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 31 - AUGUST 6, 2026

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE 2026/2027 FISCAL YEAR BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF A FINAL ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (the "**Board**") for the Champion's Reserve Community Development District (the "**District**") will hold the following public hearings and a regular meeting on

DATE: **August 26, 2026**
TIME: **6:00 p.m.**
LOCATION: **Polk County Sheriff's Northeast Substation Office**
1100 Dunson Rd.
Davenport, Florida 33896

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

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, the properties to be improved, and the properties benefitted from the O&M Assessments, are all set forth in the Proposed Budget and can be obtained at the offices of the District Manager located at 2005 Pan Am Circle Dr. Suite 300, Tampa, FL 33607, Phone: 656-209-7919.

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:

	General Fund			Series 2016 Debt Service			Total Assessments per Unit				Units
Product	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	
Executive	$308.63	$308.63	0.00%	$881.03	$881.03	0%	$1,189.66	$1,189.66	$0.00	0.00%	221
											221

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

For FY 2026/2027, the District intends to have the County Tax Collector collect the assessments imposed on all benefitted property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title 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 County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

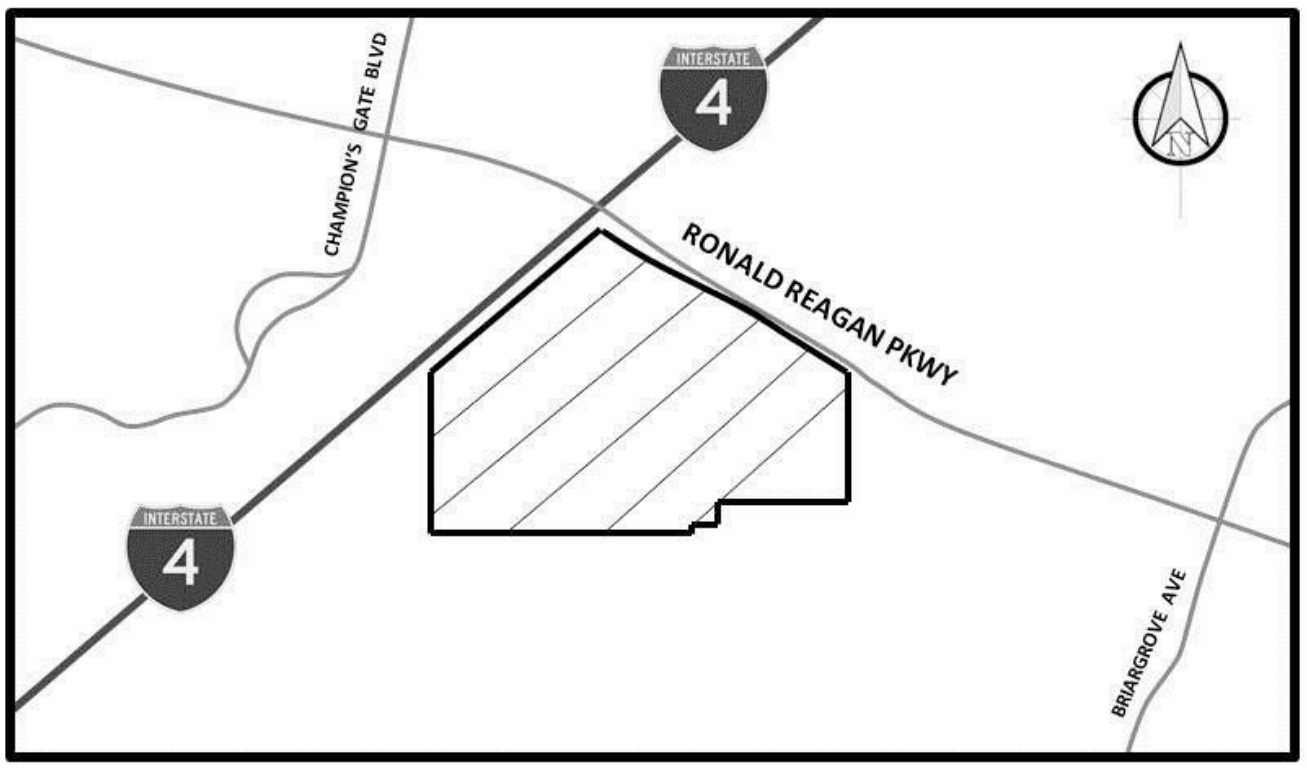
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, 313 Campus Street, Celebration, FL 34747, at 813-873-7300, during normal business hours. The public hearings and meeting may be continued in progress to a date, time, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's office at 813-873-7300 at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lee Graffuis
District Manager



July 31; August 7, 2026 26-01536K

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Gapway Lakes Community Development District (the "District"), located in the City of Auburndale, Polk County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater management, roadways, water, wastewater and reuse systems, earthwork, hardscape, landscape, underground electric conduit and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the City of Auburndale and Polk County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit (1) unbound and (1) electronic copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on August 17, 2026 to the attention of District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars ($10,000.00).

July 31, 2026 26-01568K

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 Primo's Pizza located at 1031 S Combee Rd in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of July, 2026
Jocelyn Hernandez Cruz
July 31, 2026 26-01566K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/14/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 GLEN mobile home bearing the vehicle identification number FLFLP79A10667GB and all personal items located inside the mobile home. Last Tenant: Rodgers Alvin Whitmore a/k/a Rodger Whitmore. Sale to be held at: Minerva Mobile Home Park, 2800 U.S. Highway 17/92 West, Haines City, Florida 33844, (863) 204-8198.

July 31; Aug. 7, 2026 26-01555K

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 ALL PURPOSE LOGISTICS located at 5190 Misty lake Dr. in the City of Mulberry, Polk, FL 33860-8562 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of July, 2026
ALL PURPOSE SOLUTIONS LLC
Wilma Roman
July 31, 2026 26-01557K

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 IPS PowerServe located at 250 Executive Center Dr, Ste 201, Greenville, SC 29615 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Polk County Florida, this 22nd day of July 2026
TAW Technical Field Services, Inc.
July 31, 2026 26-01542K

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 Dental View located at 3501 Cypress Gardens Rd. in the City of Winter Haven, Polk, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of July, 2026
COMFORTABLE CARE DENTAL HEALTH PROFESSIONALS, P.A.
Leonard Michael Badger, Pres
July 31, 2026 26-01540K

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 Irwin Creations located at 13 Armbruster Court in the County of Polk, Florida, in the City of Frostproof, FL 33843 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Frostproof, FL this 24th day of July, 2026.

Kevin Irwin,
Christine Irwin Owner(s)
July 31, 2026 26-01573K

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 Highlander Labs located at 114 Hwy 60 E #352 in the City of Lake Wales, Polk, FL 33853 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of July, 2026
Legacy Lifestyles Financial LLC
July 31, 2026 26-01575K

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 Planned By Bre located at 7500 Osceola Polk Line Rd in the City of Davenport, Polk, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of July, 2026
Breanna Biedenkapp
July 31, 2026 26-01574K

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 LuxHomeHQ located at 304 E Pine St Unit #5299 in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of July, 2026
Geoffrey Fahey
July 31, 2026 26-01541K

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 SRW Creative Media located at 200 Emerald Ave in the City of Lake Wales, Polk, FL 33853 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of July, 2026
Shonda Weatherspoon
July 31, 2026 26-01556K

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

--- PUBLIC SALES ---

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 Buypertise located at 2444 Park Pass in the City of Lakeland, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of July, 2026
Tradescope Consulting Group LLC
July 31, 2026 26-01558K

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 08/24/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713. 585. NAME: S & S TRUCK AND TRAILER REPAIR, LLC 1FUJGLBG4CSBN3903 2012 FRHT 23172.63/ TEL:813-697-1791 MV#: MV87877 LOCATION: 4197 CRUMP ROAD WINTER HAVEN, FL 33881/ NAME: DOCTOR PARTS INC 1GCPABEK2RZ105603 2024 CHEV 15371.48/2T3Y1RFVXMC147713 2021 TOYT 15410.33 TEL:813-697-1791 MV#: MV110010 LOCATION: 3435 RECKER HWY WINTER HAVEN, FL 32880/ TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/

July 31, 2026 26-01554K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 26-CP-000875
IN RE: THE ESTATE OF CATHERINE MARJORIE DOWDELL AKA MARJORIE DOWDELL AKA MARJORIE DURDELL

TO: WINSOME CAMERON
101 Callender St
Dorchester, MA 02124

YOU ARE NOTIFIED that an action for a Petition to Establish and Admit Lost Will to the Estate of the deceased, Catherine Marjorie Dowdell AKA Marjorie Dowdell AKA Marjorie Durdell has been filed, and you are required to serve a copy of your objection, if any, to it on Kevin Drummond, the petitioner's attorney, whose address is 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401, on or before August 18, 2026, and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise, all objections will be waived.

DATED on 07/07/2026
Stacy M. Butterfield
As Clerk of the Court
By As Deputy Clerk
July 31; Aug. 7, 14, 21, 2026
26-01550K

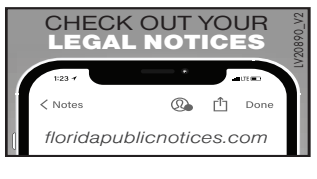
FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 26-CP-000875
IN RE: THE ESTATE OF CATHERINE MARJORIE DOWDELL AKA MARJORIE DOWDELL AKA MARJORIE DURDELL

TO: WESTON ELLIS
Address Unknown

YOU ARE NOTIFIED that an action for a Petition to Establish and Admit Lost Will to the Estate of the deceased, Catherine Marjorie Dowdell AKA Marjorie Dowdell AKA Marjorie Durdell has been filed, and you are required to serve a copy of your objection, if any, to it on Kevin Drummond, the petitioner's attorney, whose address is 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401, on or before August 18, 2026, and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise, all objections will be waived.

DATED on 07/07/2026
Stacy M. Butterfield
As Clerk of the Court
By As Deputy Clerk
July 31; Aug. 7, 14, 21, 2026
26-01551K



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 31; Aug. 7, 2026 26-01537K

FIRST INSERTION

NOTICE OF SALE OF MOTOR VEHICLE

Pursuant to Florida Statute 713.585, Mid-Florida Lien And Title Service, LLC. will sell at public sale for cash the following described vehicle(s) located at lienor's place to satisfy a claim of lien. 2015 MERZ VIN: WDDUG8CB-1FA149373. Lien Amt:$17183.30. Lienor/JAHWORKS AUTO REPAIR CENTER LLC. 2021 E MAIN ST LAKELAND, FL 863-603- 8990.2016 BMW VIN: WBXHT3C39G5E52744. Lien Amt:$1878.96. Lienor/FIELDS BMW, LAKELAND 4285 LAKELAND PARK DR LAKELAND, FL 863-816-1234. Sale Date: August 17, 2026, 10:00AM AM. At Mid Florida Lien & Title Service LLC. 3001 Aloma Ave. Winter Park FL 32792. Said vehicle(s) may be redeemed by satisfying the lien prior to sale date. You have the right to a hearing at any time prior to sale date by filing a demand for hearing in the circuit court. Owner has the right to recover possession of vehicle by posting a bond in accordance with F.S. 559.917. Any proceeds in excess of the amount of the lien will be deposited with the Clerk of Circuit Court in the county where the vehicle is held.

July 31, 2026 26-01538K

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date August 21st, 2026 @ 10:00 AM at each individual repair facility. 42158 2023 Chevrolet VIN#: KL79MPS25PB161765 Repair Facility: Dyer Chevrolet Lake Wales 23350 Hwy 27 Lake Wales 863-676-7671 Lien Amt $1,295.24

July 31, 2026 26-01539K

FIRST INSERTION

SPRINGS AT LAKE ALFRED 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 Springs at Lake Alfred Community Development District ("**District**") will hold a public hearing on **August 20, 2026, at 4:00 p.m., and at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850**, for the purpose of hearing comments and objections on the adoption of the proposed budget(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://springsatlakealfredcdd.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 31, 2026 26-01553K

FIRST INSERTION

GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Gapway Lakes Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Auburndale, Polk County, Florida, and has an annual operating budget of approximately $49,234. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below. Proposers must provide one (1) unbound and one (1) electronic copy of their proposal to the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, Gapway Lakes Community Development District." Proposals must be received by 12:00 p.m. on August 10, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Cindy Cerbone
District Manager
July 31, 2026 26-01569K

--- ESTATE---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2026CP001852A000BA
SECTION: 14
IN RE: ESTATE OF GAIL S. WOMBLE AKA GAIL OLIVER
Deceased.

The administration of the estate of Gail S. Womble AKA Gail Oliver, deceased, whose date of death was October 14, 2025 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative 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 muse 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 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 31, 2026.

Sugarman & Sugarman P.A.
Attorneys for Personal Representative,
Diana Grosvent
8525 SW 92 Street, Suite B5
Miami, Florida 33156
Telephone: (786) 409-2183
Facsimile: (305) 392-1792
csugarman@sugarmanflorida.com
cms@sugarmanflorida.com
By: CARL MILTON SUGARMAN, ESQUIRE
Florida Bar No. 176429
CARL MICHAEL SUGARMAN, ESQUIRE
Florida Bar No. 1007737
July 31; Aug. 7, 2026 26-01535K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 532025CC006136A000BA
LEOMAS LANDING HOMEOWNERS ASSOCIATION, INC,
Plaintiff, vs.
LEASMY COLON IRIZARRY,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 7/15/2026, in Case No.: 532025CC006136A000BA of the County Court in and for Polk County, Florida, wherein LEOMAS LANDING HOMEOWNERS ASSOCIATION, INC, is the Plaintiff and LEASMY COLON IRIZARRY, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 8/19/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 70, of LEOMAS LANDING - PHASE 1, according to the Plat thereof, as recorded in Plat Book 195, Page 34, of the Public Records of Polk County, Florida.

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

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

DATED: July 23, 2026
By: /s/Carlos Arias
Carlos Arias, Esquire
Florida Bar No.: 820911
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
July 31; Aug. 7, 2026 26-01527K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532024CA003501000000
MIDFIRST BANK
Plaintiff, v.
UNKNOWN SPOUSE OF ALEXANDER ANDUJAR, JR. A/K/A ALEXANDER ANDUJAR; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ALEXANDER ANDUJAR, JR. A/K/A ALEX ANDUJAR JR; ASSOCIATION OF POINCIANA VILLAGES, INC.; OLIPHANT FINANCIAL, LLC; POINCIANA VILLAGE EIGHT ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; WELLS FARGO BANK, N.A. AS SUCCESSOR ADMINISTRATIVE AGENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 05, 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, BLOCK 840, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 216 MAPLE DR, POINCIANA, FL 34759-5583

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on August 20, 2026 beginning at 10:00 AM.

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 22 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
1000008978
July 31; Aug. 7, 2026 26-01526K

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. 2026CA-003065-A000-BA
PennyMac Loan Services, LLC
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Reinaldo Antonio Marquez a/k/a Reinaldo Marquez, Deceased;et al
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Reinaldo Antonio Marquez a/k/a Reinaldo Marquez, Deceased
Last Known Address: Unknown

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

LOT 107, BLOCK "E", SUNNY GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 46, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 9-8-2026, 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 July 16, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Marlene Rios
As Deputy Clerk
Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F01551
July 31; Aug. 7, 2026 26-01532K

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. 2026CA003125A000BA
THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KATHRYN IOZZIO, 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 KATHRYN D. IOZZIO, 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:

A PARCEL OF LAND BEING IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST 190.00 FEET OF THE WEST 330.00 FEET OF THE WEST 660.00 FEET OF THE EAST 1345.00 FEET OF THE NORTH 660.00 FEET OF THE SOUTH 2260.00 FEET OF THE WEST 1/2 OF SAID SECTION 20, LESS AND EXCEPT THE NORTH 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY. SAID LANDS STIUATE, LYING AND BEING IN 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 9-14-2026 /(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 23 day of July, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: MARLENE RIOS
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-282037
July 31; Aug. 7, 2026 26-01549K

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2026CA-002933-A000-BA
DANIELLE LATTNER
Plaintiff vs.
EVERTON OLIVER PARKER, JOAN PARKER; ASSOCIATION OF POINCIANA VILLAGES, INC.; AND UNKNOWN PARTIES CLAIMING BY, THROUGH, 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 OF THE ABOVE-NAMED DEFENDANTS
Defendants

TO: EVERTON OLIVER PARKER, JOAN PARKER; AND UNKNOWN PARTIES CLAIMING BY, THROUGH, 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 OF THE ABOVE-NAMED DEFENDANTS

YOU ARE NOTIFIED that an action to quiet title on property in Polk County, Florida described as

Lot 13, Block 450, Poinciana Neighborhood 2 West, Village 7, according to the map or plat thereof as recorded in Plat Book 55, Page 5, 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 C. NICK ASMA, ESQUIRE, ASMA & ASMA, PA, Plaintiff's attorney, whose address is 886 South Dillard Street, Winter Garden, Florida 34787 on or before September 14 2026 and file the original with the Clerk of this Court 255 N. Broadway Ave, Bartow, Florida 33830 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.

DATED ON July 16, 2026.

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

C. NICK ASMA, ESQUIRE,
ASMA & ASMA, PA,
Plaintiff's attorney,
886 South Dillard Street,
Winter Garden, Florida 34787
July 31; Aug. 7, 14, 21, 2026
26-01548K

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. 2026CA001636A000BA
PennyMac Loan Services, LLC
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joseph E. Hough a/k/a Joseph Edward Hough a/k/a Joseph E. Hough Sr., Deceased; et al.
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joseph E. Hough a/k/a Joseph Edward Hough a/k/a Joseph E. Hough Sr., Deceased
Last Known Address: Unknown
TO: Heather Ann Osornio Hough a/k/a Heather Osornio-Hough a/k/a Heather Ann Osornio
Last Known Address: 1260 N 12th Street, Eagle Lake, FL 33839

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

LOT 12, BLOCK "C", LAKE MCLEOD HILLS, EAGLE LAKE, POLK COUNTY, FLORIDA, AS SHOWN BY PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 58, PAGE 15.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 9/1/2026, 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 7/15/2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Tamika Joiner
As Deputy Clerk

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F00552
July 31; Aug. 7, 2026 26-01567K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025-CA-004462
MIDFLORIDA CREDIT UNION,
Plaintiff, v.
THE ESTATE OF MYRA WHATLEY BESSINGER F/K/A MYRA A. WHATLEY; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MYRA WHATLEY BESSINGER F/K/A MYRA A. WHATLEY; THE UNKNOWN HEIRS OF THE ESTATE OF MYRA WHATLEY BESSINGER F/K/A MYRA A. WHATLEY; THE ESTATE OF MICHAEL L. BESSINGER; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL L. BESSINGER; THE UNKNOWN HEIRS OF THE ESTATE OF MICHAEL L. BESSINGER; KEITH WHATLEY; BRANDY WHATLEY; KENNETH BESSINGER; 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.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on July 17, 2026, in this case in the Circuit Court of Polk County, Florida, the real property described as:

Lot 4, RE-SUBDIVISION OF BLOCK 49, LAKE ALFRED, FLORIDA, a subdivision according to the plat thereof recorded in Plat Book 41, Page 37, of the Public Records of Polk County, Florida.
Parcel ID No.:
26-27-32-504100-049040
Property Address:
330 W. Orange Street,
Lake Alfred, Florida 33850

will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on September 15, 2026, at 10:00 a.m.

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 sixty (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.

DATE: July 23, 2026

Gregory A. Sanoba, Esquire
Florida Bar No. 955930
Email: greg@sanoba.com
Jose A. Morera II, Esquire
Florida Bar No. 1019265
Email: joe@sanoba.com
THE SANOBA LAW FIRM
422 South Florida Avenue
Lakeland, Florida 33801
Phone: (863) 683-5353
Fax: (863) 683-2237
Attorneys for Plaintiff
July 31; Aug. 7, 2026 26-01528K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 532025CA004854
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PRP TRUST, SERIES 2024 COTTAGE-TT-VI,
Plaintiff, v.
EDGARD SAINT ELOI, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 26, 2026 and entered in Case No. 532025CA004854 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LOUISIA LIGERME AND EDGARD SAINT ELOI, are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on September 8, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 1073, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF RECORDED BOOK 53, PAGES 4 THROUGH 18, OF THE PUBLIC ECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 339 DRUM CT, KISSIMMEE, FL 34759 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
July 31; Aug. 7, 2026 26-01570K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 532025CA002306A000BA
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TIKI SERIES VI TRUST,
Plaintiff, v.
VILDOR SALOMON, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on March 13, 2026 and entered in Case No. 532025CA002306A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein VILDOR SALOMON, et. al., are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on August 18, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 28, SAXON MYERS REPLAT SECOND PHASE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 105 REBECCA DRIVE NE, WINTER HAVEN, FL 33881 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
July 31; Aug. 7, 2026 26-01544K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024CA003089000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
EMILY REBECCA GONZALEZ A/K/A EMILY GONZALEZ; LUIS REYES; MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed June 3, 2026 and entered in Case No. 2024CA003089000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and EMILY REBECCA GONZALEZ A/K/A EMILY GONZALEZ; LUIS REYES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on 17th day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 107 OF MATTIE POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 185, PAGE(S) 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No.1-21.5.

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

Dated this 23rd day of July 2026.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00845 MTB
V6.20190626
July 31; Aug. 7, 2026 26-01523K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA004245A000BA
AMERICAN FINANCIAL NETWORK, INC.,
Plaintiff, v.
JESUS MOLINA , et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 4, 2026 and entered in Case No. 2025CA004245A-000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JESUS MOLINA , is the Defendant. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on August 21, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOTS 35 AND 40, REPLAT OF BOOK 70, OF THE ORIGINAL TOWN OF HAINES CITY, ACCORDING TO THE PLAY THEREOF, RECORDED IN PLAT BOOK 31, PAGE(S) 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 419 N 8TH ST, HAINES CITY, FL 33844 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
July 31; Aug. 7, 2026 26-01525K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2021-CA-001661
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREENE STREET FUNDING TRUST,
Plaintiff, v.
IRFAN MARTIN IFTIKHAR, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 29, 2022 and entered in Case No. 2021-CA-001661 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein IRFAN MARTIN IFTIKHAR, et. al., are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on August 18, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK V, CROOKED LAKE PARK, TRACT NUMBER 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE(S) 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 502 CANAL DRIVE , LAKE WALES , FL 33859 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
July 31; Aug. 7, 2026 26-01524K

--- SALES / ACTIONS ---

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. 2025CA002914A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Teresa Longtin a/k/a
Teresa L. Longtin a/k/a
Teresa L. Longtin (Lee), et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002914A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Teresa Longtin a/k/a Teresa L. Longtin a/k/a Teresa L. Longtin (Lee); Foundation Finance Company LLC; Deer Brooke South Homeowners' Association of Polk County, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 31st day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 454, DEER BROOKE SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE(S) 15 THROUGH 17, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:
23-29-15-141576-004540

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 27th day of July, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F01867
July 31; Aug. 7, 2026 26-01561K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 53-2025-CA-004310-A000-BA
DIVISION: 04
ALKAN MORTGAGE CORPORATION D/B/A CERTIFIED MORTGAGE PLANNERS,
Plaintiff, vs.
VSJ INVESTMENT LLC,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgement of Foreclosure entered on July 20, 2026, in the above-captioned action, the following property situated in Polk County, Florida, described as:

Granada Unit 102, ORCHID SPRINGS VILLAGE, NO. 100, A Condominium, according to Condominium Plat Book 1, Page(s) 18 through 21, and being further described in that certain Declaration of Condominium thereof recorded in Official Record Book 1361, Page(s) 89 through 129, together with an undivided 2.80% share in the common elements appurtenant thereto, of the Public Records of" POLK County, Florida.

Shall be sold to the highest and best bidder for cash by the Clerk of Court, Stacy M. Butterfield, on August 21, 2026 at 10:00 a.m. via electronic sale at https://polk.realforeclose.com in accordance with Section 45.031, Florida Statutes

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

IMPORTANT

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

HENNEN LAW, PLLC
By: /s/ Michael W. Hennen
Attorneys for the Plaintiff
Michael W. Hennen, Esq.
Florida Bar No. 0011565
Hennen Law, PLLC
425 West Colonial Drive, Suite 204
Orlando, FL 32804
(Michael@HennenLaw.com)
July 31; Aug. 7, 2026 26-01546K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025CA-001180-A000-BA
DATA MORTGAGE INC DBA ESSEX MORTGAGE
Plaintiff(s) VS.
RONALD ALEXANDER ORTIZ, MIREY A RENDON JAIMES, UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPEMENT, VILLAS OF SUN AIR OWNERS ASSOCIATION INC, UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY
Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on MAY 15TH, 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 26, VILLAS OF SUN AIR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGE 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORDA.

a/k/a 56 BUCK CIR, HAINES CITY, FLORIDA 33844

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 25TH 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 17th day of July, 2026.

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

Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P. O. Box 9000
Bartow, FL 33831-9000
July 31; Aug. 7, 2026 26-01543K

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 000254
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
DIANA SALAS PATINO, et al,
Defendant(s).

To: DIANA SALAS PATINO
Last Known Address:
168 Lake Daisy Ter
Winter Haven, FL 33884
Current Address: Unknown
JULIO HERNANDEZ CALDERON
Last Known Address:
168 Lake Daisy Ter.
Winter Haven, FL 33884
Current Address: Unknown

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

LOT 34, LAKE DAISYWOOD, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 168 LAKE DAISY TER WINTER HAVEN FL 33884

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on 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: 9/1/26

WITNESS my hand and the seal of this court on this 14th day of July, 2026.

Stacy M. Burtterfield, CPA
Clerk of the Circuit Court
& Comptroller
Polk County, Florida
(SEAL) By: /s/ S. Irlanda
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-014769
July 31; Aug. 7, 2026 26-01529K

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. 532026CA002602A000BA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
KENNETH CHARLES PORTER AND ANETRA JASSELL CAMPBELL. et. al.
Defendant(s),

TO: KENNETH CHARLES PORTER, ANETRA JASSELL CAMPBELL, .
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 37, CAMPBELL CROSSING, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 22 AND 23, 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 9/21/26 / (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 28th day of July, 2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-407065 - KiL
July 31; Aug. 7, 2026 26-01571K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2025-CA-002131
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
TIFFANY M. PERKINS, PINE RIDGE OWNERS ASSOCIATION, INC., et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 22, 2026, and entered in Case No. 53-2025-CA-002131 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Tiffany M. Perkins, Pine Ridge 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 21, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 4, PINE RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 4 SUGAR PINE LOOP 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 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 23 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/ Charline Calhoun
Florida Bar #16141
Charline Calhoun, Esq.
IN/25-005622
July 31; Aug. 7, 2026 26-01564K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA002845A000BA
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2023-1
Plaintiff(s), vs.
YULI MILENA LAVERDE SANCHEZ
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 17, 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 21st 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 17, CASA DE RALT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 415 Renee Drive, Haines City, FL 33844

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

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

Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-008202-1
July 31; Aug. 7, 2026 26-01563K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CA003345A000BA
DATA MORTGAGE INC., DBA ESSEX MORTGAGE,
Plaintiff, vs.
JASMINE PRAY; UNKNOWN SPOUSE OF JASMINE PRAY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR HOMETOWN LENDERS INC.; STATE OF FLORIDA; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed June 22, 2026 and entered in Case No. 2025CA003345A000BA, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and JASMINE PRAY; UNKNOWN SPOUSE OF JASMINE PRAY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR HOMETOWN LENDERS INC.; STATE OF FLORIDA; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on 21st day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16 AND THE EAST 1/2 OF LOT 15, BLOCK "H", LAKE BEULAH HEIGHTS DIVISION NO. 4, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE WEST 12 FEET OF LOT 17, BLOCK H, OF LAKE BEULAH HEIGHTS DIVIONS NO.4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 17, BLOCK H, OF LAKE BEULAH HEIGHTS DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 37, OF PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N90°00'00"W ALONG THE SOUTH LINE OF LOT 17, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N90°00'00"W ALONG SAID SOUTH LINE, DISTANCE OF 12.00 FEET TO THE SOUTHWEST CORNER SAID LOT 17; THENCE DEPARTING SAID SOUTH LINE RUN N00°09'21"E ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 120.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE RUN S90°00'00"E ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 12.00 FEET; THENCE DEPARTING SAID NORTH LINE; RUN S00°09'21"W, A DISTANCE OF 120.50 FEET OF 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.

This notice is provided pursuant to Administrative Order No.1-21.5.

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

Dated this 24th day of July 2026.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00957 CMS
V6.20190626
July 31; Aug. 7, 2026 26-01545K

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2025 CC 000410
ISAAC KELBIE, INC. D/B/A SHIPP RECK HARBOR MOBILE HOME PARK,
Plaintiff, vs.
STEVEN GUY TERREBUSH AND US SMALL BUSINESS ADMINISTRATION, if the above Defendants are alive and if one or more of said Defendants are dead, their unknown spouses, heirs, devisees, assignees, grantees, creditors, or other parties claiming by, through, under, or against said Defendants, 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 as JOHN DOE,
Defendants.

NOTICE IS HEREBY GIVEN, pursuant to an Order Rescheduling Foreclosure Sale of Personal Property, dated July 17, 2026, and entered in Case No.: 2025 CC 000410 of the County Court in and for Polk County, Florida, in which ISAAC KELBIE, D/B/A SHIPP RECK HARBOR MOBILE HOME PARK, is the Plaintiff and by and through his undersigned counsel, moves for entry of a Default by the Clerk against Defendants, STEVEN GUY TERREBUSH AND US SMALL BUSINESS ADMINISTRATION, if the above Defendants are dead, their unknown spouses, heirs, devisees, assignees, grantees, creditors, or other parties claiming by, through, under, or against said Defendants, 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 as JOHN DOE, are the Defendants, Stacy M. Butterfield, CPA, the Polk County Clerk, will sell to the highest and best bidder for cash electronically/online at www.polk.realforeclose.com, Polk County, Florida, at 10:00 a.m. on the 21st day of August, 2026, the following described property, as set forth in the Default Final Judgment of Landlord's Lien Against Personal Property, entered in the same case, dated March 31, 2026:

The mobile home situated at 108 Captain Kidd Lane, Winterhaven, FL 33880, in the Community, being a 2018 Mobile Home bearing Vehicle Identification Numbers N114342A/N114342B.

Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner, as of the date of the filing of Plaintiff's complaint in this action, must file a claim with the clerk of court within sixty (60) days after the foreclosure 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 seal this 24th day of July, 2026.
THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
(t) 941-363-0110 | (f) 941-952-9111
Attorney for Plaintiff
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
July 31; Aug. 7, 2026 26-01547K

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP-001151
Division: Probate
IN RE: ESTATE OF SHIRLEY JO COURSON
Deceased.

The administration of the estate of Shirley Jo Courson, deceased, whose date of death was March 19, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 355 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 31, 2026.

Personal Representative:
Ocean B. Cove
302 Winter Ridge Blvd.
Winter Haven, Florida 33881
Attorney for Personal Representative:
SOUTHERN ATLANTIC
LAW GROUP, PLLC
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 Petitioner
July 31; Aug. 7, 2026 26-01534K

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. 2025CA003995A000BA
PLANET HOME LENDING, LLC,
Plaintiff, vs.
NELSON RAMOS CEDENO AND KIMBERLY MARTINEZ VARGAS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2026, and entered in 2025CA003995A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and NELSON RAMOS CEDENO; KIMBERLY MARTINEZ VARGAS; WILLIAM'S PRESERVE 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 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 389, WILLIAMS'S PRESERVE PHASE II-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE(S) 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address:
474 ANNABELLE WAY,
DAVENPORT, FL 33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in 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 28 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
25-330885 - MiM
July 31; Aug. 7, 2026 26-01572K

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. 2026CA000578A000BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Kendher Edilio Torrealba Camacho a/k/a Kendher E. Torrealba Camacho, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA000578A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Kendher Edilio Torrealba Camacho a/k/a Kendher E. Torrealba Camacho; Legacy Landings Homeowners Association, Inc.; Maria Laura Diaz Luzardo a/k/a Maria L. Diaz Luzardo; Tibisay Josefina Camacho De Torrealba a/k/a Tibisay J. Camacho De Torrealba; Unknown Spouse of Tibisay Josefina Camacho De Torrealba a/k/a Tibisay J. Camacho De Torrealba are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 15th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 44, LEGACY LANDINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 189, PAGE(S) 36 AND 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:
27-26-14-704149-000440

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

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

Dated this 27th day of July, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 26-F00295
July 31; Aug. 7, 2026 26-01559K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 532026CA001973A000BA
AMWEST FUNDING CORP,
Plaintiff, v.
YANG QIU; et al,
Defendant(s).

To the following Defendant(s):
YANG QIU
(Last Known Address: 3020 Mahalo Drive, Davenport, FL 33897)
UNKNOWN SPOUSE OF YANG QIU
(Last Known Address: 3020 Mahalo Drive, DAVENPORT, FL 33897)

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

LOT 522, WINDSOR ISLAND RESORT PHASE 2B, A SHORT TERM RENTAL COMMUNITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 190, PAGES) 47 THROUGH 51, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS:
3020 MAHALO DRIVE,
DAVENPORT, FL 33897

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 9/8/26, 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.

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 14th day of July, 2026.
STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) By Lynnette Burke
As Deputy Clerk
Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
July 31; Aug. 7, 2026 26-01530K

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. 2025CA-004149
Freedom Mortgage Corporation,
Plaintiff, vs.
Marilyn Mendez Acevedo a/k/a Marilyn Mendez, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA-004149 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Marilyn Mendez Acevedo a/k/a Marilyn Mendez; Nelson Molina Medina; Cypress Park Estates Phase I Homeowners Association, Inc.; Sunnova TE Management LLC are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 31st day of August, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 290, CYPRESS PARK ESTATES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 187, PAGE(S) 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID:
27-27-23-757502-002900

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 27th day of July, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F02864
July 31; Aug. 7, 2026 26-01560K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2026CA002258A000BA
MIDFIRST BANK
Plaintiff, v.
TONIA GUINN, ET AL.
Defendants.

TO: UNKNOWN SPOUSE OF PATRICK RILEY, II A/K/A PATRICK RILEY,
Current residence unknown, but whose last known address was:
108 SWEET PEA CT, POINCIANA, FL 34759-5448

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

LOT 3, BLOCK 855, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 9/8/2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 17 day of July, 2026.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Marlene Rios
Deputy Clerk
eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000011308
July 31; Aug. 7, 2026 26-01531K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-003554
TERRANOVA HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.,
Plaintiff, vs.
BRIAN MOLE, et al.,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 7/17/2026, in Case No.: 2024-CA-003554 of the County Court in and for Polk County, Florida, wherein TERRANOVA HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., is the Plaintiff and BRIAN MOLE, et al., is/are the Defendant(s). Stacy M. Butterfield, the Clerk of Court for Polk County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 9/15/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 283, Terranova Phase IV, according to the Plat thereof, as recorded in Plat Book 130, Pages 6 and 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.

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 28, 2026
By: /s/Sonia A. Bosinger
Sonia A. Bosinger, Esquire
Florida Bar No.: 55450
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
July 31; Aug. 7, 2026 26-01576K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023CA000440000000
DIVISION: 8
Lakeview Loan Servicing, LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nadiyah M. Tejada a/k/a Nadiyah Malika Tejada a/k/a Nadiyah Tejada f/k/a Nadiyah Malika Muhammad, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Dwayne Glen Tejada a/k/a Dwayne G. Tejada a/k/a Ali Ishmael Tejada a/k/a Ali Tejada; Tariq Kamal Tejada a/k/a Tariq K. Tejada; Zain Kamaal Tejada a/k/a Zain K. Tejada; Jannah Ameerah Tejada, a minor; Dwayne Glen Tejada a/k/a Dwayne G. Tejada a/k/a Ali Ishmael Tejada a/k/a Ali Tejada, as Natural Guardian of Jannah Ameerah Tejada, a minor; Unknown Guardian of Jannah Ameerah Tejada, a minor; Unknown Spouse of Zain Kamaal Tejada a/k/a Zain K. Tejada; Association of Poinciana Villages, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Horacio R. Rodriguez; Mercedes A. Rodriguez
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA000440000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Lakeview Loan Servicing, LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nadiyah M. Tejada a/k/a Nadiyah Malika Tejada a/k/a Nadiyah Tejada f/k/a Nadiyah Malika Muhammad, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on August 25, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 13, BLOCK 414, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 5, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
22-327540 FC01 MTT
July 31; Aug. 7, 2026 26-01562K

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA
CASE No.: 2026CA002219A000BA
LAND TRUST 5035 ESG INVESTMENT ENTERPRISE INC AS TRUSTEE,
Plaintiff, vs.
ANTHONY HUTCHINSON a/k/a TONY HUTCHINSON, ET AL,
Defendant,

TO: BECKY HUTCHINSON, and all others claiming by, through and under BECKY HUTCHINSON and DOUGLAS LEE COVERDELL, and all others claiming by, through and under DOUGLAS LEE COVERDELL

YOU ARE NOTIFIED that an action to quiet the title on the following real property in POLK County, Florida:

Lot 6, Mt. Olive Shores Phase 1, according to the map or plat thereof, as recorded in Plat Book 80, Page(s) 36 and 37, of the Public Records of Polk County, Florida. Together with 1987 Singlewide Mobile Home VIN # 12610573W a/k/a 5035 Southshore Dr, Polk City, FL 33868.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Isaac Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before September 16, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

DATED this 22nd day of July 2026.
Clerk of the Circuit Court
By: Lynnette Burke
As Deputy Clerk
Isaac Manzo, of
Manzo & Associates, P.A.,
Plaintiff's attorney,
4767 New Broad Street,
Orlando, FL 32814,
telephone number (407) 514-2692
July 31; Aug. 7, 14, 21, 2026
26-01565K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 26-CP-000875
IN RE: THE ESTATE OF CATHERINE MARJORIE DOWDELL AKA MARJORIE DOWDELL AKA MARJORIE DURDELL

TO: MONICA LAWRENCE
Address Unknown

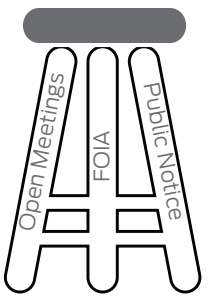
YOU ARE NOTIFIED that an action for a Petition to Establish and Admit Lost Will to the Estate of the deceased, Catherine Marjorie Dowdell AKA Marjorie Dowdell AKA Marjorie Durdell has been filed, and you are required to serve a copy of your objection, if any, to it on Kevin Drummond, the petitioner's attorney, whose address is 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401, on or before August 18, 2026 and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise, all objections will be waived.

DATED on 07/07/2026
Stacy M. Butterfield
As Clerk of the Court
By As Deputy Clerk
July 31; Aug. 7, 14, 21, 2026
26-01552K

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.**

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**

XNUV18187

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. 2026CA002342A000BA
Freedom Mortgage Corporation
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kenneth Avery Nixon, Deceased; et al
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kenneth Avery Nixon, Deceased
Last Known Address: Unknown

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

LOT 213, BLOCK D, RIDGEWOOD LAKES VILLAGE 4B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 7, 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 August 31, 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 July 9, 2026.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 26-F01382
July 31; Aug. 7, 2026 26-01533K

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/07/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 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

SECOND INSERTION

ADVERTISEMENT OF SALE

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

SAVE TIME
LV10175
E-mail your Legal Notice
legal@businessobserverfl.com

SECOND INSERTION

ADVERTISEMENT OF SALE

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

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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LV20906_V24

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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.

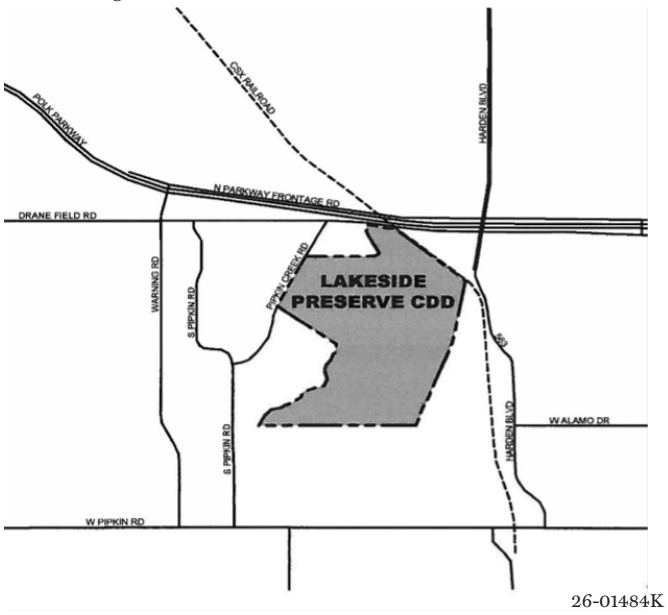
Additional Provisions

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

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

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

Q&A
LV18237_V13
Who benefits from legal notices?
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/07/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/07/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 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

THIRD 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

SECOND 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

SECOND 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

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. 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

SECOND 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

SECOND 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

FOURTH 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 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

SECOND 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

THIRD 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

--- SALES / PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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.: 2025CA004201
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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

--- SALES ---

SECOND 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

SECOND 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

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. 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

--- ACTIONS ---

SECOND 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

SECOND 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

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. 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

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. 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

SECOND 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

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. 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