Public Notices

Business Observer

PAGES 21-32

PAGE 21 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JULY 17 - JULY 23, 2026

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Luz a/k/a Lus Maria Mashal will on the 3rd day of August 2026, at 11:00 a.m., on property at 98 Lake Smart Drive, Lot LA-98, Winter Haven, Polk County, Florida 33881, in Lucerne Lakeside, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1965 DELM Mobile Home VIN No.: 1173 Title No.: 2163752

And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
July 17, 24, 2026 26-01435K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/31/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 SHAS recreational vehicle bearing vehicle identification number S2B-506SC4S00457 and all personal items located inside the recreational vehicle. Last Tenant: Lisa Maria Puim and Charissa Marie Pawlowski. Sale to be held at: Marco Naples RV Resort, 100 Barefoot Williams Road, Naples, Florida 34113, (239) 774- 1259.
July 17, 24, 2026 26-01436K

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 Kismet Ceremonies located at 4313 South Florida Ave in the City of Lakeland, Polk, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of July, 2026
Linette Ruiz
July 17, 2026 26-01437K

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 Haines City Pizzanos Pizza & Grinderz located at 631 US 17-92 W in the City of Haines City, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of July, 2026
Legacy IV Enterprise LLC
Judy Guzman
July 17, 2026 26-01438K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sip Happily Sips, located at 115 Malaga Ave, in the City of Davenport, County of Polk, State of FL, 33837, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 14 of July, 2026.
Sip Happily Ever After
115 Malaga Ave
Davenport, FL 33837
July 17, 2026 26-01452K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Christian Todd McDaniel will on the 4th day of August 2026 at 11:00 a.m., on property at 32 BB Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1987 CLAR Mobile Home
VIN No.: LFLCM1AG357012260
Title No.: 50788306

And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
July 17, 24, 2026 26-01451K

FIRST INSERTION

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Silverlake Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 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 hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager
July 17, 2026 26-01433K

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 943773 from Matthew Dundee Investments, LLC. Application received: 6/24/2026. Proposed activity: commercial. Project name: Wawa – Dundee. Project size: .82 acres. Location: Section 29, Township 28 South, Range 27 East, in Polk County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

July 17, 2026 26-01461K

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Gapway Lakes Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 68.68 acres, generally located south of Lake Juliana and north of Gapway Road, entirely withing the City of Auburndale, Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors.

DATE: August 12, 2026
TIME: 10:00 a.m.
LOCATION:
JSK Consulting of Lakeland, Inc.
5904 Hillside Heights Drive
Lakeland, FL 33812

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request by contacting the office of the District Manager, Wrathell Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (Ph): 561-571-0010 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (Ph): 561-571-0010, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

Cindy Cerbone
District Manager
July 17, 24, 2026 26-01458K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2026-CP-002166-A000-BA
IN RE: ESTATE OF LINDA MOORE DANIEL Deceased.

The administration of the estate of Linda Moore Daniel, deceased, whose date of death was March 13, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 17, 2026.

Personal Representative:
David Lee Daniel, Jr.
5403 Laurel Oak Drive
Winter Haven, Florida 33880
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
July 17, 24, 2026 26-01447K

FIRST INSERTION

PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Peace Crossing Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 6, 2026
TIME: 11:30 a.m.
LOCATION: City of Davenport
Tom Fellows Community Center
207 North Blvd. West
Davenport, Florida 33837

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://peacecrossingcdd.net.

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

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

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

District Manager
July 17, 2026 26-01434K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002183
IN RE: ESTATE OF LORA JEAN BRIGHT, Deceased

The administration of the estate of Lora Jean Bright, deceased, whose date of death was June 19, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: Clerk: Stacey M. Butterfield, 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 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 17, 2026.

Personal Representative:
Quentin G. Bright
856 Lange Rd.
Bellingham, WA 98226
Attorney for Personal Representative
CATHERINE E. BLACKBURN
Florida Bar Number: 940569
BLACKBURN LAW FIRM, PLLC
5230 Central Avenue
St. Petersburg, FL 33707
Telephone: (727) 826-0923
E-Mail: Cathy@lifeplanlaw.com
July 17, 24, 2026 26-01446K

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT

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

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

The purpose and effect of the 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 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 Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: 561-571-0010, cerbonec@whhassociates.com
Cindy Cerbone District Manager
Gapway Lakes Community Development District
July 17, 2026 26-01457K

FIRST INSERTION

LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Lowery Hills Community Development District ("**District**") will hold a public hearing on August 12, 2026 at 11:00 a.m., and at the Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850. The purpose of the hearing is to receive comments on the adoption of the proposed budget(s) ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2026 and ending September 30, 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, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://loweryhillscdd.net/.

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 forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 17, 24, 2026 26-01448K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/31/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 SKYL mobile home bearing vehicle identification number S1R0S347 and all personal items located inside the mobile home. Last Tenant: Michael Alan Hurt. Sale to be held at: Cypress Harbor, 3400 Cypress Gardens Road, Winter Haven, Florida 33884, (863)-236-9860.
July 17, 24, 2026 26-01465K

Q&A

What is a public notice?

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

LV18237_V9

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26CP-1919
IN RE: ESTATE OF ROBERT SCOTT RITTER, Deceased
SSN: XXX-XX-1330

The administration of the estate of ROBERT SCOTT RITTER, deceased, whose date of death was January 30, 2026, and whose Social Security Number is XXX-XX-1330, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC- 4, Bartow, Florida 33831-9000. The name and address of the 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 17th day of July, 2026.

Signed on this 9th day of July, 2026

Personal Representative:
Suzan J. Ritter
P.O. Box 146
Kathleen, FL 33849
Attorney for Personal Representative:
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email:
majlaw@tampabay.rr.com
July 17, 24, 2026 26-01429K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 532026CA001374A000BA
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR BMCF-EG SERIES II TRUST,
Plaintiff, v.
KIMI ADAMSON; et al,
Defendant(s).

To the following Defendant (s):
KIMI ADAMSON
(Last Known Address: 9072 Lake Point Blvd, Lake Wales, FL 33898)
UNKNOWN SPOUSE OF KIMI ADAMSON
(Last Known Address: 9072 Lake Point Blvd, LAKE WALES, FL 33898

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 43, WALK IN THE WATER VILLAGE - UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
9072 LAKE POINT BLVD,
LAKE WALES, FL 33898

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 7/29/26, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 22nd day of June, 2026.

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd.,
Suite 201,
Miami, FL 33161
July 17, 24, 2026 26-01423K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 532023CA004913000000
DATA MORTGAGE, INC. DBA ESSEX MORTGAGE,
Plaintiff, vs.
KEVIN N. MARTIN SINCLAIR, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Sale entered on June 26, 2026, and the Summary Final Judgment of Foreclosure entered on September 11, 2024 in Case No.: 532023CA004913000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein DATA MORTGAGE, INC. DBA ESSEX MORTGAGE is Plaintiff, and KEVIN N. MARTIN SINCLAIR; KATIA C. MARTIN SINCLAIR; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SI MORTGAGE COMPANY; SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ASSOCIATION OF POINCIANA VILLAGES, INC.; and POINCIANA VILLAGE SEVEN 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 wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 31st day of July, 2026, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 3139, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as: 2087 RIO GRANDE CANYON LOOP, KISSIMMEE, FL 34759

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.

Dated this 6th day of July, 2026.

Sokolof Remtulla, LLP
By: /s/ Victoria Thuss
Victoria Thuss, Esq.
Florida Bar No.: 1054117
INVOICE:
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
pleadings@sokrem.com
Matter No.: 23-00308
July 17, 24, 2026 26-01418K

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 Junk Pro Bros located at 2034 Derwent Dr in the City of Davenport, Polk, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of July, 2026

Diego Zuluaga
July 17, 2026 26-01439K

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.

LV18237_V12

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002130
IN RE: ESTATE OF TONY LEUNG, Deceased.

The administration of the estate of TONY LEUNG, deceased, whose date of death was June 16, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830-3912. 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.

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 17, 2026

BRIAN ANDREW LEUNG
Personal Representative
3203 W. Cypress Street
Tampa, Florida 33607
Christopher H. Norman, Esq.
Attorney for Personal Representative
Florida Bar No. 821462
Hines Norman Hines, PL
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: cnorman@hnh-law.com
Secondary Email:
dbarroso@hnh-law.com
July 17, 24, 2026 26-01459K

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Bridgewater Community Development District ("**District**") hereby provides notice of its intent to develop policies governing parking and parking enforcement on District's property, including penalties including but not limited to, towing, which will be codified as Rule #3.0 ("**Policy**"). The purpose and effect of this Policy are to support the efficient and effective operations of the District as authorized by Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, *Florida Statutes*.

A public hearing on the adoption of the proposed Policy will be conducted by the District on **August 26, 2026, at 6:00 p.m.** at the **Bridgewater Amenity Center, 2525 Village Lakes Boulevard, Lakeland, FL 33805.**

A copy of the proposed Policy and any material proposed to be incorporated by reference may be obtained by contacting the District Manager, Richard McGrath, in writing at **Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619,** by email at **rmcgrath@gms-tampa.com,** or by phone at (**813**) **344-4844, Ext. 111** during regular business hours.

Richard McGrath
District Manager
Bridgewater Community
Development District
4854-5874-7672.1
July 17, 2026 26-01464K

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, August 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. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting at www.citycentercdd.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 public hearing and meeting are open to the public and will be conducted in accordance 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 impairment should contact the District Manager's office at least 48 hours 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
4905-0978-8585, v. 1
July 17, 2026 26-01430K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532025CA003047A000BA
MIDFIRST BANK
Plaintiff, v.
FLORENCE M COLE; UNKNOWN SPOUSE OF FLORENCE M. COLE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; PHH MORTGAGE CORPORATION SUCCESSOR IN INTEREST TO AMERICAN BROKERS CONDUIT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 01, 2026, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 17, DEER TRAILS NORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 92, PAGE 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME DESCRIBED AS A 1994 MERITT WITH VIN NUMBERS FLHML2F61510801A AND FLHML2F61510801B AND TITLE NUMBERS 65971135 AND 65971136

a/k/a 10401 STEVEN DR, POLK CITY, FL 33868-9383

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on August 06, 2026 beginning at 10:00 AM.

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 at St. Petersburg, Florida this 8 day of July, 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010574
July 17, 24, 2026 26-01417K

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Lake Ashton II Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is 2026- 07. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 10, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") District on August 20, 2026, at 9:00 a.m., at the Lake Ashton II Health & Fitness Center, 6052 Pebble Beach Blvd., 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.

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 Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 334-4844, aferguson@gms-tampa.com (the "**District Manager's Office**").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800- 955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Jason Greenwood, District Manager
Lake Ashton II Community
Development District
July 17, 2026 26-01432K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2026 CP 2113
IN RE: THE ESTATE OF GLENDA JEAN LINNE Deceased.

The administration of the estate of GLENDA JEAN LINNE, deceased, whose date of death was June 5, 2026, File Number 2026 CP 2113, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 17, 2026.

Personal Representative:
NATHAN LINNE
8655 Twin Oaks Place
Lake Wales, Florida 33898
Attorney for Personal Representative:
/s/ Carol L. Hill, Esquire
Carol L. Hill, Esquire
Florida Bar No. 52227
chill@carol-hill.com
101 E Wall Street
Frostproof, FL 33843
(863) 635-4400
Fax (863) 978-1761
July 17, 24, 2026 26-01468K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002067
IN RE: ESTATE OF JUAN NAVA, aka JUAN NAVA GONZALEZ Deceased.

The administration of the estate of JUAN NAVA, also known as JUAN NAVA GONZALEZ, deceased, whose date of death was July 10, 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.

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 17, 2026.

CRISTAL NAVA
Personal Representative
123 3rd Street NE
Fort Meade, FL 33841
Robert D. Hines
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 17, 24, 2026 26-01466K

--- PUBLIC SALES / SALES ---

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	$3,133.57	$3,387.41	$253.84
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

** Including collection costs and early payment discounts*

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("**County**") may impose on assessments that are collected on the County 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 assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The District's decision to collect assessments on the 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.

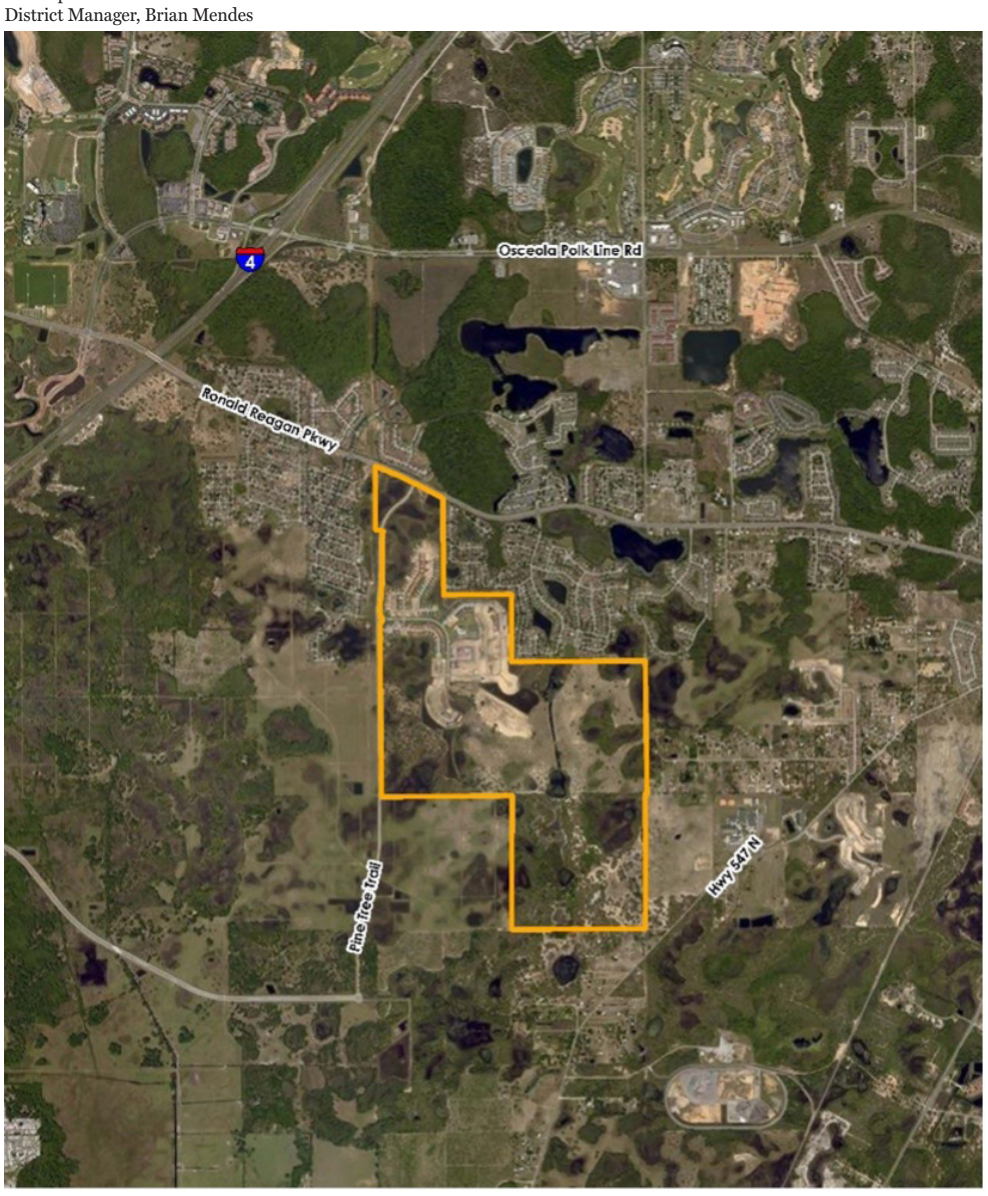
Additional Provisions

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 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 17, 2026 26-01431K

FIRST INSERTION

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 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 Hawthorne Mill North Community Development District ("**District**") will hold two public hearings and a regular meeting on **August 12, 2026 at 9:30 a.m. at the Courtyard by Marriott Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 3 ad, Suite 228, Miami, Florida 33179.**

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 2026/2027**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *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 2026/2027; 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 benefitted 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:

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment(1)
Residential Unit	1,205	1.0	$668.00

(1) Annual O&M Assessment assumes County collection costs and early payment discounts, which do not apply to assessments collected off-roll.

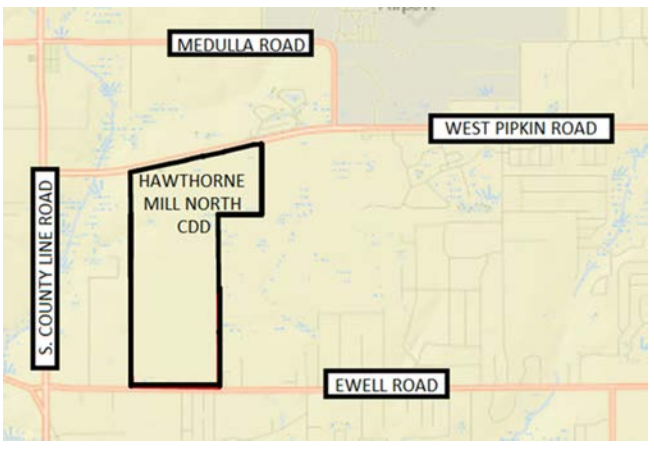
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. **IT IS IMPORTANT TO PAY YOUR 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 ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 1-877-276-0889 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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 and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 17, 2026 26-01449K

FIRST INSERTION

CLERK'S NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No. 2025CA004905
Honorable Judge: Swenson, Jennifer Anne
PLANET HOME LENDING, LLC
Plaintiff, vs.
CHRISTOPHER ROXBERRY; ASHLEY BUMGARNER; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 9, 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 August 11, 2026, the following described property:

LOT 68, SHEPHERD SOUTH, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGE 23, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS AND EXCEPT RIGHT OF WAY PARCEL RECORDED IN OFFICIAL RECORDS BOOK 6773, PAGE 2141 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 89 DEGREES 42'54" WEST ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 356.29 FEET; THENCE NORTH 00 DEGREES 11' 50" WEST, 26.50 FEET, TO THE NORTH RIGHT-OF- WAY LINE OF SHEPHERD ROAD AS FIELD MONUMENTED, AND THE POINT OF BEGINNING; THENCE NORTH 00'11'50" WEST 16.50 FEET; THENCE NORTH 89 DEGREES 42'54" EAST 102.87 FEET, TO THE EAST LINE OF SAID LOT 68; THENCE SOUTH 00 DEGREES 11'50" EAST ALONG SAID EAST LINE 16.67 FEET, TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES 48'33" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 102.87 FEET, TO THE POINT OF BEGINNING.
PARCEL ID:
232920-141750-000680
COMMONLY KNOWN AS:
6941 Newman Circle E,
Lakeland, FL 33811

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 July 11, 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 17, 24, 2026 26-01440K

--- PUBLIC SALES ---

FIRST INSERTION

GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 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 Groves at Lake Marion Community Development District ("**District**") will hold the following two public hearings and a regular meeting on **August 12, 2026 at 11:30 a.m., at 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 ("**Fiscal Year 2026/2027**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *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 2026/2027; 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 benefitted 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:

On-Roll Assessments					
Product/ Parcel	**Units**	**EAU**	**FY 2027 O&M Assessment per Unit***	**FY 2027 DS Assessment per Unit**	**FY 2027 Total Assessment per Unit**	**FY 2026 Total Assessment per Unit**
SF 50'	183	1.00	$ 608.39	$ 1,668.67	$ 2,277.06	n/a
SF 60'	242	1.20	$ 730.07	$ 2,002.40	$ 2,732.47	n/a
Total	**425**					

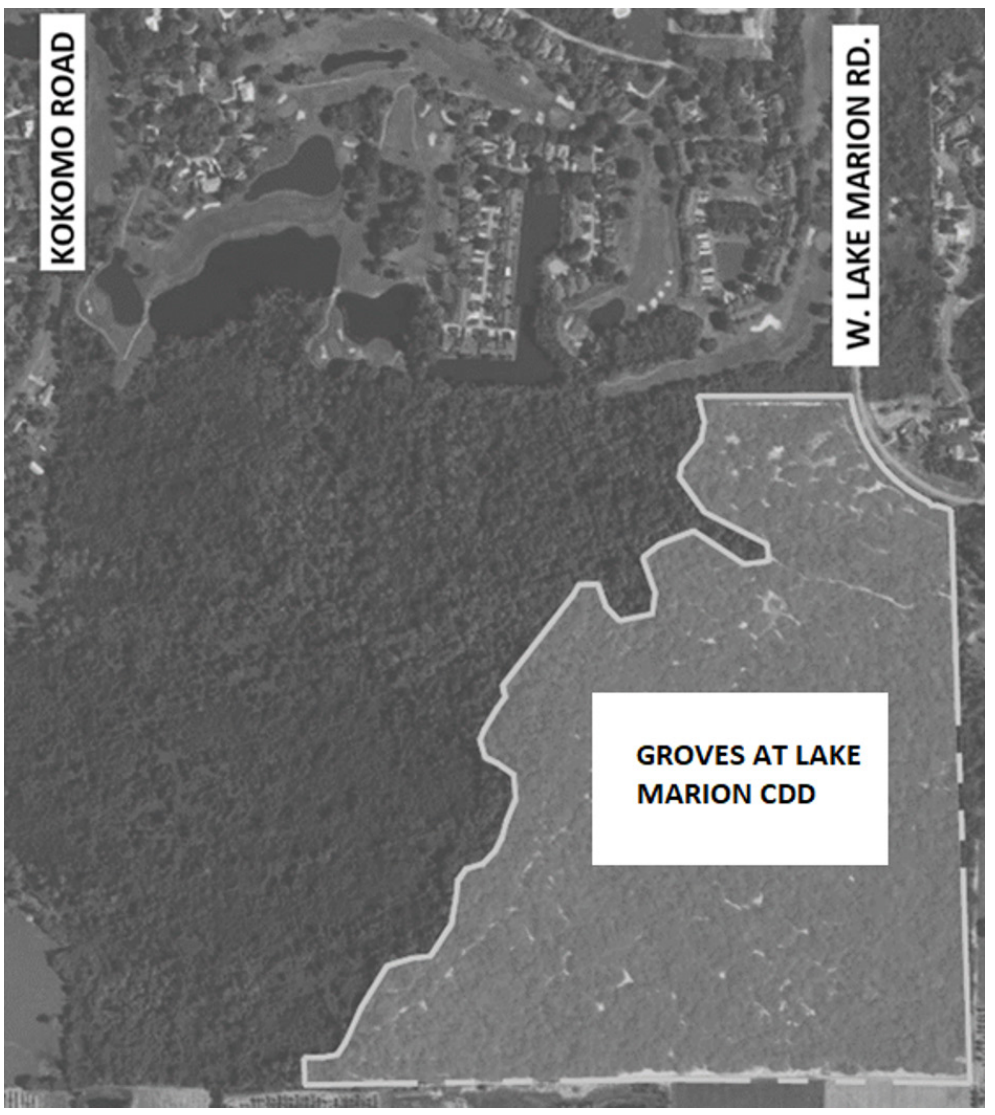
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. **IT IS IMPORTANT TO PAY YOUR 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 ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010** ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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 and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 17, 2026 26-01450K

FIRST INSERTION

BRIDGEWATER 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 Bridgewater Community Development District ("**District**") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 26, 2026
TIME: 6:00 p.m.
LOCATION: Bridgewater Amenity Center
2525 Village Lakes Boulevard
Lakeland, FL 33805

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, 197, and/or 170, *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. Pursuant to Section 170.07, *Florida Statutes*, 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. Please note that at this time, the only property type with a proposed assessment increase is the condo/apartment property type. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Lots/Units	EAU Factor		Proposed Gross O&M Assessment Per Unit (including collection costs/ early payment discounts)
		Admin	Field	
Duplex	120	.85	.85	$438.35
Villa	39	.70	.70	$361.00
Single Family 40'	279	.85	.85	$438.35
Single Family 50'	273	1.00	1.00	$515.71
Single Family 60'	89	1.25	1.25	$644.64
Single Family 65'	115	1.50	1.50	$773.56
Single Family 75'	45	1.75	1.75	$902.49
Golf/Warehouse	1	2.00	2.00	$1,031.42
Condo/Apt	300	.25	.00	$35.84
Commercial/Vacant	1.90	4.00	4.00	$2,062.83

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("**County**") may impose on assessments that are collected on the County 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 assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2026. It is important to pay your 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 assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the 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.

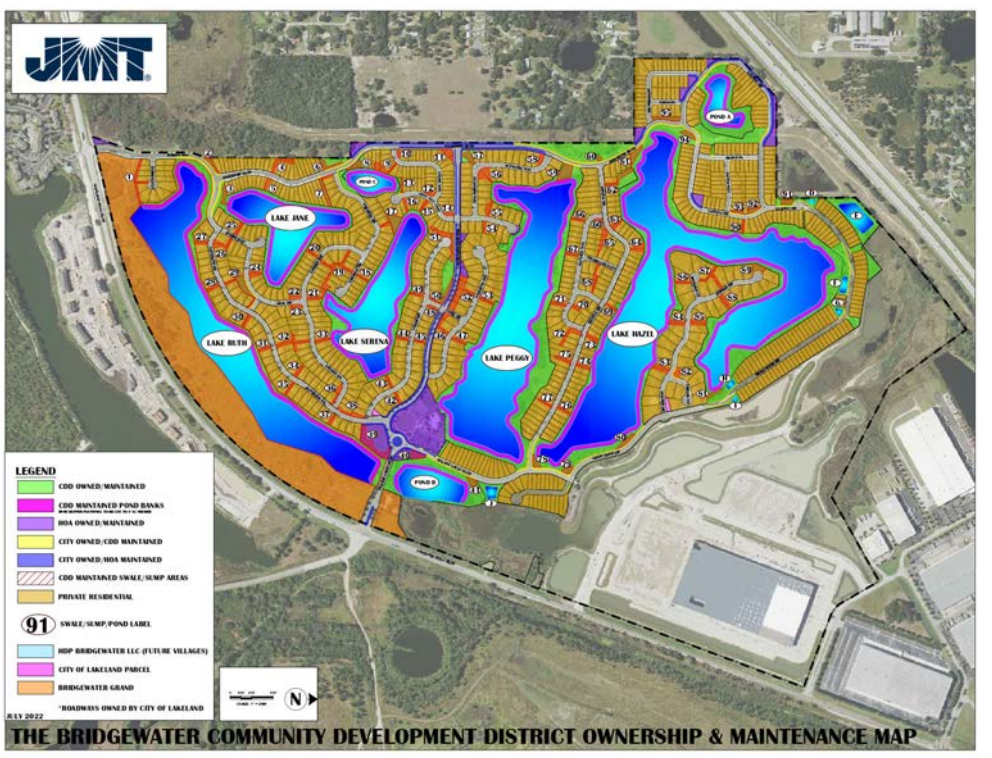
Additional Provisions

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 hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619 ("**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.

Richard McGrath
District Manager
Bridgewater Community Development District



4854-5874-7672.1

July 17, 24, 2026 26-01463K

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA000935000000
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TONY SCHNOOR, DECEASED, ET AL.,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 26, 2026 entered in Civil Case No. 2025CA000935000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TONY SCHNOOR, DECEASED; TAMMY SCHNOOR, AS POTENTIAL HEIR OF THE ESTATE OF TONY SCHNOOR, DECEASED; KIMBERLY MARIE SCHNOOR, AS POTENTIAL HEIR OF THE ESTATE OF TONY SCHNOOR, DECEASED; BETHANY LYNN SCHNOOR, AS POTENTIAL HEIR OF THE ESTATE OF TONY SCHNOOR, DECEASED; UNKNOWN SPOUSE OF JOSE J. OCASIO; CAPITAL ONE, N.A.; VELOCITY INVESTMENTS, LLC 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, Florida, beginning at 10:00 A.M. on August 11, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOT 3, BLOCK A, SYLVESTER SHORES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 44, PAGE 40, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 1921 Sylvester Rd, Lakeland, FL 33803

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

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A Becker, Esq.
FBN: 1031460
File No: 2390.000673
July 17, 24, 2026 26-01441K

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. 2025-CA-002526
MCLP ASSET COMPANY, INC.,
Plaintiff, vs.
FRED W. SMARTE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 18, 2026, and entered in 2025-CA-002526 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and FRED SMARTE AKA FRED W SMARTE A/K/A FREDDYE W. SMARTE A/K/A FREDDY W. SMARTE; CHARLOTTE SMARTE A/K/A CHARLOTTE M. SMARTE; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2 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 August 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, HEMENWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, AT PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address:
711 HEMENWAY DR NE,
WINTER HAVEN, FL 33881

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 8 day of July, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-355837 - MiM
July 17, 24, 2026 26-01455K

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-003538-A000-BA
COUNTRY CLUB VILLAGE CONDOMINIUM, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
JADE A. CROCKER;
MARK KEEVER,
Defendants,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 1, 2026, entered in Case No. 2025CA-003538-A000-BA of the Circuit Court of the TENTH Judicial Circuit in and for POLK County, Florida, wherein COUNTRY CLUB VILLAGE CONDOMINIUM, INC. is the Plaintiff, and JADE A. CROCKER, et al., are the Defendants, Clerk of Court STACY M. BUTTERFIELD of POLK County, will sell to the highest and best bidder for cash online via the internet at https://www.polk.realforeclose.com/ at 10:00 AM, on July 31, 2026 the following described property as set forth in said Final Judgment:

Condominium Apartment F-23 of COUNTRY CLUB VILLAGE CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 2103, Page 1839, and being further described in Condominium Plat Book 6, Page 18, all of the Public Records of Polk County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel I.D. No:
28-30-05-939211-006230 a/k/a
6203 Country Club Dr F

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

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

/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esq.
Fla. Bar No. 16237
ZP Legal, PLLC
5519 Park St N, Unit #370
St. Petersburg, FL 33709
Telephone- 727/440-4407
Primary E-mail:
szetrouer@zp-legal.com
Secondary: cos@zp-legal.com
July 17, 24, 2026 26-01419K

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. 2025CA004305A000BA
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOMES 2023-NQM2 TRUST,
Plaintiff, vs.
BRUCE J. KALTREIDER AND BRENDA J. KALTREIDER A/K/A BRENDA GONZALEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 04, 2026, and entered in 2025CA004305A000BA 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 TRUSTEE OF HOMES 2023-NQM2 TRUST is the Plaintiff and BRUCE J. KALTREIDER; BRENDA J. KALTREIDER A/K/A BRENDA GONZALEZ 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 August 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 46, INDIAN WOODS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 8430 TOCOI PATH, LAKELAND, FL 33810

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 8 day of July, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-314510 - MaS
July 17, 24, 2026 26-01453K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025-CA-003710
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
MARIE BROWN, UNITED STATES OF AMERICA ACTING THROUGH SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ORCHID SPRINGS ESTATES PROPERTY OWNERS ASSOCIATION, INC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 18, 2026, and entered in Case No. 2025-CA-003710 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Finance of America Reverse LLC, is the Plaintiff and Marie Brown, United States of America Acting through Secretary of Housing and Urban Development, Orchid Springs Estates Property Owners Association, Inc, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the August 3, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF FLORIDA, COUNTY OF POLK, DESCRIBED AS FOLLOWS:

LOT 395 OF UNRECORDED SUBDIVISION ORCHID SPRINGS PATIO HOMES, MORE PARTICULARLY DESCRIBED AS: THAT PART OF THE NW-1/4 OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST COMER OF SAID SECTION 36 AND RUN THENCE EAST ALONG THE NORTH BOUNDARY THEREOF A DISTANCE OF 2188.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG SAID NORTH BOUNDARY 35.33 FEET; THENCE SOUTH 106.20 FEET; THENCE WEST 35.33 FEET; THENCE NORTH 106.20 FEET TO THE POINT OF BEGINNING. THE NORTH 15.00 FEET AND THE SOUTH 7.50 FEET THEREOF BEING SUBJECT TO EASEMENT FOR UTILITIES.

A/K/A 395 SAN JOSE DR WINTER HAVEN FL 33884

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 10 day of July, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Vanessa Nieto
Florida Bar No #107084
Vanessa Nieto, Attorney
IN/25-010836
July 17, 24, 2026 26-01467K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2023CA006434000000
RAILROAD & INDUSTRIAL FEDERAL CREDIT UNION n/k/a TRAX FEDERAL CREDIT UNION
Plaintiff, vs.
DEREK F. MENCHAN a/k/a DEREK MENCHAN; UNKNOWN SPOUSE OF DEREK F. MENCHAN A/K/A DEREK MENCHAN, UNKNOWN TENANT 1; UNKNOWN TENANT 2, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 7, 2025, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 30, EULA VISTA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

and commonly known as: 550 SEARS AVE NE, WINTER HAVEN, FL 33881; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on August 20, 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.

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: July 10, 2026
By:/s/ David B. Adamian
David B. Adamian
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
339295/2634972/wll
July 17, 24, 2026 26-01462K

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. 2025CA003801A000BA
NATIONSTAR MORTGAGE LLC ,
Plaintiff, vs.
VISHAL RAMJIT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 02, 2026, and entered in 2025CA003801A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and VISHAL RAMJIT; LUIS RAUL MALDONADO ENCARNACION; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on August 03, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 17, LAKES AT LAUREL HIGHLANDS PHASE 2A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOL 186, PAGES 48 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
2847 IVY LAKE CT,
LAKELAND, FL 33811

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 8 day of July, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-323188 - MaS
July 17, 24, 2026 26-01454K

FIRST INSERTION

NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2025CC-002148
Division: Civil
ELEFENT ENTERPRISES INC., D/B/A MIGHTY DOG ROOFING OF CENTRAL FLORIDA, a Corporation,
Plaintiff, vs.
PETER SILVA a/k/a PETER G. SILVA; and UNKNOWN SPOUSE OF PETER SILVA;
Defendants

NOTICE IS GIVEN that, in accordance with the Default Final Judgment of Foreclosure dated July 9, 2025, in the above-styled cause, I will sell to the highest and best bidder for cash, at the online auction www.polk.realforeclose.com at www.polk.realforeclose.com on August 7, 2026 at 10:00 a.m., the following described property:

Begin at the Northeast corner of Lot 14, South View Estates, a Subdivision, according to the Plat thereof recorded in Plat Book 34, Page 4, Public Records of Polk County, Florida, and run Westerly 30 feet along the North boundary of Lot 14; thence Southerly and parallel to the East boundary of said Lot 14, a distance of 140 feet to a Point of Beginning; thence Westerly and parallel to the North boundary of said Lot 14, a distance of 120 feet; thence Southerly and parallel to the East boundary of said Lot 14, a distance of 160 feet; thence Easterly and parallel to the North boundary of said Lot 14, a distance of 120 feet; thence Northerly and parallel to the East boundary of said Lot 14, a distance of 160 feet to the Point of Beginning; being a part of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 27 South, Range 24 East, Polk County, Florida.

Street Address:
1316 Walker Cir E, Lakeland, Polk County, Florida 33805
Parcel Identification No.:
242720-161600-000148
(hereinafter the "Liened Property")

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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: July 9, 2026
SOUTHERN ATLANTIC LAW GROUP, PLLC
/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Attorneys for Plaintiffs
July 17, 24, 2026 26-01420K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025-CC-002581
KINGS POND PHASE TWO HOMEOWNER'S ASSOCIATION INC.,
Plaintiff, vs.
ANTONIO R. WILSON, ET AL.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment entered on February 10, 2026 in the above styled case styled, Stacey M. Butterfield, CPA, POLK COUNTY CLERK OF COURT & COMPTROLLER, shall sell to the highest and best bidder for cash online at https://polk.realforeclose.com at 10:00 a.m. on AUGUST 3, 2026, the following described property:

LOT 67, KINGS POND PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGES 11 AND 12, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel Identification Number 26-28-31-641446-000670

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 TIMELY CLAIM 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.

Dated this 12TH of June, 2026
Spoliansky Law PA
Attorney for Plaintiff
551 SW 19th Ter
Fort Lauderdale, FL 33312
Tel: 305-912-1531
Spolianskylaw@gmail.com
By: /s/ Michael S. Spoliansky
Michael S. Spoliansky, Esq.,
FBN 99178
July 17, 24, 2026 26-01456K

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA003489A000BA
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,
Plaintiff, vs.
JOEL MANDEVILLE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 10, 2026 in Civil Case No. 2025CA003489A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES is Plaintiff and Joel Mandeville, 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 11th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, towit:

Lot 206, 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.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-12738FL
July 17, 24, 2026 26-01460K

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2026CA001934A000BA
WILMINGTON SAVINGS FUND SOCIETY FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-B
Plaintiff, vs.
MARTINA ST. GERMAIN AUGUSTE; et. al.
Defendant(s).

TO: LOUIS ERIUS ST GERMAIN
Last Known Address: 273 Sofia Ln., Lake Alfred, FL 33850
Current Address: unknown

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

LOT 41, EDEN HILLS, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 185, PAGES 1 THROUGH 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property address: 273 Sofia Ln., Lake Alfred, FL 33850

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before August 18, 2026 file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said Court this 10th day of July, 2026.
(Court Seal)
STACY M. BUTTERFIELD, CPA
Clerk of the Court
(SEAL) BY: /s/ Sharon Doner
Deputy Clerk

Matthew Leider, Esq.,
Law Offices of
Manganelli, Leider & Savio, P.A.,
Plaintiff's attorney,
1900 N.W. Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
service@mls-pa.com
July 17, 24, 2026 26-01428K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
CASE NO. 2025CA005059A000BA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
MARK FRIESEN, et al.,
Defendant.

To: UNKNOWN TENANT IN POSSESSION 1
3415 CORTLAND DRIVE
DAVENPORT, FL 33837
UNKNOWN TENANT IN POSSESSION 2
3415 CORTLAND DRIVE
DAVENPORT, FL 33837
UNKNOWN SPOUSE OF CHARLOTTE FRIESEN
3415 CORTLAND DRIVE
DAVENPORT, FL 33837
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:

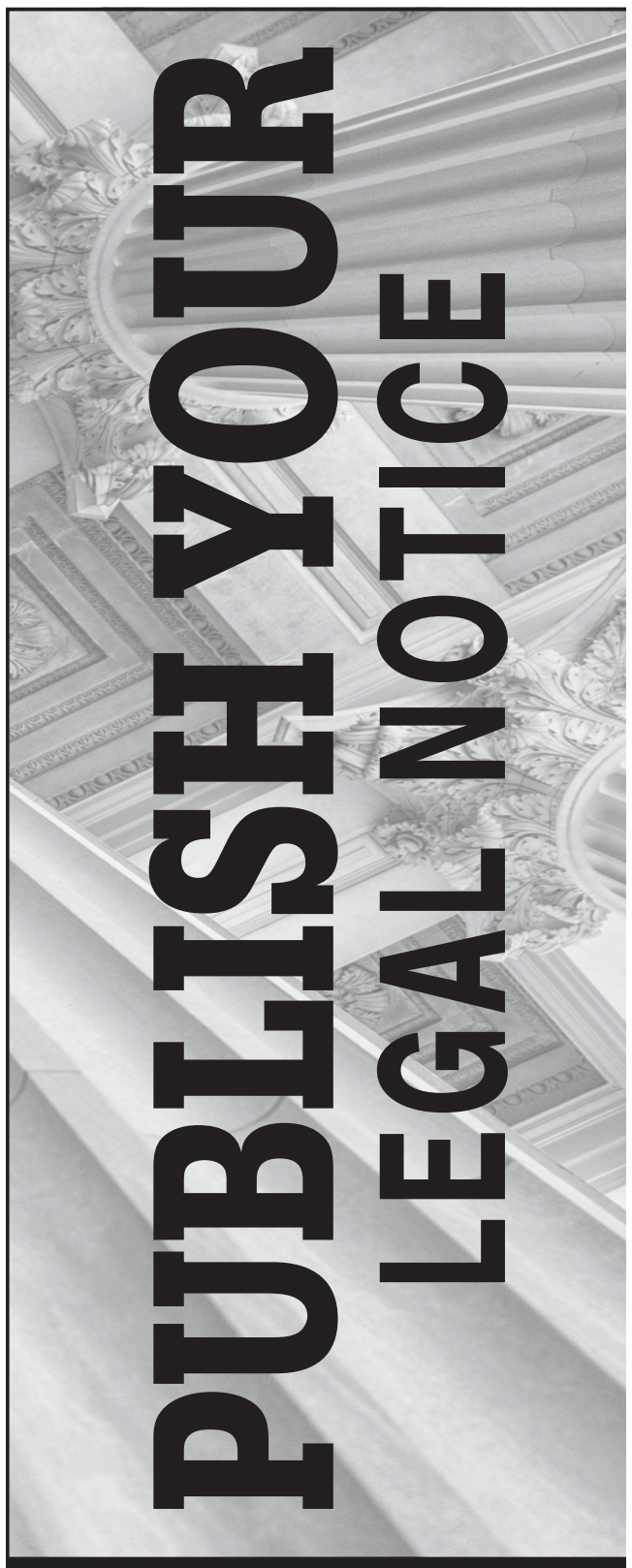
LOT 65, OF CORTLAND WOODS AT PROVIDENCE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Curtis Wilson, 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 8/12/26 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court 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 7th day of July, 2026.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
BY: /s/ Sebastian Irlanda
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14684FL
July 17, 24, 2026 26-01445K



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- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V15

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case Number: 2026CA-000624-A000-BA
SOUTHSTATE BANK, N.A.,
Plaintiff, vs.
THE DULY APPOINTED TRUSTEE(S) OF THE DTM LIVING REVOCABLE TRUST; JOSE G. DE TOMA a/k/a JOSE GUERINO DE TOMA; UNKNOWN SPOUSE OF JOSE G. DE TOMA a/k/a JOSE GUERINO DE TOMA; UNKNOWN TRUSTEES AND UNKNOWN BENEFICIARIES OF THE DTM REVOCABLE LIVING TRUST; JOE G. TEDDER, AS POLK COUNTY TAX COLLECTOR; NYULKA ELENY MARQUEZ AS TRUSTEE OF THE MARQUEZ PRIVATE EQUITY TRUST; UNKNOWN BENEFICIARIES OF THE MARQUEZ PRIVATE EQUITY TRUST; TERRY H. MATTINGLY, ED.S.; SUPERIOR FENCE & RAIL OF POLK COUNTY, INC., an administratively dissolved Florida corporation, a/k/a SUPERIOR FENCE & RAIL OF POLK CO; and UNKNOWN TENANT(S) IN POSSESSION,
Defendants.

TO: THE DULY APPOINTED TRUSTEE(S) OF THE DTM LIVING REVOCABLE TRUST; JOSE G. DE TOMA a/k/a JOSE GUERINO DE TOMA; UNKNOWN SPOUSE OF JOSE G. DE TOMA a/k/a JOSE GUERINO DE TOMA; UNKNOWN TRUSTEES AND UNKNOWN BENEFICIARIES OF THE DTM REVOCABLE LIVING TRUST; NYULKA ELENY MARQUEZ AS TRUSTEE OF THE MARQUEZ PRIVATE EQUITY TRUST and UNKNOWN BENEFICIARIES OF THE MARQUEZ PRIVATE EQUITY TRUST, claiming under any of the above-named or described defendant or party or claiming to have any right, title, or interest in the real property hereinafter described.

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

Lot 17, Deer Run Estates Phase One, according to the plat thereof, as recorded in Plat Book 83, Pages 25 through 27, 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 Krista Mahalak, plaintiff's attorney, whose address is P.O. Drawer 7608, Winter Haven, Florida 33883, within 30 days after the first publication of this Notice of Action, and file the original with the Clerk of the Court either before service on plaintiff's attorney or immediately thereafter.

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

WITNESS my hand and the seal of said Court on this 6th day of July, 2026.
Stacy M. Butterfield
Clerk of the Court
(COURT SEAL) By: Lynnette Burke
Deputy Clerk

Krista Mahalak,
plaintiff's attorney,
P.O. Drawer 7608,
Winter Haven, Florida 33883
July 17, 24, 31; Aug. 7, 2026
26-01442K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 532025CA001615A000BA
Freedom Mortgage Corporation
Plaintiff, vs.
Randall Avery Glover a/k/a Randall Glover; Katrina Stephanie Stepeney a/k/a Katrina Stepeney; Riverstone at Towne Park Phases 5 and 6 Homeowners Association, Inc.
Defendants.

TO: Katrina Stephanie Stepeney a/k/a Katrina Stepeney
Last Known Address: 5536 Siltstone Street, Lakeland, FL 33811

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

LOT 8, BLOCK 17, RIVERSTONE PHASE 5 AND 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 185, PAGE(S) 26 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, 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 Lynette Burke
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F01137
July 17, 24, 2026 26-01444K

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. 2025CA005304A000BA
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
CLAUDIA ANNE WINTERS A/K/A CLAUDIA WINTERS, et al.,
Defendant.

To: GARLAND RAY BOHLANDER II A/K/A GARLAND R. BOHLANDER, II A/K/A GARLAND BOHLANDER, II,
101 SUGAR CREEK RD,
WINTER HAVEN, FL 33880
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 1 OF UNRECORDED SUGAR CREEK SUBDIVISION, MORE PARTICULARLY DESCRIBED AS:
COMMENCE AT THE NORTHEAST CORNER SECTION 28 TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY FLORIDA, RUN ON AN ASSUMED BEARING OF DUE SOUTH ALONG THE EAST BOUNDARY THEREOF 1380.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES WEST 1855.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89 DEGREES 45 MINUTES WEST ALONG THE NORTH RIGHT OF WAY LINE OF SUGAR CREEK ROAD FOR 179.5 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THORNHILL ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 247.00 FEET, MORE OR LESS, TO THE CENTER OF THE CANAL; THENCE SOUTH 89 DEGREES 45 MINS EAST 65.00 FEET, MORE OR LESS; THENCE SOUTH 220.00 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, 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 08/06/2026 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 30 day of June, 2026.
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Marlene Rios
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
25-14318FL
July 17, 24, 2026 26-01443K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CA001998
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
JUAN FRANCISCO CRUZ BAUTISTA; et al.,
Defendant(s).

TO: Juan Francisco Cruz Bautista
Last Known Residence: 224 Grouper Ct Poinciana, FL 34759
TO: Unknown spouse of
Juan Francisco Cruz Bautista
Last Known Residence: 224 Grouper Ct Poinciana, FL 34759

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

LOT 12, BLOCK 1058, POINCIANA NEIGHBORHOOD 4 VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE(S) 4 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 7/27/26, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on June 18th, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: S. Irlanda
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1184-2737B
Ref# 19076
July 17, 24, 2026 26-01427K

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 532026CA000210A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
LAMAR JACKSON. et. al.
Defendant(s),

TO: LAMAR JACKSON, UNKNOWN SPOUSE OF LAMAR JACKSON,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 6, BLOCK A, BOGER TERRACE, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 36, 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 Aug. 31, 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 9 day of July, 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
25-338872
July 17, 24, 2026 26-01422K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA004044A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CARLOS IVAN INFANTE A/K/A CARLOS INFANTE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 07, 2026 in Civil Case No. 2025CA004044A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Carlos Ivan Infante a/k/a Carlos Infante, 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 5th day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 160, BELLA VITA PHASE 1B-2 AND 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 188, PAGES 8 THROUGH 17, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13277FL
July 17, 24, 2026 26-01421K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA002224A000BA
PLANET HOME LENDING, LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A. ADAMS, DECEASED. et. al.
Defendant(s),

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A. ADAMS, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, 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 16, COUNTRY WALK OF WINTER HAVEN, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 167, PAGE 4 AND 5, 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 9th day of July, 2026.

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Sharon Doner,
DEPUTY CLERK

ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-382472
July 17, 24, 2026 26-01425K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026CA002607A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHERYL MILKS A/K/A CHERYL J. MILKS, DECEASED. et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHERYL MILKS A/K/A CHERYL J. MILKS, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, 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 205, LAKE PIERCE RANCHETTES SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE(S) 21, 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before 8/31/2026 /(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 8th day of July, 2026

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: LYNNETTE BURKE
DEPUTY CLERK

ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-402252
July 17, 24, 2026 26-01424K

FIRST INSERTION

NOTICE OF ACTION
(Formal Notice by Publication)
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001867
IN RE: ESTATE OF COREY SMITH,
Deceased.

TO: Father of COREY SMITH
KEVIN SMITH
Address unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before August 3, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 22nd day of June 2026.

STACY M. BUTTERFIELD
As Clerk of the Court
By: /s/ H. Ward
As Deputy Clerk
July 17, 24, 31; Aug. 7, 2026
26-01426K

SUBSEQUENT INSERTIONS

--- SALES / PUBLIC SALES---

SECOND 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 DAMN, 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. BUTTERFIELD, 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, ACCORDING TO THE PLAT THEREOF 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: June 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

SECOND INSERTION

STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Stuart Crossing Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 3, 2026
TIME: 1:00 P.M.
LOCATION:
Holiday Inn Express & Suites
Lakeland North I-4
4500 Lakeland Park Drive
Lakeland, Florida 33809

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://stuartcrossingcdd.net/.

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

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

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

District Manager
July 10, 17, 2026 26-01369K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE ---

SECOND INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No. 2026-CA-001160
Honorable Judge: SWENSON, JENNIFER ANNE
PLANET HOME LENDING, LLC
Plaintiff, vs.
WILLIAM HARRISION; JAMIE HARRISON; 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, SUBDIVISION 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 of 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 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 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532026CP001956A000BA
IN RE: ESTATE OF STEFANIE WARD-ELIACIN, aka STEFANIE WARD
Deceased.

The administration of the estate of STEFANIE WARD-ELIACIN, also known as STEFANIE WARD, deceased, whose date of death was November 17, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 10, 2026.

SHAUNDRA WARD SMITH
Personal Representative
942 Deming Drive
Winter Haven, FL 33880

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
rhartt@hnh-law.com
July 10, 17, 2026 26-01366K

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

SECOND INSERTION

NOTICE OF TRUSTEE'S SALE
WESTGATE RIVER RANCH
86605.0002 (BARREDA PANEZ)

On **8/7/2026 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 **3/20/2026** in Official Records Book 13924, and Page 2031, of the Public Records of POLK County, Florida, by reason of a now continuing default by Mortgagor(s), (**See Exhibit "A"**), whose address is (**See Exhibit "A"**), in the payment or performance of the obligations secured by a Mortgage 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 Mortgagor(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 all sums secured by the Mortgage in the amount of (**See Exhibit "A"**), with interest accruing at the per diem amount of (**See Exhibit "A"**), advances, if any, late fees, charges and expenses of the Trustee and of the trusts created by said Mortgage. Mortgagor(s) shall have the right to cure the default which occured 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 Resorts Ltd. to pursue its in rem remedies under Florida law. By: Amanda L. Chapman, Authorized Agent.

EXHIBIT "A" –
NOTICE OF TRUSTEE'S SALE

Owner(s) Address TS Undiv Int Bld Unit Week Year Season MTG Rec Info Default Dt

JAMES S ATKINS 101 S MAIN ST #26 HIAWASSEE GA, 30546, 1, 4, 104B, 8, WHOLE, All Season-Float Week/Float Unit, 05/02/2024, $16,286.60, $8.03, 13090/83; KIM THAO T VU 30 Foggy Creek Ln Hiram GA, 30141, 1, 4, 104B, 8, WHOLE, All Season-Float Week/Float Unit, 05/02/2024, $16,286.60, $8.03, 13090/83; JESSICA M SUAREZ & DAVID SUAREZ 115 VOLTAIRE DR SPRING HILL FL, 34609, 1, 9, 109, 37, WHOLE, All Season-Float Week/Float Unit, 03/15/2025, $32,002.75, $15.78, 13439/2119; CLINT R HORVATH & ALMA L DOMINGUEZ 33 NE 26 Drive Wilton Manors FL, 33334, 1/2, 15, 115B, 49, ODD, All Season-Float Week/Float Unit, 01/05/2025, $10,277.63, $5.07, 13115/2038; CHERYL DOYLE 10339 Southwest 208 Terrace Miami FL, 33189, 1, 1 & 5, 101 & 105, 29 & 46, ODD & ODD, All Season-Float Week/Float Unit, 03/20/2025, $13,457.11, $6.64, 13081/967; FRANCISCO A PALOMINO CASTRO 11771 SW 188 Terra Miami FL, 33177, 1/2, 16, 116, 47, ODD, All Season-Float Week/Float Unit, 07/08/2024, $23,384.77, $11.53, 13158/843; BELKIS D DIAZ SOCARRAS 15765 SW 150TH CT Miami FL, 33187, 1/2, 16, 116, 47, ODD, All Season-Float Week/Float Unit, 07/08/2024, $23,384.77, $11.53, 13158/843; PAMELA K HUGHES & DENNIS P HUGHES 1922 Saint Louis Ave Fort Wayne IN, 46819, 2, 12 & 12, 112 & 112, 19 & 20, WHOLE & WHOLE, All Season-Float Week/Float Unit, 05/28/2025, $13,409.39, $6.61, 13115/2001; KURT E SCHERRER & AMY N SCHERRER 20554 SW 93RD AVE Cutler Bay FL, 33189, 4, 17 & 17 & 17 & 17, 117A & 117A & 117B & 117B, 35 & 36 & 37 & 39, WHOLE & WHOLE & WHOLE & WHOLE, All Season-Float Week/Float Unit, 05/02/2025, $86,854.84, $42.83, 13565/1018; JACQUELINE THOMAS 14534 SW 84TH ST Miami FL, 33183, 1, 1, 101, 35, WHOLE, All Season-Float Week/Float Unit, 05/28/2025, $27,733.23, $13.68, 13039/109; MANUEL PARRA 13011 SW 132nd St Miami FL, 33186, 1, 1, 101, 35, WHOLE, All Season-Float Week/Float Unit, 05/28/2025, $27,733.23, $13.68, 13039/109

July 10, 17, 2026 26-01367K

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001766
IN RE: ESTATE OF OPAL NORINE MORRELL, Deceased.

The administration of the estate of OPAL NORINE MORRELL, deceased, whose date of death was April 12, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 10, 2026.

PAULA STOKES
Personal Representative
3201 Lone Oak Road
Plant City, FL 33567
Christopher H. Norman, Esq.
Attorney for Personal Representative
Florida Bar No. 821462
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: cnorman@hnh-law.com
Secondary Email:
jnapoli@hnh-law.com
July 10, 17, 2026 26-01389K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
File No. 2026CP001775
Division Probate
IN RE: ESTATE OF ROBERT JAMES BENZENBERG Deceased.

The administration of the estate of Robert James Benzenberg, deceased, whose date of death was April 3, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, D.C. 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, 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 07/10/2026

Personal Representative:
Kristin Vanpraet
4979 Lake Pierce Drive
Lake Wales, Florida 33898
Attorney for Personal Representative:
Emily L Rogers
emily@southwaltonlaw.com
Florida Bar No. 100794
South Walton Law PA
36468 Emerald Coast Pkwy,
Unit 6101
Destin, FL 32541
Telephone: (850) 837-0155
July 10, 17, 2026 26-01392K

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 532026CP001355A000BA
IN RE: ESTATE OF Catherine M. Epstein, 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 Catherine M. Epstein, deceased, File Number 532026CP001355A000BA, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830; that the decedent's date of death was Fri Feb 06, 2026 0548 EST; that the total value of the estate is exempt and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Meloney L. Witcher, trustee of the Catherine M. Epstein Living Trust Dated March 21, 2006
1326 Sorrell Way,
North Port, FL 34289

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent's estate and persons having claims or demands against the decedent's estate 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 NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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 date of first publication of this notice is July 10, 2026.

Petitioner:
Meloney Witcher
1326 Sorrell Way,
North Port, FL 34289
Attorney for Petitioner:
Jessica K Close, Esq.
Attorney for Russell C. Clark
Florida Bar Number: 111273
406 N. Indiana Ave.,
Suite 2
Englewood, FL 34223
Telephone: (941) 548-7883
Fax: (941) 841-4051
E-Mail: jclose@closelegal.com
Secondary E-Mail:
office@closelegal.com
July 10, 17, 2026 26-01365K

SECOND INSERTION

RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Reserve at Van Oaks Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 3, 2026
TIME: 1:00 p.m.
LOCATION:
Holiday Inn Express & Suites
Lakeland North I-4,
4500 Lakeland Park Drive
Lakeland, Florida 33809

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://reserveatvanoakscdd.net/.

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

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

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

District Manager
July 10, 17, 2026 26-01390K

SECOND 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

SECOND 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

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
Business Observer
LV10241

SECOND 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

--- SALES / ACTIONS / ESTATE ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
GENERAL CIVIL DIVISION
Case No: 2025CA-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 Circuit Court of the TENTH Judicial Circuit 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. BUTTERFIELD 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 Judgment:

Lot 51, LANDINGS AT EAGLE LAKE, according to the plat thereof as recorded in Plat Book 181, Pages 28 and 29, Public Records 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 Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esq.
Fla. Bar No. 16237
ZP Legal, PLLC
5519 Park St N,
Unit #370
St. Petersburg, FL 33709
Telephone- 727/440-4407
Primary E-mail:
szetrouer@zp-legal.com
Secondary: cos@zp-legal.com
July 10, 17, 2026 26-01378K

SECOND 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, 2026 26-01384K

SECOND 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 covering the following real and personal property described as follows, to-wit:

LOT 4, VALLEY HILL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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 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 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

SECOND 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 Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 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

SECOND 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. Broadway Ave, Bartow, FL 33830. The name and address 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 the decedent's estate, including unmatured, contingent or unliquidated 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 732.22113

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

SECOND 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
Rebeccah 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, 2026 26-01403K

SECOND 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, 2026 26-01412K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532026CP000922A000BA
Division 14
IN RE: ESTATE OF ANNIE R. GARRISON,
Deceased.

The administration of the estate of Annie R. Garrison, deceased, whose date of death was August 9, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Toni Smith
808 Water Oaks Drive
Winter Haven, Florida 33880
Attorney for Personal Representative:
RODOLFO SUAREZ, JR. ESQ.
Fla. Bar No. 013201
PILAR V. VAZQUEZ, ESQ.
Fla. Bar No. 115839
Suarez Law
Attorneys for Petitioner
9100 S. Dadeland Blvd., Ste. 1620
Miami, Florida 33156
Tel. (305) 448-4244 /
Fax (305) 448-4211
Primary Email:
rudy@suarezlawyers.com
Secondary Email:
eservice@suarezlawyers.com
July 10, 17, 2026 26-01388K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023-CA-005403
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-2,
Plaintiff, v.
ALTON JAMES, et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 17, 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 34 and 1/45 undivided interest in all common areas MT. OLIVE SHORES PHASE 2, according to the map or plat thereof as recorded in Plat Book 87, Page(s) 26, Public Records of Polk County, Florida.
Together with Mobile Home ID #FH361152692A & ID #FH361152692B
Property Address: 4957 Shoreline Drive, Polk City, FL 33868

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 7th day of July, 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 10, 17, 2026 26-01396K

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--- SALES / ACTIONS ---

SECOND 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

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. 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

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. 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 SUBDIVISON, 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

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legal@businessobserverfl.com
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Business Observer
LV20878_V7

SECOND 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 SOUTHEAST 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

SECOND 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 discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. BroadwayAvenue, Bartow, Florida33830,(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

FOURTH INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2026 DR 3158
IN RE THE MARRIAGE OF:
JOSE MANUEL VELEZ VAZQUEZ, Petitioner, and
SUSAN MARIE VELEZ VAZQUEZ, Respondent,

TO: SUSAN MARIE VELEZ VAZQUEZ

YOU ARE NOTIFIED that an action for Dissolution of Marriage, 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 Courthouse, 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, 2026
26-01286K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CA-005330-A000-BA
Sec. 07
IN RE: ONE PARCEL OF REAL PROPERTY SITUATED AT OR ABOUT 818 ORANGE PARK AVE., LAKELAND, POLK COUNTY, FLORIDA ORANGE PARK AVENUE, LLC, A Florida Limited Liability Company, Petitioner, v.
ANDREW MICHAEL DAVIS, IAN J. DAVIS, THE ESTATE OF MARTIN DAVIS, DECEASED, THE UNKNOWN HEIRS, DEVISEES AND/OR ASSIGNS OF MARTIN DAVIS, THE UNKNOWN HEIRS, DEVISEES AND/OR ASSIGNS OF THE ESTATE OF MARTIN DAVIS, DECEASED, Respondents.

TO: ANDREW MICHAEL DAVIS, THE ESTATE OF MARTIN DAVIS, DECEASED, and THE UNKNOWN HEIRS, DEVISEES AND/OR ASSIGNS OF MARTIN DAVIS, THE UNKNOWN HEIRS, DEVISEES AND/OR ASSIGNS OF THE ESTATE OF MARTIN DAVIS, DECEASED, all addresses unknown.

YOU ARE NOTIFIED that an action for partition, to quiet title, for declaratory judgment, and other relief regarding the following property in Polk County, Florida:

Lot 10 in Block E of Orange Park Addition, as shown by map or plat thereof, recorded in Plat Book 1, Page 105, Public Records of Polk County, Florida.
Parcel ID #
24-28-19-224000-005100

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the Petitioner's/Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the 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; 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.

Default Date August 13, 2026
Dated on 7/7/2026
STACY M. BUTTERFIELD,
CLERK OF THE CIRCUIT COURT
By: /s/ Felicia Deison
As Deputy Clerk
Christopher A. Desrochers, Esq.,
the Petitioner's/Plaintiff's attorney,
2504 Ave. G NW,
Winter Haven, FL 33880
July 10, 17, 24, 31, 2026
26-01398K

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

SECOND 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, 863-686-7462.

July 10, 17, 2026 26-01411K

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 1998 SPRI mobile home bearing the Vehicle Identification Numbers N88651A and N88651B 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

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: Thomas Leslie Larson, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Thomas Leslie Larson and Unknown Party or Parties in Possession. Sale to be held at: Royal Palm Village, 3000 US Highway 17/92 West, Haines City, Florida 33844, 863-422-1086.

July 10, 17, 2026 26-01414K

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of BETTY ANN KOSOWSKI and BENEDYKT KOSOWSKI will, on July 22, 2026, at 10:00 a.m., at 2039 Red Cedar Drive, Lot #159, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1990 PALM MOBILE HOME,
VIN: PH093840A,
TITLE NO.: 0049026548, and
VIN: PH093840B,
TITLE NO.: 0049026551

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#3326-3332)

July 10, 17, 2026 26-01401K

SECOND INSERTION

NOTICE OF PUBLIC SALE

Landlord gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105, 715.106 & 715.109 by Mark Henry Druce and Marnie McGrath for the following vehicle on 7/23/2026 at 8:30 AM at 1248 Woodland Ave, Lakeland, FL 33801. Said Landlord reserves the right to accept or reject any and all bids.

2022 TOYT
VIN#5YFEPMAE1NP373015

July 10, 17, 2026 26-01386K

SECOND INSERTION

Notice Of Public Sale

The following personal property of: Tanna Leah Hane will on August 3rd, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1982 PALM Mobile Home, VIN: 17659A /17659B , TITLE: 20370760/ 20252469 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,

July 10, 17, 2026 26-01372K

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION

Case Number: 2024CP0031070000XX
Division: 14
IN RE: ESTATE OF ZENA E. SOMERVILLE PHILLIPS Deceased.

The administration of the estate of ZENA E. SOMERVILLE PHILLIPS, deceased, Case Number 2024CP0031070000XX, whose date of death was July 26, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida, 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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: 07/10/2026

Personal Representative
JEFFREY L. BULKELEY
257 Jenkins Avenue
Brooksville, Florida 34604

Attorney for Personal Representative
ASHLEY CRISPIN ACKAL, ESQ.
Florida Bar No. 037495
McDonald Hopkins, LLC
501 South Flagler Drive, Suite 200
West Palm Beach, Florida 33401
acrispinackal!@mcdonaldhopkins.com
tdodson@mcdonaldhopkins.com

July 10, 17, 2026 26-01391K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 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 pursuant to a Final Judgment in Foreclosure entered on June 26, 2026 and entered in Case No. 532025CA004854 in the Circuit Court of the 10th Judicial 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, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF RECORDED 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By:
/s/ 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

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.: 2025CA002293

ALL CREDIT CONSIDERED MORTGAGE, INC.,
Plaintiff(s), vs.
EVODY SAM ROUTIERA/K/A EVODY ROUTIER; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 5, 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 4th day of August, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 59, HAMPTON LANDING AT PROVIDENCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE(S) 1 THROUGH 4, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 255 Hampton Loop, Davenport, FL 33837

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

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

Respectfully submitted,
/s/ Michael Solloa #37854 for
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. 25-000258-3

July 10, 17, 2026 26-01354K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025CA003058A000BA

CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
CONSTANCE L. LINDEMAN; UNKNOWN SPOUSE OF CONSTANCE L. LINDEMAN; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated April 14, 2026, and entered in Case No. 2025CA003058A000BA of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein Carrington Mortgage Services LLC, is Plaintiff and Constance L. Lindeman; Unknown Spouse of Constance L. Lindeman; United States of America on behalf of the Secretary of Housing and Urban Development, are Defendants, the Office of the Clerk of Stacy M. Butterfield, CPA, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 1st day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 29 OF THE UNRECORDED PLAT OF WINSTON WOODS, DESCRIBED AS: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; RUN THENCE N 0°20'14" WEST ALONG THE WEST BOUNDARY THEREOF 890 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 0°20'14" WEST 25 FEET; RUN THENCE NORTH 89°56'01" EAST 537.51 FEET; RUN THENCE NORTH 0°23'15" WEST 125 FEET; RUN THENCE NORTH 89°56'01" EAST 223.01 FEET; RUN THENCE SOUTH 0°23'15" EAST 150.01 FEET; RUN THENCE SOUTH 89°56'01" WEST 762.54 FEET TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR SUTTON ROAD OVER THE WEST 30 FEET THEREOF.

TOGETHER WITH AND SUBJECT TO AN INGRESS-EGRESS AND UTILITY EASEMENT DESCRIBED AS:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; AND RUN THENCE N 0°20'14" W ALONG THE WEST BOUNDARY THEREOF 840 FEET TO THE POINT OF BEGINNING CONTINUE THENCE N 0°20'14" W 175 FEET; RUN THENCE N 89°56'01" E 437.42 FEET; RUN THENCE N 0°23'15" W 115 FEET, RUN THENCE N 89°56'01" E 550.01 FEET RUN THENCE S 12°38'15" E 706.94 FEET, RUN THENCE S 0°23'15" E 440 FEET; RUN THENCE S 89°56'01" W 275 FEET; RUN THENCE N 0°23'15" W 440 FEET; RUN THENCE N 12°52'11" E 436.06 FEET, RUN THENCE N 0°23'15" W 175.01 FEET; RUN THENCE S 89°56'01" W 425.01 FEET; RUN THENCE S 0°23'15" E 200 FEET RUN THENCE S 89°56'01" W 537.58 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 1992 MOBILE HOME VIN #146M6930A & 146M6930B TITLE #63135863 & 63135864

Property Address:
3340 Backwoods Drive,
Lakeland, Florida 33810

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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 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: 7/6/2026
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400323

July 10, 17, 2026 26-01381K

SECOND INSERTION

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

SECOND 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. 2025CA003316A000BA

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
JACOB F RITTER A/K/A JACOB FOREST RITTER A/K/A JACOB E RITTER A/K/A JACOB FOREST, 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. BUTTERFIELD, 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 76, TIMBERIDGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE(S) 28 THROUGH 30, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address:
1127 OLD POLK CITY RD.,
LAKELAND, FL 33809

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

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

Dated: June 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
4909-6287-1733, v. 2

July 10, 17, 2026 26-01379K

SECOND 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

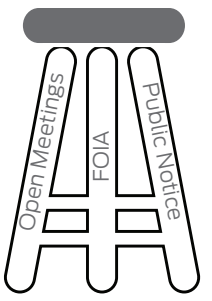
Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P. O. Box 9000
Bartow, FL 33831-9000

July 10, 17, 2026 26-01351K

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

XNLV18187