, Lakeland, FL, 33801. Swiggum, Joaquin TOOLBOXES, CHAIRS, TABLES, MUSICAL INSTRUMENTS, LAWN MOWER, DECORATIONS, SOFA, DRESSER, SPEAKERS, GRILL; Wilson, Camelia TV, COUCHES, BOXES,		BASKETS, MATTRESS, CLOTHES, HEADBOARD, ENTERTAINMENT CENTER; Ford, Tanya LUGGAGE, BAGS, TOASTER OVEN, WINDOW AC UNIT, CLOTHES, BLANKETS, ORGANIZERS; Hunt, Cheryl CLOTHES, BENCH, WASHER TV BOXES, TOTES GRILL, DRYER, BAGS, BEDROOM SET; Daniels, Destiny TOTES, TOYS, LUGGAGE, BAGS, FURNITURE; Magana, Mariela BOXES, BAGS, HOLIDAY DECORATIONS, TOYS, FAN; Torres, Angel TOTES, BOES, MATTRESS, KITCHENWARE, ORGANIZERS, BABY FURNITURE, DECORATIONS Sale is subject to cancellation in the event of settlement between owner and obligated party. June 26; July 3, 2026 26-01252K	

ACTIONS / SALES / PUBLIC SALES ---

SECOND INSERTION	
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 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, 202626-01251K

THIRD INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN AND PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA FAMILY LAW DIVISION Case No.: 2026DR-004082 Division: 13 In Re: The Marriage Of: AARON PAUL ALDERMAN, III, Petitioner/Husband, and YASMINE HERNANDEZ, Respondent/Wife. TO: YASMINE HERNANDEZ 705 W. Park Street Lakeland, FL 33803 YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN AND PROPERTY has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Aaron Paul Alderman, III, whose address is c/o Candice Dixon, Esquire, Candice Dixon Law, PA, 811 S. Missouri Ave., Lakeland, FL 33815 on or before July 26, 2026, and file the original with the clerk of this Court at 255 N. Broadway Ave. Bartow, FL 33830, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal	property should be divided: 705 W PARK ST LAKELAND FL 33803-1235 DIXIELAND PB 1 PG 67 BLK F LOT 19. Parcel Number: 23-28-24-117500-033190 in the official records of Polk County. 2020 Toyota CHR 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, 202626-01214K

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND 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, 202626-01283K

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 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, 202626-01269K

SECOND 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, 202626-01263K

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 #: 2025CA001478A000BA DIVISION: 8 Truist 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 jurs. 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 BOCK 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 FCO1SUU June 26; July 3, 202626-01244K

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.: 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 fleservice@flwlaw.com 04-102602-F00 June 26; July 3, 202626-01235K

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 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, 202626-01276K

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 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: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff June 26; July 3, 202626-01254K

