Public Notices

Business Observer

PAGES 17-28

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JULY 24 - JULY 30, 2026

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Sale

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

1991 REDM mobile home, VIN 146M5932 and the contents therein, if any. if any abandoned by previous owners Russell Robert Kyser and D. Karla Kyser.

on Friday, August 7, 2026 at 9:30 a.m. at 1025 Fountainview North, Lakeland, FL 33809.

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
Alyssa M. Nohren
FL Bar No. 352410
2033 Main Street Suite 600
Sarasota, Florida 34237
Telephone: (941) 366-8100
Facsimile: (941) 366-6384
anohren@icardmerrill.com
smenasco@icardmerrill.com
Attorney for
Fountainview Estates, LLC
July 24, 31, 2026 26-01487K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/10/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 83.806: A 2009 HMDE Recreational Vehicle bearing vehicle identification number NOVIN0200808997 located at 2210 New Tampa Highway, Site No. S25, Lakeland, Florida 33815. Last Tenant: Earnest Lamar Leonard. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

July 24, 31, 2026 26-01488K

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of August, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 5844 US Hwy 98 N, Lakeland, FL, 33809. Justice, Leslie Small furniture, totes, books, shoes, decorations, bags, bins, picture frames; Ostwalt, Reneese Clothes, Decorations, Boxes, Totes, Bags, Backets, Bins Sale is subject to cancellation in the event of settlement between owner and obligated party.

July 24, 31, 2026 26-01491K

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 19th day of August 2026 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Steele, Marcus BOXES, CARPET, COOLER, MATTRESS, MISC; Brumfield, Amya CLOTHES, BASKETS, LUGGAGE, TOYS, CHEST; Stevens, Andrew TOOLS, BOXES, TOTES, DESK, TV, MISC PARTS, LUGGAGE, HAND TRUCK DOLLY; Coburn, Jennifer WASHER, DRYER, MISC; Scobee, Madison DEEP FREEZER, FURNITURE, TVS, BOXES, VACCUM, FANS, BAGS, TOTES AND ORGANIZERS; Royal, Yachacia CHAIR, DRESSER, ORGANIZERS, MANNNEQUIN, TV, DECOR; Brown, Charlene FURNITURE, MATTRESS, MIRROR; Grace, Joann BOXES, TOTES, TOY ORGANIZERS, KIDS BIKE, CLOTHING; Elliott, Kyra BOXES, TOTES, TOYS, BAGS, MISC; JONES, TAKEEA PAIR OF SHOES, BAGS, CLOTHES, TOWELS; FIELDS, RASHAWN WASHER, DRYER, MATTRESS, FURNITURE, CLOTHING, TOTES; Joanne, Samantha CARPET, FANS, TRASHCAN, BOXES, ORGANIZER, FURNITURE, BEACHBAG CHAIR, DECOR; Blanc, Qunajah CLOTHES, BOXES, TIRES, OFFICE CHAIR, MISC; Dana, Darrel BED FRAME, MATTRESS, LUGGAGE, TV, BOXES Sale is subject to cancellation in the event of settlement between owner and obligated party.

July 24, 31, 2026 26-01490K

FIRST 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 1983 TWIN mobile home bearing the vehicle identification numbers T24714478A and T24714478B and all personal items located inside the mobile home. Last Tenant: Theresa Violet Shutler a/k/a Teresa Violet Shutler. Sale to be held at: Royal Palm Village, 3000 US Highway 17/92 West, Haines City, Florida 33844, 863-422-1086.

July 24, 31, 2026 26-01489K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Home Optimized located at 1362 Deepwater Cir, in the County of Polk, in the City of Eagle Lake, Florida 33839 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Eagle Lake, Florida, this 15th day of July, 2026.

HOME OPTIMIZED LLC

July 24, 2026 26-01492K

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 Regal Eagle Ridge Mall located at 955 Eagle Ridge Drive & US-27 in the City of Lake Wales, Polk, FL 33859 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of July, 2026

R.C. Cobb II LLC

July 24, 2026 26-01493K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/07/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 DEEL mobile home bearing the vehicle identification number 1065 and all personal items located inside the mobile home. Last Tenant: Miguelita Corcino. Sale to be held at: Holiday Mobile Home Park, 4141 New Tampa Highway, Lakeland, Florida 33815, (863) 825-4001.

July 24, 31, 2026 26-01494K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: AUGUST 24 2026: LAKELAND IMPORTS INC DBA: MAZDA LAKELAND 4317 US HWY 98 SOUTH LAKELAND FL 33812 PHONE:(863)274-7240 MV100807 2014 MAZDA JM3KE2BE2E0403944 $3173.51, BAREFOOT COLLISION CENTER LLC / DOUGLAS COLLISION CENTER 7820 US HIGHWAY 98 N LAKELAND FL 33809 PHONE(863)853-4246 MV109903 2017 CHEV 1GNKRGKD7HJ310893 $681.00, AUTO DYNAMICS INC 3020 CYPRESS GARDENS RD WINTER HAVEN FL 33884 PHONE(863)325-9191 MV103864 2006 JAGU SAJWA71B36SH07630 $675, THE AUTO GARAGE LLC 3700 DUNDEE RD 4A WINTER HAVEN FL 33884 PHONE(689)202-5792 MV115877 1998 MITS 4A3AK54F8WE077685 $7455.55, STEWART AUTO REPAIR INC 1990 42ND ST NW WINTER HAVEN FL 33881 PHONE (863)965-2526 MV34361 2017 GMC 1GKKNSLA6HZ151768 $1300.84

July 24, 2026 26-01508K

FIRST INSERTION

NOTICE OF RULEMAKING FOR PARKING AND PARKING ENFORCEMENT BY BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be held by the Board of Supervisors ("**Board**") of the Bridgewater Community Development District ("**District**") on **August 26, 2026, at 6:00 p.m.** at the **Bridgewater Amenity Center, 2525 Village Lakes Boulevard, Lakeland, FL 33805.**

In accordance with Chapters 120 and 190, *Florida Statutes*, the District hereby provides notice of its intent to adopt, its *Policy for Parking and Parking Enforcement*, which will be codified as Rule #3.0 ("**Policy**"). The Policy establishes regulations governing the use of parking areas on District property and authorizes enforcement measures, including but not limited to the issuance of penalties and towing of vehicles in violation. The purpose and effect of the Policy are to support efficient District operations pursuant to Section 190.035, *Florida Statutes*. Specific legal authority for the Policy includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in Business Observer on July 17, 2026.

The public hearing will provide an opportunity for the public to comment on the proposed Policy. A copy of the 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 (**"District Manager's Office").**

Any person wishing 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 to the District Manager's Office within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place announced on the record at the hearing. 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 hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least three (3) business days before the hearing by contacting the District Manager's Office. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800- 955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager's Office.

Richard McGrath
District Manager
Bridgewater Community
Development District
4854-5874-7672.1
July 24, 2026 26-01486K

FIRST INSERTION

GRENELEFE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 AND FISCAL YEAR 2027 PROPOSED BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors ("Board") of the Grenelefe Community Development District ("**District**") will hold two (2) public hearings and a regular meeting as follows:

DATE: August 12, 2026
TIME: 12:30 p.m.
LOCATION:
5137 South Lakeland Drive
Suite 3
Lakeland, Florida 33813

The purpose of public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the remainder of the fiscal year ending September 30, 2026, and the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budgets**"). o 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 Budgets 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.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings may be continued to a date, time, and location to be specified on the record at the hearing. 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, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, 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 Office.

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

District Manager

July 24, 31, 2026 26-01498K

FIRST INSERTION

WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Winslow's Point Community Development District ("District") will hold public hearing on August 12, 2026 at 9:30 a.m., at the Courtyard by Marriott Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884 for the purpose of hearing comments and objections on the adoption of the proposed budget for Fiscal Years 2027 ("Proposed Budget"). 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 & 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://winslowspointcdd.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 hearings may be continued to a date, time, and location to be specified on the record at the hearing. 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, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, 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 Office.

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

District Manager

July 24, 31, 2026 26-01502K

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Gapway Lakes Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 17, 2026.

A public hearing will be conducted by the Board of Supervisors of the District (the "**Board**") on **August 31, 2026, at 11:30 a.m., at JSK Consulting of Lakeland, Inc., 5904 Hillside Heights Drive, Lakeland, Florida 33812** , 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 purpose and effect of the Proposed Rule is to provide for efficient and effective District operations and 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 (as defined herein).

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: 561-571-0010, cerbonec@whhassociates.com (the "**District Manager's Office**").

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

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

Cindy Cerbone, District Manager
GapwayLakes Community
Development District
July 24, 2026 26-01485K

FIRST INSERTION

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Harmony on Lake Eloise Community Development District ("District") will hold a public hearing on August 12, 2026 at 9:30 a.m., at the Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884 for the purpose of hearing comments and objections on the adoption of the 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 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 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://harmonyonlakeeloisecdd.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 24, 31, 2026 26-01483K

FIRST INSERTION

WESTVIEW SOUTH 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 Westview South Community Development District ("**District**") will hold a public hearing on **Wednesday, August 12, 2026 at 2:00 p.m. at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746** for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2027**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 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, https://westviewsouthcdd.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 24, 31, 2026 26-01497K

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP002215A000BA
IN RE: ESTATE OF
MICKY D. MILLSAPS
Deceased.

The administration of the estate of MICKY D. MILLSAPS, deceased, whose date of death was May 29, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 24, 2026.

Personal Representative:
SHAWN MILLSAPS
3536 Cardinal Feather Dr
Land O' Lakes, Florida 34638-8084
Attorney for Personal Representative:
MICHAEL T. HEIDER, ESQ.
Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive, Suite 102
Clearwater, FL 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate4@heiderlaw.com
July 24, 31, 2026 26-01478K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT, IN AND FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026-CP-002150
IN RE: ESTATE OF
DAN LOGAN COOLEY,
Deceased.

The administration of the estate of DAN LOGAN COOLEY, deceased, whose date of death was MARCH 17, 2025, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 3300 W. Lake Mary Blvd. Suite 310. Lake Mary, Florida 32746. 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 ss. 732.216- 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is: July 24, 2026.

CLIFF JORDAN COOLEY
Petitioner
1172 Yarnell Ave.
Lake Wales, FL 33853
MATTHEW MCCONNELL, Esq.
Florida Bar No. 126161
Attorney for Personal Representative
Dickman Law Firm
Post Office Box 111868
Naples, FL 34108
T: 239-434-0840 - F : 239-434-0940
matthew@dickmanlawfirm.org
July 24, 31, 2026 26-01479K

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2026 CP 1943
IN RE: THE ESTATE OF
ROGER J. PLANTE

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

You are hereby notified than an Order of Summary Administration has been entered in the administration of the estate of ROGER J. PLANTE, deceased, File Number 2026 CP 1943, by the Circuit Court for Polk County, Florida, Probate Division, the address of which P.O. Box 9000, Drawer CC-4, Bartow, Florida 33830-9000; that the Decedent's date of death was January 6, 2026; that the total value of the estate is $60,000.00 and that the names and addresses of those to whom it has been assigned by such order are

Name Address
MARK DESCHAINE
452 W. Meadow Road
Lowell, MA 01854
ANNETTE DESCHAINE
196 Rogers Street #204
Lowell, MA 01852

ALL INTERESTED PERSONS ARE NOTIFIED THAT -- All creditors 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 date of first publication of this Notice is July 24, 2026.

Person Giving Notice:
/s/ Mark Deschaine
MARK DESCHAINE
452 W. Meadow Road
Lowell, MA 01854
Attorney for Person Giving Notice :
/s/ Carol L. Hill
Carol L. Hill, Esquire
Florida Bar No. 52227
chill@carol-hill.com
10 E Wall Street
Frostproof, FL 33843
(863) 635-4400
Fax (863) 978-1761
July 24, 31, 2026 26-01477K

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
LV10250
Business Observer

FIRST INSERTION

CYPRESS CREEK RESERVE
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026/2027
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Cypress Creek Reserve Community Development District ("**District**") will hold a public hearing on August 12, 2026 at 11:00 AM, and at Albertus Maultsby Community Center, 655 3rd Street North, Lake Alfred, Florida 33850, for the purpose of hearing comments and objections 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 ("**Fiscal Year 2026/2027**"). 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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431** ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://cypresscreekreservecdd.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 24, 31, 2026 26-01481K

FIRST INSERTION

WEDGEWOOD COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARINGS
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026 AND
FISCAL YEAR 2027 PROPOSED
BUDGETS; AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING

The Board of Supervisors ("**Board**") of the Wedgewood Community Development District ("**District**") will hold two (2) public hearings and a regular meeting as follows:

DATE: August 12, 2026
TIME: 12:30 p.m.
LOCATION:
5137 South Lakeland Drive
Suite 3
Lakeland, Florida 33813

The purpose of public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the remainder of the fiscal year ending September 30, 2026, and the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budgets**"). o 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 Budgets 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.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings may be continued to a date, time, and location to be specified on the record at the hearing. 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, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, 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 Office.

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

District Manager
July 24, 31, 2026 26-01499K

FIRST INSERTION

FOX BRANCH RANCH
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026/2027
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Fox Branch Ranch Community Development District ("District") will hold a public hearing on August 12, 2026, 9:30 a.m. at the Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884 for the purpose of hearing comments and objections on the adoption of the 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 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 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://foxbranchranchcdd.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 24, 31, 2026 26-01482K

FIRST INSERTION

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026/2027
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Hawthorne Mill North Community Development District ("**District**") will hold a public hearing on **August 12, 2026 at 9:30 a.m., at Courtyard by Marriott Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884**., for the purpose of hearing comments and objections 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 ("**Fiscal Year 2026/2027**"). 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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431** ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://waypointecdd.com/.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least 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 24, 2026 26-01501K

FIRST INSERTION

FOREST LAKE 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 Forest Lake Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 13, 2026
TIME: 1:30 PM
LOCATION:
Davenport City Hall
1 S Allapaha Avenue
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, Haven Management Solutions, LLC, 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746, (407) 574-3250 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.forestlakecdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/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
4927-8596-2934.2
July 24, 31, 2026 26-01480K

FIRST INSERTION

GROVES AT LAKE MARION
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026/2027
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Groves at Lake Marion Community Development District ("**District**") will hold a public hearing on **August 12, 2026** at **11:30 a.m.,** at **Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**"). 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 ("**District Manager's Office**"), during normal business hours or by visiting the District's website, https://grovesatlakemarioncdd.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 24, 2026 26-01500K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA, IN AND FOR
POLK COUNTY
CIVIL DIVISION
Case No. 2026CA001585A000BA
Division 07
RAILROAD & INDUSTRIAL FEDERAL CREDIT UNION n/k/a TRAX FEDERAL CREDIT UNION
Plaintiff, vs.
DAVID BOWER, AS KNOWN HEIR OF SUSAN C. BOWER AKA SUSAN BOWER, DECEASED, SHANNON ZUNIGA, AS KNOWN HEIR OF SUSAN C. BOWER AKA SUSAN BOWER, DECEASED, RONALD COFFMAN II, AS KNOWN HEIR OF SUSAN C. BOWER AKA SUSAN BOWER, DECEASED, JOSHUA BOWER, AS KNOWN HEIR OF SUSAN C. BOWER AKA SUSAN BOWER, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF SUSAN C. BOWER AKA SUSAN BOWER, DECEASED, et al.
Defendants.

TO: DAVID BOWER, AS KNOWN HEIR OF SUSAN C. BOWER AKA SUSAN BOWER,
DECEASED
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
2820 GOLFVIEW ST
LAKELAND, FL 33801
UNKNOWN SPOUSE OF DAVID BOWER
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
2820 GOLFVIEW ST
LAKELAND, FL 33801

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

LOTS 17 AND 18, AND THE SOUTH 16 FEET OF LOT 16, BLOCK 2, OF RAWLS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 23, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 1019 MEADOW AVE, LAKELAND, FL 33801 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David Adamian of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 9/01/2026, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: July 17, 2026.

Stacy M. Butterfield
CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(COURT SEAL) By: T. Joiner
Deputy Clerk

David Adamian
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
339295/2532822/and
July 24, 31, 2026 26-01521K

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

FIRST INSERTION

SPRINGS AT LAKE ALFRED 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 Springs at Lake Alfred Community Development District ("**District**") will hold the following two public hearings and a regular meeting on **August 20, 2026, at 4:00 p.m., and at the 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:

Proposed FY 2027 O&M Assessments

Unit Type	Unit Count	Annual O&M Assessment
SF (Platted / On Roll)	192	$589.84
SF (Unplatted / Off Roll)	768	$99.47

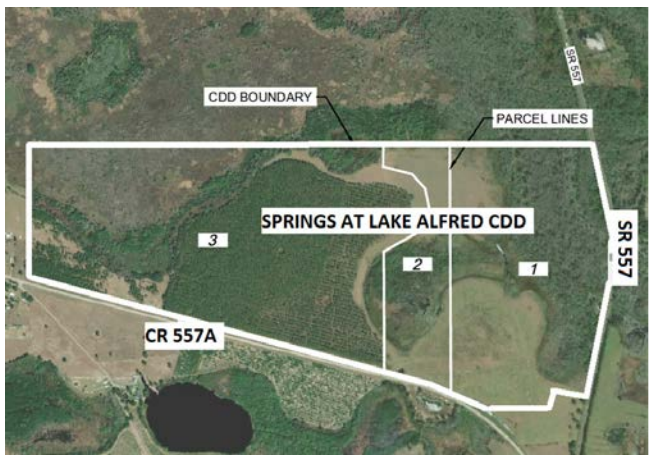
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2026/2027. **IT IS IMPORTANT TO PAY 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 **2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("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 24, 2026 26-01507K

FIRST INSERTION

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

DATE: August 19, 2026
TIME: 11:30 a.m.
LOCATION: Heritage Baptist Church
4202 Pipkin Creek Road
Lakeland, FL 33811

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. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Phase 1 (Single Family)	135	1.0	912.28
Phase 2 (Single Family)	291	1.0	912.28

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.

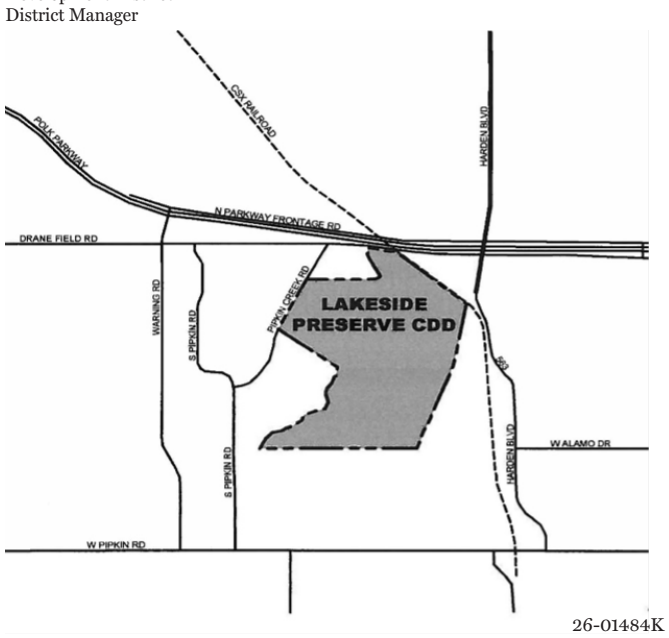
For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2026. It is important to 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 PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817 (407) 723-5900 ("**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.
Lakeside Preserve Community
Development District
District Manager



July 24, 31, 2026 26-01484K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA004541
WELLS FARGO BANK, N.A., Plaintiff, VS.
KRISTIA L. HOLDEN A/K/A KRISTA L. HOLD HITLEY; RAMIREZ HITLEY; BBVA USA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 8, 2026 in Civil Case No. 2025CA004541, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and KRISTIA L. HOLDEN A/K/A KRISTA L. HOLD HITLEY; RAMIREZ HITLEY; BBVA USA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on September 8, 2026 at 10:00 a.m. EST the following described real property as set forth in said Final Judgment, to wit:

LOT 23, LAKE ELBERT HIGHLANDS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 26, 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.

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 21st day of July, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Mola R. Bosland
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1113-14874B
Ref# 21572
July 24, 31, 2026 26-01517K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 532024CA000580000000
LOANDEPOT.COM, LLC, Plaintiff, v.
HERNEY OROZCO ALBA; et al, Defendant(s).

To the following Defendant(s):
HERNEY OROZCO ALBA
(Last Known Address: 675 TANARO LN, HAINES CITY, FL 33844)
UNKNOWN SPOUSE OF HERNEY OROZCO ALBA
(Last Known Address: 675 TANARO LN, HAINES CITY, FL 33844)

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

LOT 64, MAGNOLIA PARK PHASE 1&2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 184, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
675 TANARO LN,
HAINES CITY, FL 33844

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 7/13/2026 date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 4th day of June, 2026.
STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) By A. Nieves
As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd.,
Suite 201,
Miami, FL 33161
July 24, 31, 2026 26-01514K

FIRST INSERTION

Notice of Action
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case no.: 2026-CA-002513
MID ATLANTIC HOME SOLUTION LLC, Plaintiff, v.
DENISE J. BELL, Defendant.

TO: DENISE J. BELL:

YOU ARE HEREBY NOTIFIED that an action has been commenced against you by the Plaintiff seeking to partition the following described real property in Polk County, Florida:

Begin at a point 975 feet East and 1020 feet North of the SW corner of the SW 1/4 of the NE 1/4 of Section 6, Township 30 South, Range 25 East, and run North 150 feet, East 100 feet, South 150 feet, West 100 feet to the point of beginning
also known as 515 DOROTHY ST, BARTOW FL 33830
and having a parcel ID no. of 25-30-06-000000-014460.

This action has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorney, Wesley T. Dunaway, Esq., Kovar Law Group, 111 N. Orange Ave., Ste. 800, Orlando, FL 32801 within thirty days after the first publication of this notice, August 31, 2026, and to file the original with the Clerk of the Court, 255 N. Broadway Ave., Bartow, FL 33830 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.

WITNESS MY HAND AND SEAL of this Court on the 10th day of July, 2026.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
255 N. Broadway Ave.
Bartow, FL 33830
By: Lynnette Burke
Deputy Clerk

Plaintiff's Attorney,
Wesley T. Dunaway, Esq.,
Kovar Law Group,
111 N. Orange Ave., Ste. 800,
Orlando, FL 32801
July 24, 31, 2026 26-01473K

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20278

Q&A
How much do legal notices cost?
The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
The public is well-served by notices published in a community newspaper.
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com
LV18237_V29

--- PUBLIC SALES / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-005420
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
MICHAEL R. JOHNSON, JR., et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 25, 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 322, MADISON PLACE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 181, Pages 24 through 27, inclusive, of the Public Records of Polk County, Florida.
Property Address: 699 Madison Drive, Davenport, FL 33837

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 16th day of 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 24, 31, 2026 26-01472K

FIRST INSERTION

PUBLIC NOTICE

The Florida Department of Transportation will be negotiating the sale of surplus property located on SR 555 (US Highway 17 N) at the North East corner of U.S. 17 and Snively, Winter Haven, Polk County, Fl. The parcel contains approximately 2.733 acres.
July 24, 2026 26-01509K

FIRST 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 2002 SKYL mobile home bearing the vehicle identification numbers 9P610181PA and 9P610181PB and all personal items located inside the mobile home. Last Tenant: Megan Mettilda Crawford. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.
July 24, 31, 2026 26-01515K

FIRST 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 2002 SKYL mobile home bearing vehicle identification numbers 9P610471PA and 9P610471PB and all personal items located inside the mobile home. Last Tenant: Donna Johnson, Charles R. Delaney, and Chase Lynn Mckenzie. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.
July 24, 31, 2026 26-01519K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA001230
PHH MORTGAGE CORPORATION,
Plaintiff, VS.
GERARDO ANTONIO TORRES; JACQUELINE ARIELLE VALIDO; UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY'S OFFICE FOR THE MIDDLE DISTRICT OF FLORIDA; LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 13, 2026 in Civil Case No. 2025CA001230, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and GERARDO ANTONIO TORRES; JACQUELINE ARIELLE VALIDO; UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY'S OFFICE FOR THE MIDDLE DISTRICT OF FLORIDA; LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC. are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on August 27, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 47, LAKESIDE LANDINGS PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGE 5 THROUGH 7, 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.

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 22nd day of July, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-15669B
Ref# 21636
July 24, 31, 2026 26-01522K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-002348
TRIAD FINANCIAL SERVICES, INC.,
Plaintiff, vs.
ADIAN STEWART, ALEXIS GUIDO UNKNOWN SPOUSE OF ADIAN STEWART, UNKNOWN SPOUSE OF ALEXIS GUIDO, UNKNOWN PARTY IN POSSESSION,
Defendant(s),

NOTICE IS HEREBY GIVEN, pursuant to the FINAL DEFAULT SUMMARY JUDGMENT OF FORECLOSURE entered in favor of Plaintiff in this cause on June 26, 2026, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, CPA, Clerk of the Circuit Court & Comptroller, will sell the property situated in Polk County, Florida described as:

Beginning at the Northwest corner of Government Lot 1, in Section 8, Township 29 South, Range 28 East, Polk County Florida; run South 1682.91 feet, East 395.0 feet for the Point of Beginning; thence run South 100.0 feet; East 120.0 feet; North 100.0 feet; West 120.0 feet back to the Point of Beginning. Being Lots 123, 124, 125, and 126 of Unrecorded Lake Pierce Retreats; LESS Streets.
Together with that certain Manufactured Home more specifically described as:
2022 Champion Home Builders, Inc., PM0764D, 76X32 Parcel ID No.: 28-29-08-000000-043050

and commonly known as 2530 Blue Bream Dr., Lake Wales, FL 33898, at public sale to the highest and best bidder for cash on August 11, 2026 at 10:00 AM, in accordance with Chapter 45, Florida Statutes, by electronic sale beginning at 10:00 AM on the prescribed date at www.polk.realforeclose.com.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Dated on July 17, 2026.
/s/ Monika E. Siwiec
Monika E. Siwiec
Florida Bar No.: 92050
service@gibsonlawfirmpa.com
mes@gibsonlawfirmpa.com
THE GIBSON LAW FIRM, P.A.
4720 Salisbury Road, 247-04
Jacksonville, FL 32256
Telephone: 561-501-7858
July 24, 31, 2026 26-01496K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-004201
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
WALDEMAR ORTIZ COTTO; SABRINA KRISTINE FLETCHER; UNKNOWN SPOUSE OF WALDEMAR ORTIZ COTTO; UNKNOWN SPOUSE OF SABRINA KRISTINE FLETCHER; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 9, 2026 in Civil Case No. 2025CA004201, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and WALDEMAR ORTIZ COTTO; SABRINA KRISTINE FLETCHER; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC.; are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on September 8, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 68, LAKES AT LAUREL HIGHLANDS PHASE 1B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 160, PAGES 38 THROUGH 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

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 21st day of July, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Mola R. Bosland
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2764B
Ref# 21581
July 24, 31, 2026 26-01516K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA003294
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff, VS.
BEVERLY J. MCDOWELL; UNKNOWN SPOUSE OF BEVERLY J. MCDOWELL; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 13, 2026 in Civil Case No. 2025CA003294, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff, and BEVERLY J. MCDOWELL; UNKNOWN SPOUSE OF BEVERLY J. MCDOWELL; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on August 27, 2026 at 10:00 a.m. EST the following described real property as set forth in said Final Judgment, to wit:

LOT 12 OF THE UNRECORDED PLAT OF L&M ESTATES, DESCRIBED AS: COMMENCE AT A CONCRETE MONUMENT 866.27 FEET NORTH AND 931.10 FEET EAST OF THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 29 EAST, POLK COUNTY, FLORIDA, SAID MONUMENT BEING AT THE NORTHEASTERLY RIGHT OF WAY INTERSECTION OF LAKE HATCHINEHA ROAD AND LAKEVIEW DRIVE; THENCE RUN NORTH 39 DEGREES 15' 00" WEST 75.00 FEET, THENCE NORTH 25 DEGREES 25' 16" WEST 96.43 FEET TO A POINT OF BEGINNING; RUN THENCE NORTH 18 DEGREES 17' 12" WEST 96.43 FEET, THENCE EAST 120.00 FEET, THENCE SOUTH 19 DEGREES 20' 33" EAST 56.10 FEET, THENCE SOUTH 70 DEGREES 22' 30" WEST 115.00 FEET TO THE POINT OF BEGINNING.

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

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 20th day of July, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Zachary Ullman, Esq.
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-1334B
Ref# 21446
July 24, 31, 2026 26-01504K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA00342000000
U.S. BANK N.A.,IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2005-9, HOME EQUITY PASSTHROUGH CERTIFICATES, SERIES 2005-9,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CHRISTOPHER ELLIOTT A/K/A CHRISTOPHER PAUL ELLIOTT A/K/A C. ELLIOTT, DECEASED; ANDREW ELLIOTT; ANDREW ELLIOTT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF THE ESTATE OF CHRISTOPHER ELLIOTT A/K/A CHRISTOPHER PAUL ELLIOTT A/K/A C. ELLIOTT, DECEASED; HIGHLAND CREST HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOYCE CHASE; CHRISTOPHER ELLIOTT, JR.; CONNER ELLIOTT; PATRICIA ELLIOTT; ANDREW ELLIOTT;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 13, 2026 in Civil Case No. 2024CA00342000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK N.A.,IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2005-9, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-9 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CHRISTOPHER ELLIOTT A/K/A CHRISTOPHER PAUL ELLIOTT A/K/A C. ELLIOTT, DECEASED; ANDREW ELLIOTT; ANDREW ELLIOTT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF THE ESTATE OF CHRISTOPHER ELLIOTT A/K/A CHRISTOPHER PAUL ELLIOTT A/K/A C. ELLIOTT, DECEASED; HIGHLAND CREST HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOYCE CHASE; CHRISTOPHER ELLIOTT, JR.; CONNER ELLIOTT; PATRICIA ELLIOTT; ANDREW ELLIOTT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on August 25, 2026 at 10:00 a.m. EST the following described real property as set forth in said Final Judgment, to wit:

LOT 27, HIGHLAND CREST PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 119, PAGE 36, 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.

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 20th day of July, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-16484B
Ref# 21445
July 24, 31, 2026 26-01505K

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 532025CA001993A000BA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
LUIS EDUARDO OJEDA HERNANDEZ; BLANCA BELEN MOLERO RODRIGUEZ; HORSE CREEK AT CROSSWINDS PHASE 1 HOMEOWNERS ASSOCIATION, INC.; ALL IN CREDIT UNION; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 18, 2026 and an Order Resetting Sale dated July 14, 2026 and entered in Case No. 532025CA001993A000BA of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and LUIS EDUARDO OJEDA HERNANDEZ; BLANCA BELEN MOLERO RODRIGUEZ; HORSE CREEK AT CROSSWINDS PHASE 1 HOMEOWNERS ASSOCIATION, INC.; ALL IN CREDIT UNION; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on September 15, 2026 the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 31, BELLA VITA PHASE 1A AND 1B-1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED July 20, 2026.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave.,
Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1446-209410 / PC1
July 24, 31, 2026 26-01513K

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 53-2025-CC-012154-A000-BA
CENTRAL HOMES, LLC,
Plaintiff, v.
EVELYN MALDONADO; UNKNOWN SPOUSE OF EVELYN MALDONADO; UNKNOWN TENANT I; and UNKNOWN TENANT II,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure entered by the Court on May 5, 2026, in the County Court, Tenth Judicial Circuit, in and for Polk County, Florida, wherein CENTRAL HOMES, LLC, is the Plaintiff, and Defendant, EVELYN MALDONADO, is the Defendant, in Case No. 53-2025-CC-0012154-A000-BA, the Polk County Clerk of the Court & Comptroller, Stacy M. Butterfield, CPA, will at 10:00 a.m. (EST) on September 8, 2026, offer for sale and sell to the highest bidder for cash at www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, the real property situate and being in Polk County, Florida more particularly described as:

Lot 2, Block 1084, POINCIANA NEIGHBORHOOD 4 VILLAGE 7, a subdivision according to the plat thereof recorded in Plat Book 53, Pages 4 through 18, inclusive, of the Public Records of Polk County, Florida.
Commonly known as 304 Grouper Dr., Poinciana, FL 34759
Parcel No.
28-28-02-934710-141020
(the "Property")

Said sale will be made pursuant to and in order to satisfy the terms of said Default Final Judgment of Foreclosure.

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

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: July 16, 2026
Respectfully submitted,
/s/ Olivia Garcia
Olivia Garcia, Esq.
Florida Bar Number: 1024583
Primary Email:
ogarcia@nardellalaw.com
Secondary Emails:
snardella@nardellalaw.com
Nardella & Nardella, PLLC
135 West Central Blvd., Suite 300
Orlando, Florida 32801
Office: (407) 966-2680
Fax: (407) 966-2681
ATTORNEY FOR PLAINTIFF
July 24, 31, 2026 26-01471K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 532026CA001606A000BA
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
RAMON BENITEZ RIVERA; FLORIDA HOUSING FINANCE CORPORATION; ISPC, INC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; YEIDY ALVAREZ
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 11 day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 19, MAP OF RESUBDIVISION OF MCRAE & BRYANT'S SECOND ADDITION TO LAKELAND, FLORIDA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 99, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS:
1025 N NEW YORK AVE,
LAKELAND, FL 33805

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 15 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
26-01258
July 24, 31, 2026 26-01469K

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CC-010562-A000-BA
WESTRIDGE HOMEOWNERS ASSOCIATION INC
Plaintiff(s) VS.
PHYLLIS FARLEY, ET AL
Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on MAY 28, 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 39, WESTRIDGE PHASE 3, according to the plat thereof, recorded in Plat Book 98, Pages 37 and 38, of the Public Records of Polk County, Florida

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 13TH day of AUGUST, 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 9th day of July, 2026.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Elorida 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 24, 31, 2026 26-01470K

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. 532025CA003411A000BA
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 WILLIAM R. POLLARD, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 15, 2026, and entered in 532025CA003411A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM R. POLLARD, DECEASED; TAMARA L. SMITH; NATURE'S EDGE COMMUNITY 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 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 92, NATURE'S EDGE RESORT PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE(S) 18 AND 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 7053 FLORA WAY, LAKE WALES, FL 33898

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 21 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
25-305749 - NaP
July 24, 31, 2026 26-01511K

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. 532026CA000200A000BA
Regions Bank dba Regions Mortgage
Plaintiff, vs.
Madeline Diaz; Unknown Spouse of Madeline Diaz; City of Bartow, Florida
Defendants.

TO: Unknown Spouse of Madeline Diaz
Last Known Address:
640 Alice Pl., Bartow, FL 33830

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

LOT 10, BLOCK A, SUNSET PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, 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, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Stacy M. Butterfield
As Clerk of the Court
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 25-F03470
July 24, 31, 2026 26-01518K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532025CA005403A000BA
MIDFIRST BANK
Plaintiff, v.
JONAS ETIENNE; FABIEN HELENE ETIENNE; JANESHA ETIENNE; MARDI MACKENSON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE EIGHT ASSOCIATION, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 10, 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 32, BLOCK 816, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED PLAT BOOK 53, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 225 GOLDENROD LN, POINCIANA, FL 34759-4551

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on August 19, 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 20 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
1000011259
July 24, 31, 2026 26-01512K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-004121
GUILD MORTGAGE COMPANY LLC,
Plaintiff, v.
TRIA JACKLYNN ROJAS, et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 19, 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 27, CHERRY LANE ESTATES PHASE TWO, a subdivision according to the plat thereof record in Plat Book 99, Pages 1 and 2, of the Public Records of Polk County, Florida.
Together with the Retired 2006 Fleetwood RV mobile home Serial No. GAFL575A77562AV21 AND GAFL575B77562AV21; Title No. 95083597 AND 95083621.
Property Address: 5752 Cherry Tree Drive, Lakeland, FL 33811

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 20th 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 24, 31, 2026 26-01503K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA001566
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
REBECCA BURGESS; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 21, 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 19th 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 (S) 10 AND 11, COUNTRY RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property address: 1538 Country Ridge Drive, Lakeland, FL 33801

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

AMERICANS WITH DISABILITIES ACT.

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-002761-1
July 24, 31, 2026 26-01495K

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.

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--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026-CA-2794
BRITTON UNLIMITED, LLC,
Plaintiff, v.
JUDY ANN COOLIDGE N/K/A JUDY ANN HALL, THE UNKNOWN SPOUSE OF JUDY ANN COOLIDGE N/K/A JUDY ANN HALL, TENANT #1, TENANT #2 AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,
Defendants.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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

Lot 8, Block 16, WESWEGO SUB, UNIT #3, a subdivision according to the plat thereof recorded in Plat Book 12, Page 32, of the Public Records of Polk County, Florida.
Parcel Identification No.: 23-28-11-034000
Property Address: 1038 North Davis Avenue, Lakeland, Florida 33805

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before September 14, 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.

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

DATE: July 14, 2026

STACY M. BUTTERFIELD
Clerk of the Court
By: Deputy Clerk

Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
July 24, 31, 2026 26-01476K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2026 CA 000912
Section: 08
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
SAMUEL E. BUONASSISI AKA SAMUEL BUONASSISI, et al,
Defendant(s).

To: SAMUEL E. BUONASSISI AKA SAMUEL BUONASSISI
Last Known Address:
4152 Buttonbush Circle
Lakeland, FL 33811
Current Address: Unknown

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

LOT 37, OF HATCHER ROAD ESTATES, PHASE III-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 4152 BUTTONBUSH CIR LAKELAND FL 33811

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

**See the Americans with Disabilities Act

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

Default date: 8/25/26

WITNESS my hand and the seal of this court on this 13th day of July, 2026.

Stacy M. Butterfield, CPA
Clerk of Courts & Comptroller
Polk County, Florida
(Court Seal) By: /s/ S. Irlanda
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-017490
July 24, 31, 2026 26-01474K

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. 2026CA002879A000BA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES R. KERSEY, 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 CHARLES R. KERSEY, 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 6, TRACT 3, PINEGLEN, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS: THE SOUTH 327 FEET OF THE NORTH 687 FEET OF THE WEST 660 FEET OF THE EAST 700 FEET OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 24 EAST, 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 9/8/26/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Polk County, Florida, this 15th 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
25-373355
July 24, 31, 2026 26-01510K

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. 2025CA005342A000BA
NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING,
Plaintiff, vs.
MARIE LOUICITA CHARLES, et al.,
Defendants.

To: MARIE LOUICITA CHARLES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GREGORY ROUSSEAU
733 CARPENTERS WAY, APT 2, LAKELAND, FL 33809
MARIE LOUICITA CHARLES
733 CARPENTERS WAY, APT 2, LAKELAND, FL 33809
UNKNOWN SPOUSE OF MARIE LOUICITA CHARLES
733 CARPENTERS WAY, APT 2, LAKELAND, FL 33809
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST GREGORY ROUSSEAU, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESSES UNKNOWN
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 2 LESS THE NORTH 3.08 FEET, AND LOT 3 LESS THE SOUTH 1.25 FEET, SANDWEDGE VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 25, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A/K/A LOT 2 OF AMENDED DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 4073, PAGE 264, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PARCEL NUMBER: 23-27-25-009222-000022

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 8/31/2026 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 07/10/2026.

STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Antonio Sparrow
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
25-14509FL
July 24, 31, 2026 26-01475K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2026CC003409
SOLTERRA RESORT HOMEOWNERS ASSOCIATION INC., A Florida Not-For-Profit Corporation,
Plaintiff, v.
HARMANDEEP SINGH SHOKER,
Defendants.

TO:
HARMANDEEP SINGH SHOKER
7691 Oakmoss Loop
Davenport, FL 33837
HARMANDEEP SINGH SHOKER
34 Perdue Court
Caledon, ON L7C 3M6
Canada
If alive, and if dead, all parties claiming interest by, through, under or against HARMANDEEP SINGH SHOKER, and all parties having or claiming to have any right, title, or interest in the property described herein.

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

Lot 46, SOLTERRA PHASE 2D, according to the plat as recorded in Plat Book 177, Pages 17 through 24, of the Public Records of Polk County, Florida.
Property Address:
7691 Oakmoss Loop,
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 SOLTERRA RESORT HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

Default date: August 3, 2026

WITNESS my hand and the seal of this Court on 06/11/2026.

STACY M. BUTTERFIELD
Polk County
Clerk of Court
(SEAL) By Lynnette Burke
Deputy Clerk

Karen J. Wonsetler, Esq.,
The Law Office of
Wonsetler & Webner, P.A.,
717 N. Magnolia Avenue,
Orlando, FL 32803
July 24, 31, 2026 26-01520K

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. 2026CA001116A000BA
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,
Plaintiff, VS.
FLORENCE HOMES TAX AND MULTI-SERVICES LLC, et al.,
Defendant.

To: UNKNOWN TENANT
IN POSSESSION 1
5016 STRADA DRIVE,
WINTER HAVEN, FL 33880
UNKNOWN TENANT
IN POSSESSION 2
5016 STRADA DRIVE,
WINTER HAVEN, PL 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 53, SUN RIDGE VILLAGE EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 122,PAGE(S) 41 AND 42, 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 Sara Collins, 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 9/1/26 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 16th day of July, 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-13414FL
July 24, 31, 2026 26-01506K

SUBSEQUENT INSERTIONS

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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND 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, 24, 2026 26-01434K

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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
LV10160
Business Observer

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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

SECOND 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

SECOND 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

SECOND 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

THIRD 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

SECOND 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 S2B506SC4S00457 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

SECOND INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No. 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

SECOND 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.

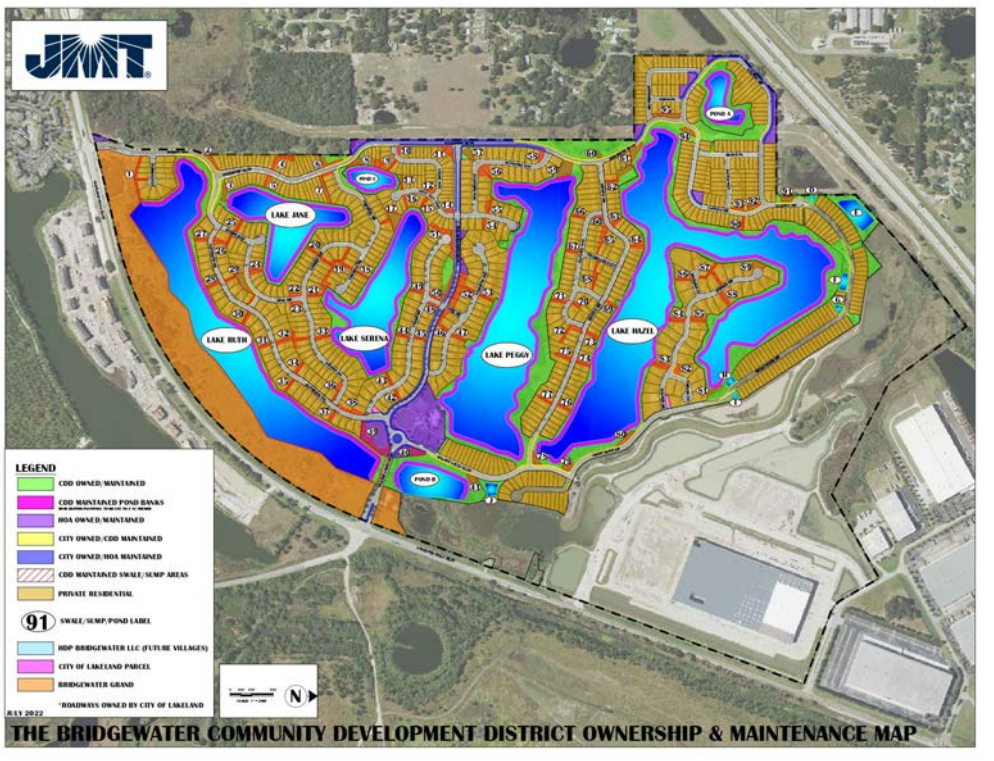
Additional Provisions

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 ---

SECOND 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

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. 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

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-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

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. 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

SECOND INSERTION

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

SECOND 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

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. 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

SECOND 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

SECOND 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_V1

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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

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. 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.

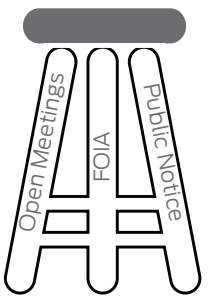
STACY BUTTERFIELD, CPA
CLERK OF COURT
OF POLK COUNTY
As Clerk of the Court
(SEAL) BY: Marlene Rios
Deputy Clerk

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

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

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers

Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**

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