

--- PUBLIC SALES / ESTATE ---

26-01372K

26-01373K

26-01374K

26-01375K

26-01376K

26-01401K

26-01389K

-01388K

6-01391K

26-01392K

26-01365K

26-01390K

ALL CLAIMS NOT FILED WITHIN

26-01366K

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37 V12

PUBLIC SALES / ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002145A000BA
IN RE: ESTATE OF
DEANNA NICOLE CONTRERAS
Deceased.

The administration of the estate of Deanna Nicole Contreras, deceased, whose date of death was May 22, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is July 10, 2026.

Personal Representative:
/s/ **Gloria A Sessions**
Gloria A Sessions
4776 Marcos Circle
Kissimmee, Florida 34758
Attorney for Personal Representative:
/s/ Bradley J Busbin
Bradley J. Busbin
E-mail Addresses:
brad@busbinlaw.com
Florida Bar No. 127504
Busbin Law Firm, P.A.
2295 S. Hiawassee Rd.,
Suite 207
Orlando, Florida 32835
Telephone: (407) 955-4595
July 10, 17, 202626-01384K

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2099
IN RE: ESTATE OF
PEGGY LEONE FULLER
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Peggy Leone Fuller, deceased, File Number 2026-CP-2099, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912; that the decedent's date of death was April 16, 2026; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Hedi Gurvis
4730 River Point Road,
Jacksonville, FL 32207
Andrew Jones
15201 Lafite Lane,
Clermont, Florida 34714

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Petitioners have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is July 10, 2026.

Person Giving Notice:
Hedi Gurvis
4730 River Point Road
Jacksonville, FL 32207
Attorney for Person Giving Notice
Rebecca Beller, Attorney
Florida Bar Number: 106240
Beller Law, PL
12627 San Jose Blvd,
Suite 703
Jacksonville, Florida 32223
Telephone: (904) 288-4414
E-Mail: mail@bellerlawoffice.com
July 10, 17, 202626-01403K

FIRST INSERTION

NOTICE OF SPECIAL BOARD MEETING AND CLOSED EXECUTIVE SESSION OF THE BOARD OF SUPERVISORS OF SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Saddle Creek Preserve of Polk County Community Development District ("District") will hold a special meeting for the purpose of Board discussions related to details of the District's security system plan on **Tuesday, July 28, 2026, at 5:00 p.m. at 120 W. Park Street, Auburndale, Florida 33823.**

A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or (321) 263- 0132 ("**District Manager's Office**"). As previously advertised, the regular meeting of the Board on Tuesday, July 28, 2026, will also be held at 120 W. Park Street, Auburndale, Florida 33823 at 6:00 p.m.

In accordance with sections 119.071(3)(a) and 286.0113(1), *Florida Statutes*, portions of the special meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session is expected to last approximately one (1) hour but may end earlier or extend longer.

The special meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The special meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the special meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the special 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 special 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 10, 202626-01370K

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 7E located at 6432 Domizio Drive 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 6th day of July, 2026

Nadine Lee
July 10, 202626-01385K

2022 TOYT
VIN#5YFEPMAE1NF373015
July 10, 17, 202626-01386K

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") for the Silverlake Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: August 3, 2026
TIME: 5:00 p.m.
LOCATION: Lake Alfred Public Library
245 N. Seminole Avenue
Lake Alfred, Florida 33850

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units or Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Residential Unit	418	1.0	1,319.94

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Polk County ("**County**") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on all benefitted property. It is important to pay your July 10, 2026

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT
Florida Department of Environmental Protection
Southwest District
Draft Air Permit No. 1050113-010-AC
Standard Sand & Silica Company,
Lake Wales Mine
Polk County, Florida

Applicant: The applicant for this project is Standard Sand & Silica Company. The applicant's authorized representative and mailing address is: Brandon Wren, Environmental Scientist, Standard Sand & Silica Company, Lake Wales Mine, P.O. Box 1059, Davenport, Florida 33837.

Facility Location: Standard Sand & Silica Company operates the existing Lake Wales Mine, which is located in Polk County at 524 Story Road in Lake Wales, Florida 33853.

Project: The applicant proposes to reduce the facility-wide permit emissions limit for particulate matter. The facility-wide particulate matter emissions limit will be reduced from 96.4 tons per year to 50 tons per any consecutive 12-month period. This permitting project authorizes no new construction.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District Office. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is 813-470-5700.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp>.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so

O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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



26-01368K

FIRST INSERTION

sons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so

state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

July 10, 202626-01371K

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/20/2026, 12:23

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA, IN AND FOR
POLK COUNTY
GENERAL CIVIL DIVISION
Case No: 2025CA-004378-A000-BA
LANDINGS AT EAGLE LAKE
HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
NADINE THOMAS;
KE'NIYYA HENDRIX;
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT,
Defendants,
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure dated
June 10, 2026, entered in Case No.
2025CA-004378-A000-BA of the Cir-
cuit Court of the TENTH Judicial Cir-
cuit in and for POLK County, Florida,
wherein LANDINGS AT EAGLE LAKE
HOMEOWNERS ASSOCIATION,
INC. is the Plaintiff, and NADINE
THOMAS, et al., are the Defendants,
Clerk of Court STACY M. BUTTER-
FIELD of POLK County, will sell to the
highest and best bidder for cash online
via the internet at https://www.polk.
realforeclose.com/ at 10:00 AM, on
July 30, 2026, the following described
property as set forth in said Final Judg-
ment:
Lot 51, LANDINGS AT EAGLE
LAKE, according to the plat

thereof as recorded in Plat Book
181, Pages 28 and 29, Public Re-
cords of Polk County, Florida.
Parcel I.D. No:
25-29-12-359052-000510
a/k/a 1134 SECOND DR
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esq.
Fla. Bar No. 16237
ZP Legal, PLLC
5519 Park St N,
Unit #370
St. Petersburg, FL 33709
Telephone- 727/440-4407
Primary E-mail:
szetrouer@zp-legal.com
Secondary: cos@zp-legal.com
July 10, 17, 2026 26-01378K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.
532025CA004110A000BA
CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, vs.
LORI LORENE DANN A/K/A
LORI D DANN A/K/A
LORI L DAN A/K/A
LORI L HAZLEWOOD A/K/A
LORI L HAZELWOOD A/K/A
LORI L DANN, et al.,
Defendant.
NOTICE IS GIVEN that, in accordance
with the Final Judgment of Foreclosure
entered on June 4, 2026, in the above-
styled cause, STACY M. BUTTER-
FIELD, POLK County Clerk of Court,
shall sell to the highest and best bidder
for cash on August 3, 2026, at 10:00
A.M., at www.polk.realforeclose.com,
the following described property:
LEGAL DESCRIPTION: LOT
28 OF PARKSIDE, ACCORD-
ING TO THE PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 191, PAGE(S) 45 OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.
Property Address: 7109 CRUZ

CT, LAKELAND, FL 33813
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated: June 17, 2026
/s/ Michelle De Leon
Michelle De Leon, Esq.
Hill Wallack, LLP
Attorneys for Plaintiff
300 S Orange Ave.,
Suite 1000
Orlando, FL 32801
Telephone: (561) 858-2662
Fax: (609) 452-1888
Email: mdeleon@hillwallack.com
FL Bar #68587
July 10, 17, 2026 26-01380K

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING REVISED RULES
OF PROCEDURE AND LAKE
AND TRESPASS RULES OF THE
WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT
In accordance with Chapters 120 and
190, *Florida Statutes*, the Westview
South Community Development Dis-
trict (“**District**”) hereby gives notice
of its intention to adopt its proposed
revised Rules of Procedure (“**Rules**
of Procedure”) to govern the opera-
tions of the District and its proposed
Lake and Trespass Rules (“**Lake**
and Trespass Rules”) to govern the use
of the District's stormwater manage-
ment system. The rule number for the
proposed revised Rules of Procedure is
ROP-2026-1 and the rule number for
the proposed Lake and Trespass Rules
is LAKETRESPASS-2026-1.
Public hearings will be conducted by
the Board of Supervisors of the District
(“**Board**”) on August 12, 2026, at 2:00
p.m., or as soon thereafter as the matter
may be heard at the Hampton Inn &
Suites Orlando South Lake Buena Vista,
4971 Calypso Cay Way, Kissimmee,
Florida 34746 relative to the adoption
of the proposed revised Rules of Procedure
and proposed Lake and Trespass
Rules. Pursuant to Sections 190.011(5)
and 190.012(3), *Florida Statutes*, the
proposed revised Rules of Procedure
and proposed Lake and Trespass Rules
will not require legislative ratification.
The purpose and effect of the pro-
posed revised Rules of Procedure and
proposed Lake and Trespass Rules is
to provide for efficient and effective
District operations and to ensure com-
pliance with recent changes to Florida
law. The specific grant of rulemaking
authority for the adoption of the pro-
posed revised Rules of Procedure and
proposed Lake and Trespass Rules
includes Sections 120.54, 190.011(5),
190.011(15), 190.012(2)(d), 190.035,
and 190.041, *Florida Statutes*. The
specific laws implemented in the pro-
posed revised Rules of Procedure and
proposed Lake and Trespass Rules in-
clude, but are not limited to, Sections
112.08, 112.3143, 112.31446, 112.3145,
119.07, 119.0701, 120.54, 120.542,
120.5435, 120.56, 120.69, 120.81,
189.053, 189.069, 190.006, 190.007,
190.008, 190.011, 190.033, 190.035,
218.33, 218.391, 255.05, 255.0518,
255.0525, 255.20, 286.0105, 286.011,
286.012, 286.0113, 286.0114, 287.017,

287.055, and 287.084, *Florida Stat-*
utes.
A statement of estimated regulatory
costs, as defined in Section 120.541(2),
Florida Statutes, has not been pre-
pared relative to the proposed revised
Rules of Procedure or proposed Lake
and Trespass Rules. Any person who
wishes to provide the District with a
proposal for a lower cost regula-
tory 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.
For more information regarding
the public hearings, proposed revised
Rules of Procedure and/or proposed
Lake and Trespass Rules, or for a
copy of the proposed revised Rules of
Procedure and/or proposed Lake and
Trespass Rules and the related incor-
porated documents, if any, please con-
tact the District Manager c/o Wrathell,
Hunt & Associates, LLC, 2300 Glades
Road, Suite 410W, Boca Raton, Florida
33431, Phone (561) 571-0010, kantar-
zhia@whhassociates.com (“**District**
Manager's Office”).
These public hearings may be con-
tinued to a date, time, and place to be
specified on the record at the hearings
without additional notice. If anyone
chooses to appeal any decision of the
Board with respect to any matter con-
sidered at the public hearings, such
person will need a record of the pro-
ceedings and should accordingly ensure
that a verbatim record of the proceed-
ings is made which includes the testi-
mony and evidence upon which such
appeal is to be based. At the public
hearings, staff or Supervisors may
participate in the public hearings by
speakerphone.
Pursuant to the provisions of the
Americans with Disabilities Act, any
person requiring special accommoda-
tions at these public hearings because
of a disability or physical impairment
should contact the District Manager's
Office at least forty-eight (48) hours
prior to the public hearings. If you are
hearing or speech impaired, please con-
tact the Florida Relay Service at 1-800-
955-8771 or 1-800-955-8770 for aid in
contacting the District Manager's
Office.
Andrew Kantarzhii, District Manager
Westview South Community
Development District
July 10, 2026 26-01399K

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED
RULES OF PROCEDURE OF
LOWERY HILLS COMMUNITY
DEVELOPMENT DISTRICT
In accordance with Chapters 120 and
190, *Florida Statutes*, the District here-
by gives the public notice of its intent
to adopt its proposed revised Rules of
Procedure (“**Proposed Rule**”). The Pro-
posed Rule number is ROP-2026-1. Pri-
or notice of rule development relative to
the Proposed Rule was published in the
Business Observer on July 3, 2026.
A public hearing will be conducted
by the Board of Supervisors (“**Board**”) of
Lowery Hills Community Develop-
ment District (“**District**”) on **August**
12, 2026, at 11:00 a.m. at Albertus
Maultsby Community Center, 655
3rd Street North, Lake Alfred, Flori-
da 33850 relative to the adoption of the
Proposed Rule. Pursuant to Sections
190.011(5) and 190.012(3), *Florida*
Statutes, the Proposed Rule will not re-
quire legislative ratification.
The summary of, purpose and effect
of the revised Rules of Procedure is to
provide for efficient and effective Dis-
trict operations and to ensure compli-
ance with recent changes to Florida law.
The specific grant of rulemaking au-
thority for the adoption of the Proposed
Rule includes Sections 190.011(5),
190.011(15) and 190.035, *Florida Stat-*
utes. 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, *Florida Statutes*.
A statement of estimated regulatory
costs, as defined in Section 120.541(2),
Florida Statutes, has not been prepared

relative to the Proposed Rule. Any per-
son who wishes to provide the District
with a proposal for a lower cost regula-
tory 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 (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 Man-
ager c/o Wrathell, Hunt & Associates,
LLC, 2300 Glades Road, Suite 410W,
Boca Raton, Florida 33431, Ph: (561)
571-0010, torrese@whhassociates.com
(“**District Manager's Office**”).
This public hearing may be contin-
ued to a date, time, and place to be spec-
ified on the record at the hearing with-
out 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 re-
cord 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 Supervi-
sors may participate in the public hear-
ing by speaker telephone.
Pursuant to the provisions of the
Americans with Disabilities Act, any
person requiring special accommoda-
tions at this public hearing because
of a disability or physical impairment
should contact the District Manager's
Office at least forty-eight (48) hours pri-
or to the public hearing. If you are hear-
ing or speech impaired, please contact
the Florida Relay Service at 1-800- 955-
8771 or 1-800-955-8770 for aid in con-
tacting the District Manager's Office.
Ernesto Torres, District Manager
Lowery Hills Community
Development District
July 10, 2026 26-01395K

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED
RULES OF PROCEDURE OF
CYPRESS CREEK RESERVE
COMMUNITY DEVELOPMENT
DISTRICT
In accordance with Chapters 120 and
190, *Florida Statutes*, the District here-
by gives the public notice of its intent
to adopt its proposed revised Rules of
Procedure (“**Proposed Rule**”). The Pro-
posed Rule number is ROP-2026-1. Pri-
or notice of rule development relative to
the Proposed Rule was published in the
Business Observer on July 3, 2026.
A public hearing will be conducted
by the Board of Supervisors (“**Board**”) of
Cypress Creek Reserve **Communi-**
ty Development District (“**District**”) on
August 12, 2026, at 11:00 a.m. at the
Albertus Maultsby Commu-
nity Center, 655 3rd Street North,
Lake Alfred, Florida 33850 relative
to the adoption of the Proposed Rule.
Pursuant to Sections 190.011(5) and
190.012(3), *Florida Statutes*, the Pro-
posed 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 Dis-
trict operations and to ensure compli-
ance with recent changes to Florida law.
The specific grant of rulemaking au-
thority for the adoption of the Proposed
Rule includes Sections 190.011(5),
190.011(15) and 190.035, *Florida Stat-*
utes. 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, *Florida Statutes*.
A statement of estimated regulatory
costs, as defined in Section 120.541(2),
Florida Statutes, has not been prepared

relative to the Proposed Rule. Any per-
son who wishes to provide the District
with a proposal for a lower cost regula-
tory 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 (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 Man-
ager c/o Wrathell, Hunt & Associates,
LLC, 2300 Glades Road, Suite 410W,
Boca Raton, Florida 33431, Ph: (561)
571-0010, torrese@whhassociates.com
(“**District Manager's Office**”).
This public hearing may be contin-
ued to a date, time, and place to be spec-
ified on the record at the hearing with-
out 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 re-
cord 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 Supervi-
sors may participate in the public hear-
ing by speaker telephone.
Pursuant to the provisions of the
Americans with Disabilities Act, any
person requiring special accommoda-
tions at this public hearing because
of a disability or physical impairment
should contact the District Manager's
Office at least forty-eight (48) hours pri-
or to the public hearing. If you are hear-
ing or speech impaired, please contact
the Florida Relay Service at 1-800- 955-
8771 or 1-800-955-8770 for aid in con-
tacting the District Manager's Office.
Ernesto Torres, District Manager
Cypress Creek Reserve Community
Development District
July 10, 2026 26-01402K

FIRST INSERTION

NOTICE OF RULE
DEVELOPMENT BY THE
LAKE ASHTON II COMMUNITY
DEVELOPMENT DISTRICT
In accordance with Chapters 120 and
190, *Florida Statutes*, the Lake Ashton
II 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 2026-07.
The revised Rules of Procedure will
address such areas as the Board of
Supervisors, officers and voting, dist-
rict offices, public information and
inspection of records, policies, public
meetings, hearings and workshops,
rulemaking proceedings, competitive
purchase including procedure under
the Consultants' Competitive Negotia-
tion Act, procedure regarding auditor
selection, purchase of insurance, pre-
qualification, construction contracts,
goods, supplies and materials, mainte-
nance services, contractual services and
protests with respect to proceedings, as
well as any other area of the general op-
eration 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 adop-
tion of the proposed revised Rules
of Procedure includes Sections
190.011(5), 190.011(15) and 190.035,
Florida Statutes. The specific laws
implemented in the proposed re-
vised Rules of Procedure include, but
are not limited to, Sections 112.08,
112.3143, 112.31446, 112.3145, 119.07,
119.0701, 120.54, 120.542, 120.5435,
120.56, 120.69, 120.81, 189.053,
189.069, 190.006, 190.007, 190.008,
190.011, 190.033, 190.035, 218.33,
218.391, 255.05, 255.0518, 255.0525,
255.20, 286.0105, 286.011, 286.012,
286.0113, 286.0114, 287.017, 287.055,
and 287.084, *Florida Statutes*.
A copy of the proposed revised Rules
of Procedure and the related incorpo-
rated documents, if any, may be ob-
tained by contacting the District Man-
ager, c/o Governmental Management
Services - Tampa, LLC, 4530 Eagle Falls
Place, Tampa, Florida 33619, (813) 334-
4844.
Amanda Ferguson, District Manager
Lake Ashton Community
Development District
July 10, 2026 26-01406K

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the
City Center Community Development District

The Board of Supervisors (the “**Board**”) of the City Center Community Development
District (the “**District**”) will hold a public hearing and a meeting on Tuesday, Au-
gust 11, 2026, at 1:00 p.m. at the Ramada by Wyndham Davenport Orlando South,
43824 US Highway 27, Davenport, FL, 33837-6808.

The purpose of the public hearing is to receive public comments on the proposed
adoption of the District's fiscal year 2026-2027 proposed budget and the proposed
levy of its annually recurring non-ad valorem special assessments for operation and
maintenance to fund the items described in the proposed budget (the “**O&M As-**
sessments”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final
budget, provide for the levy, collection, and enforcement of the O&M Assessments,
and certify an assessment roll. A meeting of the Board will also be held where the
Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda
may be viewed on the District's website at www.citycenterdcd.org, or may be
obtained by contacting the District Manager's office via email at dmcinnes@
vestapropertyservices.com or via phone at (321) 263-0132 Ext. 193.

The table below presents the proposed schedule of the O&M Assessments. Amounts
are preliminary and subject to change at the meeting and in any future year.

LAND USE	ERU	UNIT COUNT	PROPOSED O&M
RETAIL (SQ.FT.)	0.00293	914,585	\$0.43
MULTI-FAMILY (UNIT)	1	1,005	\$148.08

The O&M Assessments (in addition to debt assessments, if any) will appear on No-
vember 2026 Polk County property tax bill. Amount shown includes all applicable
collection costs. Property owner is eligible for a discount of up to 4% if paid early.

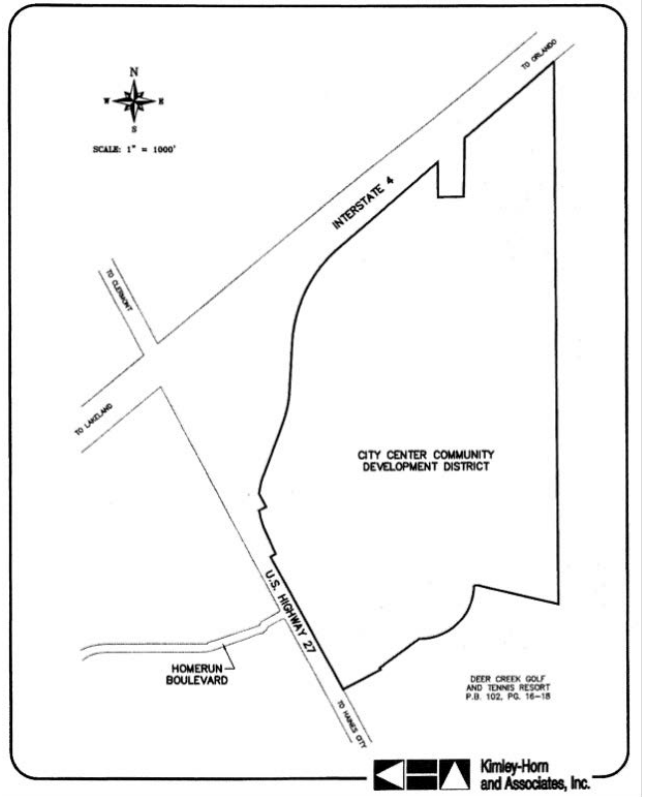
The County Tax Collector will collect the assessments for all lots and parcels within
the District. Alternatively, the District may elect to directly collect its assessments
in accordance with Chapter 190, Florida Statutes. Failure to pay the District's as-
sessments will cause a tax certificate to be issued against the property which may
result in a loss of title or a foreclosure action to be filed against the property. All
affected property owners have the right to appear at the public hearing and to file
written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in ac-
cordance with the provisions of Florida law for community development districts.
They may be continued to a date, time, and place to be specified on the record at
the hearing or meeting. There may be occasions when staff or Board members may
participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any
person requiring special accommodations because of a disability or physical im-
pairment should contact the District Manager's office at least 2 business days prior
to the meeting. If you are hearing or speech impaired, please contact the Florida
Relay Service at 711 or 1-800-955-8771 (TTY), or 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.

David McInnes
District Manager



4923-6445-7641, v. 1
July 10, 2026

26-01400K

FIRST INSERTION

NOTICE OF RULE
DEVELOPMENT BY THE SPRINGS
AT
LAKE ALFRED COMMUNITY
DEVELOPMENT DISTRICT
In accordance with Chapters 120 and
190, *Florida Statutes*, Springs at Lake
Alfred Community Development Dis-
trict (“**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, dist-
rict offices, public information and
inspection of records, policies, public
meetings, hearings and workshops,
rulemaking proceedings, competitive
purchase including procedure under
the Consultants' Competitive Negotia-
tion Act, procedure regarding auditor
selection, purchase of insurance, pre-
qualification, construction contracts,
goods, supplies and materials, mainte-
nance services, contractual services and
protests with respect to proceedings, as
well as any other area of the general op-
eration of the District.
The purpose and effect of the revised
Rules of Procedure is to provide for ef-

ficient and effective District operations
and to ensure compliance with recent
changes to Florida law. The specific
grant of rulemaking authority for the
adoption of the proposed revised
Rules of Procedure includes Sections
190.011(5), 190.011(15) and 190.035,
Florida Statutes. The specific laws
implemented in the proposed Rules
of Procedure include, but are not limited
to, Sections 112.08, 112.3143, 112.31446,
112.3145, 119.07, 119.0701, 120.54,
120.542, 120.5435, 120.56, 120.69,
120.81, 189.053, 189.069, 190.006,
190.007, 190.008, 190.011, 190.033,
190.035, 218.33, 218.391, 255.05,
255.0518, 255.0525, 255.20, 286.0105,
286.011, 286.012, 286.0113, 286.0114,
287.017, 287.055, and 287.084, *Florida*
Statutes.
A copy of the proposed revised Rules
of Procedure and the related incorpo-
rated documents, if any, may be ob-
tained by contacting the District Man-
ager, c/o Wrathell, Hunt & Associates,
LLC, 2300 Glades Road, Suite 410W,
Boca Raton, Florida 33431, Ph: (561)
571-0010.
Jordan Lansford, District Manager
Springs at Lake Alfred Community
Development District
July 10, 2026 26-01404K

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (“**Board**”) for the Solterra Resort Community Development District (“**District**”) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	Friday, August 7, 2026
TIME:	10:00 a.m.
LOCATION:	Solterra Resort Amenity Center 5200 Solterra Boulevard Davenport, Florida 33837

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	ERU Factor	FY2026 Gross Per Unit	FY2027 Gross Per Unit*	Change in Annual Dollar Amount
Assessment Area 1					
Townhomes	100	1.00	\$3,133.57	\$3,387.41	\$253.84
Single Family 50’	230	1.00	\$3,133.57	\$3,387.41	\$253.84
Single Family 70’	95	1.00	\$3,133.57	\$3,387.41	\$253.84
Assessment Area 2					
Single Family 40’-50’	146	1.00	\$3,387.41	\$3,387.41	\$0.00
Single Family 70’	59	1.00	\$3,133.57	\$3,387.41	\$253.84
Assessment Area 3					
Townhomes	120	1.00	\$3,133.57	\$3,387.41	\$253.84
Single Family 40’-50’	100	1.00	\$3,133.57	\$3,387.41	\$253.84
Single Family 50’	171	1.00	\$3,133.57	\$3,387.41	\$253.84
Single Family 70’	50	1.00	\$3,133.57	\$3,387.41	\$253.84
Solterra Springs					
Single Family 50’ (PPMT)	55	0.80	\$2,494.59	\$2,696.67	\$202.08
Single Family 50’	63	0.80	\$2,494.59	\$2,696.67	\$202.08

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

Solterra Resort Community Development District
District Manager, Brian Mendes



July 10, 202626-01415K

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF WINSLOW’S POINT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt its proposed revised 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 July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (“**Board**”) of Winslow’s Point Community Development District (“**District**”) on **August 12, 2026, at 9:30 a.m., or as soon thereafter as the matter may be heard at the Courtyard by Marriott Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, 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, *Florida Statutes*. 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, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, 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), *Florida Statutes*, 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 sanchezj@wh-hassociates.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.

Jamie Otero, District Manager
Winslow’s Point Community Development District
July 10, 202626-01405K

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt its proposed revised 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 July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (“**Board**”) of Fox Branch Ranch Community Development District (“**District**”) on **August 12, 2026, at 9:30 a.m., or as soon thereafter as the matter may be heard at Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, 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, *Florida Statutes*. 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, *Florida Statutes*.

A statement of estimated regulatory

costs, as defined in Section 120.541(2), *Florida Statutes*, 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), *Florida Statutes*, 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, kantarzhia@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.

Andrew Kantarzhia, District Manager
Fox Branch Ranch Community Development District
July 10, 202626-01397K

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

Case No. 2026CP002063A000BA
Division: Probate
IN RE: ESTATE OF PHILLIP GEORGE DUNNE Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Phillip George Dunne, deceased, File Number 2026CP002063A000BA, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830; that the decedent’s date of death was October 5, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Naomi Thomas Dunne	3415 Turnberry Drive, Lakeland, FL 33803

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.

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 sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is July 10, 2026.

Person Giving Notice:
Naomi Thomas Dunne
3415 Turnberry Drive
Lakeland, FL 33803

Attorney for Person Giving Notice:
Linda M. Schultz, Esq.
Florida Bar No. 1008259
Daniel Medina, B.C.S.
Florida Bar Number: 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: linda@medinapa.com; dan@medinapa.com
Secondary E-Mail: sam@medinapa.com
July 10, 17, 202626-01412K

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

IV/8/23/VJ

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

FIRST INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 532025CA004854
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR
PRP TRUST, SERIES 2024
COTTAGE-TT-VI,
Plaintiff, v.
EDGARD SAINT ELOI, et al,
Defendant(s).**
NOTICE IS HEREBY GIVEN that pur-
suant to a Final Judgment in Foreclo-
sure entered on June 26, 2026 and
entered in Case No. 532025CA004854
in the Circuit Court of the 10th Ju-
dicial Circuit in and for Polk County,
Florida, wherein LOUISIA LIGERME
AND EDGARD SAINT ELOI, are the

Defendants. The Clerk of the Court,
STACY M. BUTTERFIELD, CPA, will
sell to the highest bidder for cash
at www.polk.realforeclose.com on July
31, 2026 at 10:00am, the following
described real property as set forth in
said Final Judgment, to wit:
LOT 22, BLOCK 1073, POIN-
CIANA NEIGHBORHOOD 4,
VILLAGE 7, ACCORDING TO
THE PLAT THEREOF RE-
CORDED BOOK 53, PAGES
4 THROUGH 18, OF THE
PUBLIC ECORDS OF POLK
COUNTY, FLORIDA.
and commonly known as: 339
DRUM CT, KISSIMMEE, FL 34759
(the "Property").
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN 60
DAYS AFTER THE SALE.
IMPORTANT
If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Av-
enue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired, call
711.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808

Facsimile: (954) 780-5578
By:
/s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
July 10, 17, 2026 26-01416K

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. 2025CA003949A000BA
NEW AMERICAN FUNDING, LLC
FKA BROKER SOLUTIONS INC.
DBA NEW AMERICAN FUNDING,
Plaintiff, vs.
CAMERIN HANSON A/K/A
CAMERIN LEE HANSON, et al.,
Defendants.**
To: CAMERIN HANSON A/K/A
CAMERIN LEE HANSON
1211 VALLEY HILL DR,
LAKELAND, FL 33813
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage cover-
ing the following real and personal
property described as follows, to-wit:
LOT 4, VALLEY HILL, AC-
CORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 50,
PAGE(S) 46, 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 East Robinson Street, Suite
155, Orlando, FL 32801 and file the

original with the Clerk of the above-
styled Court on or before 4/30/2026
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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
WITNESS my hand and seal of said
Court on the day of MAR 24 2026.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Ruthy Pacheco
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
25-11256FL
July 10, 17, 2026 26-01410K

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP001428
IN RE: ESTATE OF
JANE BAIRD-CASH,
Deceased.**
The administration of the estate of
JANE BAIRD-CASH, deceased, whose
date of death was February 18, 2026, is
pending in the Circuit Court for Polk
County, Florida, Probate Division, the
address of which is 255 North Broad-
way Avenue, Bartow, Florida 33830.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.
All creditors of the decedent and oth-
er 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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is July 17, 2026.
Personal Representative:
JENNIFER CASH MEAD
101 BROOK GREEN WAY
DELAND, FLORIDA 32724
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
July 10, 17, 2026 26-01407K

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026CP000018A000BA
IN RE: THE ESTATE OF
MARK ANTHONY WILLIAMS,
Deceased.**
The administration of the Estate of Mark
Anthony Williams, deceased, whose date
of death was April 19, 2025, File Number
2026CP000018A000BA, is pending
in the Circuit Court for Polk County,
Florida, Probate Division; the address of
which is Clerk of the Circuit Court, Polk
County, Probate Division, 255 N. Broad-
way Ave, Bartow, FL 33830. The name
and address of the Personal Representa-
tive and the Personal Representative's
attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against the decedent's estate, includ-
ing unmaturred, contingent or unliqui-
dated claims, on whom a copy of this
notice has been served must file their
claims with this court WITHIN THE
LATER OF THREE (3) MONTHS
AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE
OR THIRTY (30) DAYS AFTER THE
TIME OF SERVICE OF A COPY OF
THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or
demands against decedent's estate, in-
cluding unmaturred, contingent or un-
liquidated claims, must file their claims
with this court WITHIN 3 MONTHS

AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE FOREV-
ER 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 dece-
dent's death by the decedent or the de-
cedent'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 732.22113
The date of first publication of this
notice is July 10, 2026
Personal Representative
LAURA M. WILLIAMS,
Personal Representative
PO Box 93575, Lakeland, FL 33804
Attorney for Personal Representative
Marc A. Wites, Esq.
Attorney for Personal Representative
Florida Bar Number: 24783
Wites & Rogers
4400 North Federal Highway
Lighthouse Point, FL 33064
Telephone: (954) 933-4400
Fax: (954) 354-0205
Email: mwites@witeslaw.com
July 10, 17, 2026 26-01408K

FIRST INSERTION

**Notice Under Fictitious Name Law
Pursuant to Section 865.09,
Florida Statutes**
NOTICE IS HEREBY GIVEN that the
undersigned, desiring to engage in busi-
ness under the fictitious name of RC
TOWING located at 850 2nd lake Ida st,
in the County of Polk, in the City of

Winter haven, Florida 33881 intends to
register the said name with the Division
of Corporations of the Florida Depart-
ment of State, Tallahassee, Florida.
Dated at Winter Haven, Florida, this
08 day of July, 2026.
Craig Lugo
July 10, 2026 26-01409K

WANTED TO ASK



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV2006_V27

--- SALES ---		
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA001747 WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOYCE RIOS, individually; UNKNOWN SPOUSE OF JOYCE RIOS N/K/A JONATHAN JOSEPH., Defendants. NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated June 9, 2026, and entered in Case Number: 2025CA001747, of the Circuit Court in and for Polk County, Florida, wherein WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and JOYCE RIOS, individually; and UNKNOWN SPOUSE OF JOYCE RIOS N/K/A JONATHAN JOSEPH; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 24th day of July, 2026 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit: Property Address: 3942 Lana Avenue, Davenport, Florida 33897 Property Description: Lot 655, WINDSOR ISLAND RESORT PHASE 3, according to the plat thereof, as recorded in Plat Book 192, Page(s) 1 through 2, Public Records of Polk County,	Florida. 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/ Shelby Pfannerstill Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Rebecca Blechman Florida Bar No.: 0121474 Jennifer Peattie Florida Bar No.: 0127602 Shelby Pfannerstill Florida Bar No.: 1058704 Nelson Crespo Florida Bar No.: 0121499 Arthur Barksdale Florida Bar No.: 0040628 Toby Snively Florida Bar No.: 0125998 DI MASI BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph. (407) 839-3383 Fx. (407) 839-3384 Service E-Mail: jdlaw@orlando-law.com Attorney for Plaintiff July 10, 17, 2026 26-01359K	
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA004001 HIGHLANDS RESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. FREDESWINDA APONTE, individually, Defendants. NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated May 27, 2026, and entered in Case Number: 2025CA004001, of the Circuit Court in and for Polk County, Florida, wherein HIGHLANDS RESERVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and FREDESWINDA APONTE, individually, is the Defendant, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 27th day of July, 2026 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit: Property Address: 401 Oxford Drive, Davenport, FL 33897 Property Description: Lot 54, HIGHLANDS RESERVE - PHASE 1, According To The Plat Thereof As Recorded In Plat Book 107, Page(s) 9 To 12, of The Public Records Of Polk County, Florida. 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/ Shelby Pfannerstill Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Rebecca Blechman Florida Bar No.: 0121474 Jennifer Peattie Florida Bar No.: 0127602 Shelby Pfannerstill Florida Bar No.: 1058704 Nelson Crespo Florida Bar No.: 0121499 Arthur Barksdale Florida Bar No.: 0040628 Toby Snively Florida Bar No.: 0125998 DI MASI BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph. (407) 839-3383 Fx. (407) 839-3384 Service E-Mail: jdlaw@orlando-law.com Attorney for Plaintiff July 10, 17, 2026 26-01360K	
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA-004564-A000-BA LAKEVIEW LOAN SERVICING, LLC Plaintiff(s) VS. WESTON WESLEY, FIFTH THIRD BANK NA, FLORIDA HOUSING FINANCE CORPORATION, MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NA, POLK COUNTY FLORIDA CLERK OF COURT, STATE OF FLORIDA, UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN TENANT Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on May 7th, 2026 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: LOT 60, WHEELER HEIGHTS MOBILE HOME PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 62, PAGE 17, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 4817 MARK WAY, BARTOW, FL 33830	NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CC009993 FOUNTAIN PARK HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. LESLIE KAYSHUN SHEPARD YOUNG, Defendants. Notice is given that under a Default Final Judgment dated May 8, 2026, and in Case No. 2025CC009993 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which FOUNTAIN PARK HOMEOWNERS ASSOCIATION, INC., the Plaintiff and LESLIE KAYSHUN SHEPARD YOUNG the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00am on August 4, 2026, the following described property set forth in the Default Final Judgment: Lot 39, Fountain Park - Phase 3, according to the plat thereof, as recorded in Plat Book 174, Pages 1 through 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 within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand this 8th day of June 2026. By: /s/ Karen J. Wonsetler Karen J. Wonsetler, Esq. Florida Bar No. 140929 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff July 10, 17, 2026 26-01352K



SAVE

TIME

E-mail your Legal Notice

legal@businessobserverfl.com

LV1077

PUBLISH
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LEGAL NOTICE

Call 941-906-9386
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name from the menu.

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legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

LV20878_V8

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 31st day of July, 2026.

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

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

WITNESS my hand and the seal of the Court on this 26th day of June, 2026.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
(SEAL) By Carolyn Mack
Deputy Clerk

Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P. O. Box 9000
Bartow, FL 33831-9000
July 10, 17, 2026

26-01377K

SALES / ACTIONS

FIRST INSERTION	
NOTICE OF SALE IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA Case No. 2026CA-000588-A000-BA 21ST MORTGAGE CORPORATION, Plaintiff, vs. STEPHEN RICKETTS; UNKNOWN SPOUSE OF STEPHEN RICKETTS; TERRY RICKETTS; POLK COUNTY, CLERK OF COURT and UNKNOWN TENANT Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 18, 2026, entered in Case No. 2026CA-000588-A000-BA of the Circuit Court in and for Polk County, Florida, wherein STEPHEN RICKETTS, TERRY RICKETTS, and POLK COUNTY, CLERK OF COURT, and are the Defendants, that Stacy M. Butterfield, CPA , the Clerk of Court, will sell to the highest and best bidder for cash, by electronic sale at at website www.polk.realforeclose.com, on August 3, 2026 at 10:00 AM, the following described real property as set forth in the Final Judgment: Legal: LOT 703 OF SKYVIEW SOUTH DESCRIBED AS FOLLOWS: WEST 145 FEET OF EAST 600 FEET OF SOUTH 53 FEET OF NORTH 1120.55 FEET OF SE 1/4 OF NW 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK CIOUNTY, FLORIDA, LESS EAST 20 FT FOR ROAD RIGHT OF WAY. AND THAT PORTION OF LOT 704 OF UNRECORDED SKYVIEW SOUTH DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF WEST 125 FEET OF EAST 600	FEET OF SOUTH 53 FEET OF NORTH 1173.55 FEET OF SE 1/4 OF NW 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN SOUTH 7.1 FEET; THENCE WEST 125 FEET; THENCE NORTH 7.9 FEET; THENCE EAST 125 FEET TO POINT OF BEGINNING. TOGETHER WITH A 2023 CHAMPION 16X66 MODEL MANUFACTURED HOME, BEARING SETIAL NO.: FL261-00P-H-B204049A NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. NOTICE If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. July 10, 17, 2026 26-01355K

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. 2025CA004841A000BA Freedom Mortgage Corporation, Plaintiff, vs. Regina Nichole Alderman, Defendant. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA004841A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Regina Nichole Alderman 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 11th day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 8, BLOCK 7, WESWEGO UNIT #2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.	TAX ID: 23-28-11-033500-00708 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2nd day of July, 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-F03452 July 10, 17, 2026 26-01356K

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. 2025CA003979A000BA Freedom Mortgage Corporation, Plaintiff, vs. Eddie Santiago, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003979A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Eddie Santiago; Glenda Iris Santiago; United States of America on behalf of the Secretary of Housing and Urban Development; Glenbrook Chase 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 11th day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 44, GLENBROOK CHASE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE(S) 26 THROUGH 30, INCLUSIVE, OF THE	PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 23-29-22-141794-000440 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2nd day of July, 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-F02761 July 10, 17, 2026 26-01357K

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026CA002002 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE ESTATE OF DARNEATHA P. WHITE, DECEASED; et al., Defendant(s). TO: The Estate of Darneatha P. White, deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida: LOT 35: THAT PART OF LOT 35, THE LAKES II, AS RECORDED IN PLAT BOOK 88, PAGES 32 AND 33, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: COMMENCE AT THE MOST NORTHEAST CORNER OF LOT 35 AND RUN THENCE SOUTH 12 DEGREES 31 MINUTES 44 SECONDS WEST, 49.82 FEET, RUN THENCE SOUTH 44 DEGREES 25 MINUTES 05 SECONDS WEST, 152.80 FEET, RUN THENCE NORTH 02 DEGREES 24 MINUTES 45 SECONDS EAST, 115.03 FEET, RUN THENCE NORTH 56 DEGREES 24 MINUTES 45 SECONDS EAST, 110.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 32 DEGREES 20 MINUTES 48 SECONDS, RUN THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 28.23 FEET TO THE POINT OF BEGINNING. AND THAT PART OF TRACT A, THE LAKES II, AS RECORDED IN PLAT BOOK 88, PAGES 32 AND 33, PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS;	COMMENCE AT THE SOUTH-EAST CORNER OF TRACT A AND RUN THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 203.23 FEET, RUN THENCE NORTH 02 DEGREES 24 MINUTES 45 SECONDS EAST, 216.20 FEET, RUN THENCE NORTH 44 DEGREES 25 MINUTES 05 SECONDS EAST, 152.80 FEET, RUN THENCE SOUTH 12 DEGREES 31 MINUTES 44 SECONDS WEST, 55.27 FEET, RUN THENCE SOUTH 20 DEGREES 05 MINUTES 14 SECONDS EAST, 288.77 FEET TO THE POINT OF BEGINNING. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 19, 2026, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated on June 23, 2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By: L Burke As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1395-1569B Ref# 19670 July 10, 17, 2026 26-01382K

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA003343A000BA ROCKET MORTGAGE, LLC, Plaintiff, vs. MARIA LOURDES ANGELES; HOMETAP INVESTMENT PARTNERS III SPV, LLC; CHARLES COVE HOMEOWNERS ASSOCIATION, INC; Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated June 4, 2026, and entered in Case No. 2025CA003343A000BA, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. ROCKET MORTGAGE, LLC, is Plaintiff and MARIA LOURDES ANGELES; HOMETAP INVESTMENT PARTNERS III SPV, LLC; CHARLES COVE 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 14, LAKE CHARLES RESORT PHASE 1A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 175, PAGES 5 THROUGH 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court	Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court 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 discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek 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 1st day of July, 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 RM20841-25NS/sap July 10, 17, 2026 26-01353K

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025CA001123A000BA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST, Plaintiff, vs. BHOLAT INVESTMENT HOLDINGS, LLC A/K/A BHOLAT INVESTMENT HOLDINGS LLC; HAMADI CLINICAL PATHOLOGY PRACTICE, INC., A FLORIDA CORPORATION; MUHAMMED Z. BHOLAT; SALEHA BHOLAT; PATRICK HAMADI; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court for POLK County shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 30 day of July, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 47, OF SANTA CRUZ PHASE ONE, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 131 SONJA CIR, DAVENPORT, FL 33897	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 02 day of July 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 24-04064 July 10, 17, 2026 26-01358K

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA-003323-A000-BA LAKEVIEW LOAN SERVICING, LLC Plaintiff(s), vs. JENAE JONES, UNKNOWN SPOUSE OF JENAE JONES, UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2, UNITED STATES OF AMERICA ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WINDOW WORLD OF POLK COUNTY, INC., ET AL Defendant(s). Notice is hereby given that pursuant to a Final Judgment entered on MAY 1, 2026 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: Lot 36 of C.W. HARRINGTON SUBDIVISION, according to the Plat thereof as recorded in Plat Book 5, Page 10, Public Records of Polk County, Florida. a/k/a 202 AVE P NE, WINTER HAVEN, FL 33881 to the highest and best bidder for cash,	on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 27TH day of JULY, 2026. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 22nd day of June, 2026. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Carolyn Mack Deputy Clerk Polk County Clerk of Courts Civil Law Department Drawer CC-12, P. O. Box 9000 Bartow, FL 33831-9000 July 10, 17, 2026 26-01351K

Q&A

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

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PUBLIC SALES / ACTIONS

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2026CA000716 AMERIHOME MORTGAGE COMPANY LLC Plaintiff, vs. FRANKY NORELIA; et al, Defendants. TO: ESTATE OF FRANKY NORELIA; 4169 FESTIVAL POINTE BLVD MULBERRY, FL 33860 UNKNOWN HEIRS OF FRANKY NORELIA; 4169 FESTIVAL POINTE BLVD MULBERRY, FL 33860 UNKNOWN SPOUSE OF FRANKY NORELIA; 4169 FESTIVAL POINTE BLVD MULBERRY, FL 33860 YOU ARE NOTIFIED that an action to foreclose to the following property in Polk County, Florida: LOT 54, FESTIVAL POINTE AT SUNDANCE PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE(S) 40 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 4169 FESTIVAL POINTE BLVD, MULBERRY, FL 33860. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 8/17/2026, 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 6/29, 2026. STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT (SEAL) By: Marlene Rios DEPUTY CLERK SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd., Suite 302 Boca Raton, FL 33431 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff July 10, 17, 2026 26-01361K	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2026CA000831A000BA Division 08 NEWREZ LLC Plaintiff, vs. JONATHAN ROSADO, et al. Defendants. TO: UNKNOWN SPOUSE OF JONATHAN ROSADO CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 530 HARRISWOOD CT, DAVENPORT, FL 33837 JONATHAN ROSADO CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 530 HARRISWOOD CT DAVENPORT, FL 33837 You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 275, DRAYTON-PRESTON WOODS AT PROVIDENCE PARCELS "A", "B", AND "C", A REPLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE(S) 1 AND 2 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. commonly known as 530 HARRISWOOD CT, DAVENPORT, FL 33837 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 27, 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: 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 20, 2026. CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (COURT SEAL) By: Sharon Doner Deputy Clerk George Zamora Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 328202/2633344/MTS July 10, 17, 2026 26-01364K	NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 2026-CA-001160 Honorable Judge: SWENSON, JENNIFER ANNE PLANET HOME LENDING, LLC Plaintiff, vs. WILLIAM HARRISION; JAMIE HARRISION; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants, TO: WILLIAM HARRISION Last Known Address: 3449 DOREEN DR, LAKELAND, FL 33810 YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 3449 DOREEN DR, LAKELAND, FL 33810, and more particularly described as follows: LOT 4, BLOCK A, SUBDIVI- SION PLAT OF WINSTON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 23-28-16-086300-001040 COMMONLY KNOWN AS: 3449 Doreen Drive, Lakeland, FL 33810 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801, on or before, 8/17/2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY CASE NO. 2026CA001577A000BA ROCKET MORTGAGE, LLC, Plaintiff, vs. PHA LE LLC, et al., Defendant. To the following Defendant(s): PHA LE LLC, 1033 BERRY LN, DAVENPORT, FL 33837 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 76, BELLA VITA PHASE 1A AND 1B-1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 183, PAGES 8 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA has been filed against you and you are required to a copy of your written defenses, if any, to it on Lourdes Sanchez-Barcia, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 08/17/2026 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 22 day of June, 2026. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court (SEAL) BY: Marlene Rios Deputy Clerk Lourdes Sanchez-Barcia, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 26-20075FL July 10, 17, 2026 26-01362K	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY CASE NO. 2026CA001577A000BA ROCKET MORTGAGE, LLC, Plaintiff, vs. PHA LE LLC, et al., Defendant. To the following Defendant(s): PHA LE LLC, 1033 BERRY LN, DAVENPORT, FL 33837 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 76, BELLA VITA PHASE 1A AND 1B-1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 183, PAGES 8 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA has been filed against you and you are required to a copy of your written defenses, if any, to it on Lourdes Sanchez-Barcia, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 08/17/2026 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 22 day of June, 2026. STACY BUTTERFIELD, CPA CLERK OF COURT OF POLK COUNTY As Clerk of the Court (SEAL) BY: Marlene Rios Deputy Clerk Lourdes Sanchez-Barcia, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 26-20075FL July 10, 17, 2026 26-01362K	plaint 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 29, 2026. Stacy M. Butterfield, Polk County Clerk of Court and Comptroller (SEAL) Marlene Rios As Deputy Clerk Matthew T. Wasinger, Esquire, the Plaintiff's attorney, 605 E. Robinson Street, Suite 730, Orlando, FL 32801 July 10, 17, 2026 26-01363K

SUBSEQUENT INSERTIONS

SUBSEQUENT INSERTIONS

SALES ---

SECOND INSERTION	SECOND INSERTION	SECOND 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, LLP, 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 26-01300K

FIRST INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 08/07/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2010 JACB mobile home bearing the vehicle identification numbers JACFL29778A and JACFL29778B and all personal items located inside the mobile home. Last Tenant: Gerald Charles Lavery, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Gerald Charles Lavery and Unknown Party or Parties in Possession. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700. July 10, 17, 2026 26-01413K	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@mcacalla.com Fla. Bar No.: 146803 25-13851FL July 3, 10, 2026 26-01290K

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 07/24/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 SKYL mobile home bearing vehicle identification number SF1123E and all personal items located inside the mobile home. Last Tenant: Andre Joseph Rainone. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, July 10, 17, 2026 26-01411K		

ACTIONS / SALES / ESTATE / PUBLIC SALES ---

SECOND 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 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 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 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: 8/3/26 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, 202626-01339K			

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. 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: fmail@raslg.com By: /S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-062390 - EuE July 3, 10, 202626-01325K			

SECOND INSERTION			
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 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.			
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before July 31st, 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 24th, 2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By S. Irlanda As Deputy Clerk Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F03836 July 3, 10, 202626-01297K			

SECOND 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			
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, 202626-01303K			

SECOND 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, 202626-01302K			

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. 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: fmail@raslg.com By: /S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-292892 - NaP July 3, 10, 202626-01328K			

SECOND 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, 202626-01350K			

FOURTH 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 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, 202626-01314K			

SECOND INSERTION			
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 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, 202626-01347K			

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ANNOUNCEMENT

--- ACTIONS / SALES / ESTATE / PUBLIC SALES ---		
SECOND INSERTION		
NOTICE OF PUBLIC SALE The following personal property of RONALD WOJNAR, MICHAEL WOJNAR and DEBORA WOJNAR will, on July 15, 2026, at 10:00 a.m., at 2600 Harden Blvd., Lot #104, Lakeland, Polk County, Florida 33803; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1982 PALM MOBILE HOME, VIN: 17911A, TITLE NO.: 0020292431, and VIN: 17911B, TITLE NO.: 0020149044 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3105-176) July 3, 10, 2026		
26-01324K		
SECOND 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		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 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 1, 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: MRSservice@mccalla.com Fla. Bar No.: 146803 25-13007FL July 3, 10, 2026		
26-01293K		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA000810000000 LOANDEPOT.COM, LLC, Plaintiff, vs. LARON ADAMS, JR A/K/A LARON LARON RODRIQUEZ LA DRE ADAMS A/K/A LARON RODRIQUEZ LA DRE ADAMS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 22, 2026 in Civil Case No. 2025CA000810000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and Laron Adams, Jr a/k/a Laron Laron Rodriguez La Dre Adams a/k/a Laron Rodriguez La Dre Adams, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of 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: MRSservice@mccalla.com Fla. Bar No.: 146803 24-10321FL July 3, 10, 2026		
26-01321K		

SECOND 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		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 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: MRSservice@mccalla.com Fla. Bar No.: 146803 25-13297FL July 3, 10, 2026		
26-01289K		

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.

321-28221

SECOND INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 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, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before July 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		
26-01298K		

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-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		

SECOND 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 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/CMP July 3, 10, 2026		
26-01291K		

SECOND 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

SECOND 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

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. 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

SECOND 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://saddlecreekpreserveccd.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	

SECOND 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

SECOND 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

SECOND 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, 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

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR 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

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. 53-2025-CA-000614-0000-00 Freedom Mortgage Corporation, Plaintiff, vs. The Unknown Spouse, Heirs, Devises, 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, Devises, 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

ACTIONS / SALES

SECOND INSERTION		SECOND INSERTION		THIRD INSERTION		SECOND INSERTION	
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 hereunto 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, 202626-01341K		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: flmail@raslg.com 26-409039 July 3, 10, 202626-01338K		NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 2026 DR 3158 IN RE THE MARRIAGE OF: JOSE MANUEL VELEZ VAZQUEZ, Petitioner, and SUSAN MARIE VELEZ VAZQUEZ, Respondent, TO: SUSAN MARIE VELEZ VAZQUEZ YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Karen Rodriguez, Petitioner's attorney, whose address is 154 E Highland Ave, Clermont, FL 34711, on or before July 31st, 2026, and file the original with the clerk of this court at Polk County Court-house, 255 N. Broadway Ave, Bartow, FL 33830-3912, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition. 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 this 24th day of June of 2026. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) By: Karina Mascorro Deputy Clerk Karen Rodriguez, Petitioner's attorney, 154 E Highland Ave, Clermont, FL 34711 June 26; July 3, 10, 17, 202626-01286K		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 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 26-21010FL July 3, 10, 202626-01299K	
SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		SECOND 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: bmmsservice@boginmunns.com July 3, 10, 202626-01323K		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, 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. 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, 202626-01327K		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. 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, 202626-01337K			

The History

How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

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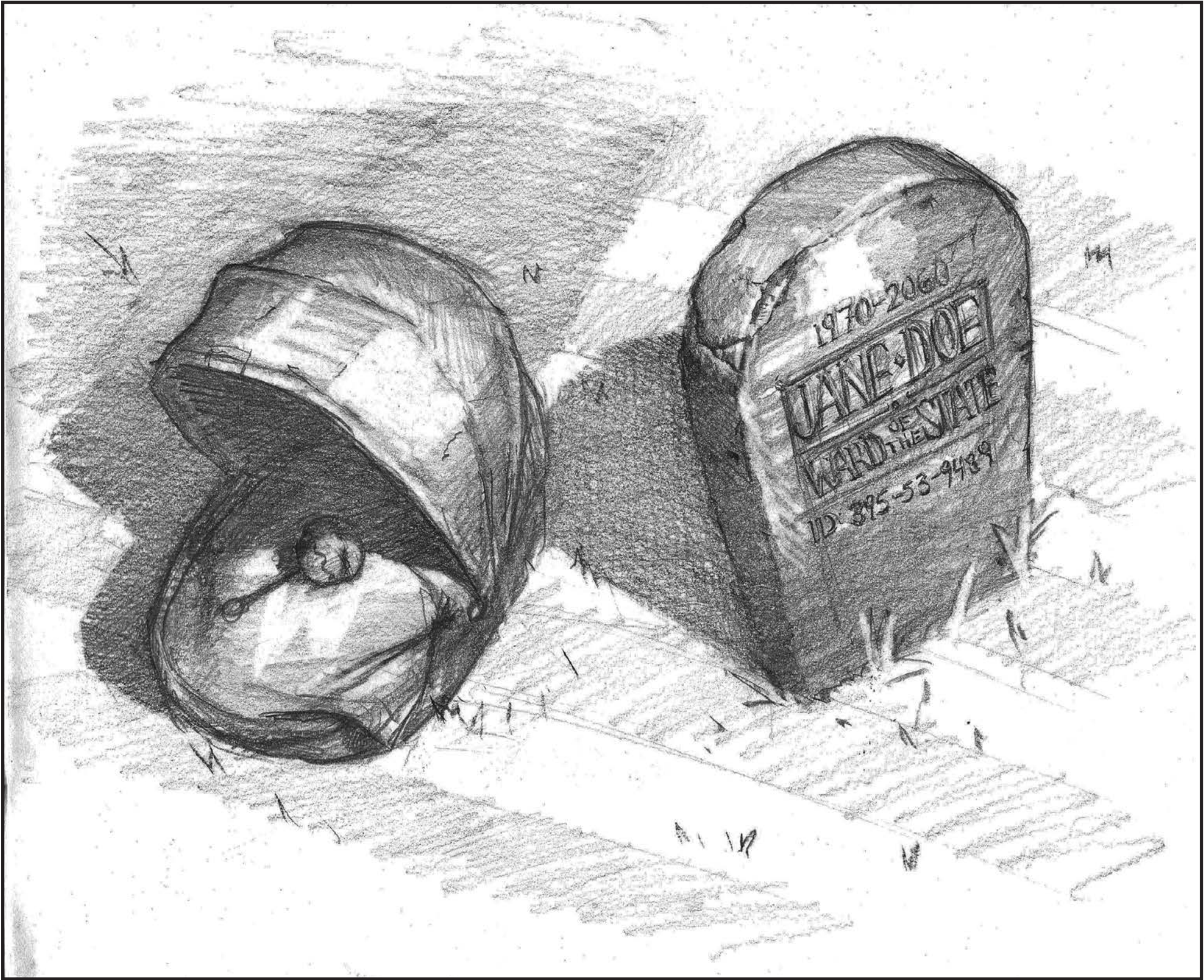


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the “general interest,” even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, “Looking Backward,” by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. “Looking backward,” his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security “from cradle to grave” — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt’s advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish “economic royalists” had abused. In the words of Roosevelt’s first inaugural address, “The money changers have fled from the high seats in the temple of our civilization.”

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck’s Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be abandoned

when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included “make work” projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.