

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: August 27, 2026
TIME: 4:30 PM
LOCATION: Shamrock First Baptist Church
2661 Marshall Road
Haines City, Florida 33844

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

Description of Assessments

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

Land Use	Total # of Units or Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family	1,462	1.00	\$785.48

*includes collection costs and early payment discounts

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

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

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or August 7, 14, 2026

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/21/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 SKYL mobile home bearing the vehicle identification number SF2191F and all personal items located inside the mobile home. Last Tenants: Navan Sosa, Ruth Rivera, and Santos Jorge Flores Ramos, Sr. Sale to be held at: Minerva Mobile Home Park, 2800 U.S. Highway 17/92 West, Haines City, Florida 33844, (863) 204-8198.

August 7, 14, 2026 26-01628K

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 Lygnum Vytæ Publishing located at 322 Brunswick Drive in the City of Davenport, Polk, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of August, 2026
Kelly Gordon
August 7, 2026 26-01606K

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 Diversified Business Service located at 829 N Lanier Ave in the City of Ft Meade, Polk, FL 33841 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of August, 2026
Reva Yvonne Valentine
August 7, 2026 26-01633K

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 ALKI HOME located at 421N 2nd st in the City of Haines City, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of August, 2026
camilo andres perez
August 7, 2026 26-01601K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that MIGUEL AYALA, OWNER, desiring to engage in business under the fictitious name of VITALGRACE WELLNESS CO, LLC located at 4805 SAND MOUNTAIN LOOP RD, AUBURNDALE, FLORIDA 33823 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 7, 2026 26-01600K

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 LeeTech Solutions 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 3rd day of August, 2026
TradeScope Consulting Group LLC
August 7, 2026 26-01602K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/21/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 RAMA mobile home bearing the vehicle identification number 20621062G and all personal items located inside the mobile home. Last Tenant: Gary William Boyce. Sale to be held at: Twin Palms Mobile Home Park, 301 N Galloway Road, Lakeland, Florida 33815, (863) 686-8404.

August 7, 14, 2026 26-01591K

FIRST INSERTION

NOTICE OF INTENTION TO REGISTER FICTITIOUS NAME

Notice is hereby given that Created With Purpose Behavior LLC, desiring to engage in business under the fictitious name Created With Purpose Fingerprinting, located at 4357 Deleon St, Haines City FL 33844, in Polk County, Florida, intends to register the fictitious name with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes.

August 7, 2026 26-01584K

FIRST INSERTION

Notice of Office of Grantor and the Algernon Isaiah Roundtree iii Private Living Trust

LET IT BE KNOWN BY ALL MEN AND PERSONS WORLDWIDE BY THESE WORDS This Notice serves to formally establish and record the office of Grantor for the "Algernon Isaiah Roundtree iii Private Living Trust," RE380239838US, and to present pertinent information regarding my identity and status.

I, Algernon Isaiah Roundtree iii, in sui juris in esse capacity, hereby certify and declare to all individuals worldwide that I was born on October 12, 1995, at Arnold Palmer Hospital, Orlando, Florida. I am the firstborn son of Algernon Lisbon Roundtree Jr. and Theresa Mae Pugh, united in holy wedlock. I am the current grantee of a special adult name change/correction order, as documented in Coconino County Superior Court Case #S-0300-CV-202400762, dated December 7, 2024.

I affirm that I am an egressed private American national from Orange County, Florida Republic, a private citizen of the Floridian state, currently ingressing within the nation of the Florida Republic [Union] located in Polk County, United States of North America. Since birth, I have been upon soil foreign to and excluded from Domestic, Territorial, Military, and District of Columbia jurisdictions, as recognized under the Constitution of 1776 A.D.

As the living Grantor, I hereby establish and authorize the transfer of rights, title, profits, proceeds, rents, income, and interest allocated through Trust Transfer Grant Deeds for the benefit of my assigns or distributees, corresponding to property identifiers RE380239838US 00.001 through RE-380239838US-999.999.

Additionally, I give notice of the establishment of the private irrevocable living estate trust entitled "Algernon Isaiah Roundtree iii Private Living Trust," executed in May 2026, which holds the same status as noted earlier, as governed by the Grantor's Office under the Constitution of 1776 A.D.

The primary mailing address for the office of Grantor is:

c/o Box 1022
Lake Alfred, Florida Polk County
Furthermore, the office of Trustee is held by Algernon Isaiah Roundtree iii, Trustee, located at the same mailing address.

This Notice is executed to ensure proper recording and to affirm the existence and authority of the trusts mentioned herein.

Dated: 05/12/2026
Roundtree iii, Algernon Isaiah, grantee grantor/settlor,
Private American National Citizen of the United States of America privately and specially residing/dwelling at all times relevant within a non-military occupied private estate outside a "Federal Zone" not subject to the jurisdiction of the "United States" mode, process and procedure.
August 7, 14, 21, 2026 26-01592K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Kathleen Rohrbach will on the 25th day of August 2026 at 10:00 a.m., on property at 17 Gardenia Drive, Lot #GA-17, Winter Haven, FL 33881, in Lucerne Lakeside, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1966 VILL Mobile Home
VIN No.: 5314
Title No.: 2190952
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
August 7, 14, 2026 26-01605K

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 Davenport Post-Acute and Rehabilitation located at 206 W Orange Street in the City of Davenport, Polk, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of August, 2026
Siesta Spring Healthcare, Inc.
Soon Burnam
August 7, 2026 26-01583K

FIRST INSERTION

GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Gapway Lakes Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on August 31, 2026, at 11:30 a.m. at JSK Consulting of Lakeland, Inc., 5904 Hillside Heights Drive, Lakeland, Florida 33812.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, stormwater improvements, water and wastewater utilities, offsite improvements, landscape, hardscape and irrigation, undergrounding of electrical, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing 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.

Cindy Cerbone
District Manager
Aug. 7, 14, 21, 28, 2026 26-01598K

FIRST INSERTION

NOTICE OF INTEREST UNDER TRUST

LET IT BE KNOWN BY ALL MEN AND PERSONS WORLDWIDE BY THESE WORDS Notice is hereby given: The Petitioner, Algernon Isaiah Roundtree ili hereby announces the existence of an equitable trust interest in the property located at 5848 Windridge Drive Winter Haven, Florida, Polk County held under the Algeron Isaiah Roundtree ili Private Living Trust or Alternately RE 380 239 838 US.

This notice serves to inform all interested parties that: 1. 2. The undersigned status as heir, cestui que trust and beneficial owner of the equitable estate in the property 5848 Windridge Dive, Winter Haven Florida.

Any person or entity claiming a prior superior equitable interest in the property must show cause within 21 days of the final publication of this notice.

Failure to respond within the specified timeframe may result in the relinquishment of any claims to the equitable interest in the property.

Roundtree iii, Algernon Isaiah, Private American National Citizen of the United States of America privately and specially residing/dwelling at all times relevant within a non-military occupied private estate outside a "Federal Zone" not subject to the jurisdiction of the "United States" mode, process and procedure.
August 7, 14, 21, 2026 26-01595K

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, *FLORIDA STATUTES*, BY THE GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Gapway Lakes Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE: August 31, 2026
TIME: 11:30 AM
LOCATION: JSK Consulting of Lakeland, Inc.
5904 Hillside Heights Drive
Lakeland, Florida 33812

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the *Engineer's Report ("Engineer's Report")*. Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the *Master Special Assessment Methodology Report ("Assessment Report")*. At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The site consists of approximately 68.68 acres and is generally located south of Lake Juliana and north of Gapway Road. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of **\$9,735,000** (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
Single Family	45	1.0	\$216,333.33	\$20,662.73

*Amount includes principal only, and not interest or collect costs

*Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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 Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION 2026-33

[RESOLUTION DECLARING MASTER ASSESSMENTS]

August 7, 14, 2026

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Gapway Lakes Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District *Engineer's Report ("Project")*, which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that *Master Special Assessment Methodology Report*, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND Location of Improvements.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project is **\$6,866,537 ("Estimated Cost")**.

B. The Assessments will defray approximately **\$9,735,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$864,735** per year, again as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: August 31, 2026
TIME: 11:30 AM
LOCATION: JSK Consulting of Lakeland, Inc.
5904 Hillside Heights Drive
Lakeland, FL 33812

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

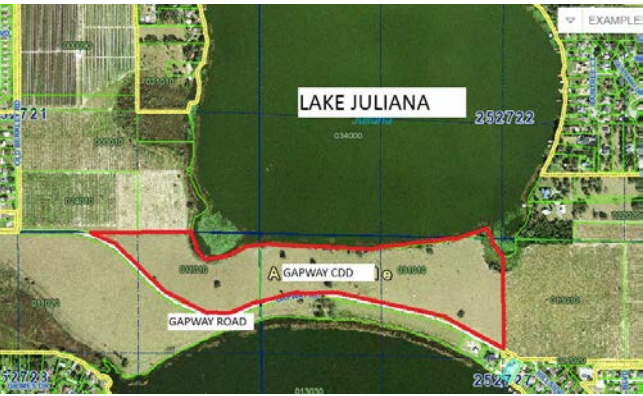
12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22nd day of June, 2026.

ATTEST: GAPWAY LAKES
COMMUNITY DEVELOPMENT DISTRICT

/s/ Cindy Cerbone /s/ Moise LaPointe
Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: *District Engineer's Report*
Exhibit B: *Master Special Assessment Methodology Report*



26-01599K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2026CA001483A000BA
PLANET HOME LENDING, LLC, Plaintiff, vs.
MARIA FERNANDA ECHEVERRI BONILLA. et. al. Defendant(s),
TO: FRANCISCO JAVIER BETAN-COURT TORRES, 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 65 OF LAKE LUCERNE PHASE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 180, PAGE(S) 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 653 Sarner Pass Way, Winter Haven, FL 33881

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 Sept 28,

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 4 day of August, 2026.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: MARLENE RIOS
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-388160
August 7, 14, 2026 26-01618K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/21/2026, at 10:30AM, the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 SKYL recreational vehicle bearing the vehicle identification number 1S0R35205E1009605 and all personal items located inside the recreational vehicle. Last Tenant: Desmond Josphe Toro Velez. Sale to be held at: Central Park MH & RV Resort, 1501 W Commerce Avenue, Haines City, Florida 33844, (863) 422-5322.

August 7, 14, 2026 26-01627K



FIRST INSERTION

NOTICE OF LIVING ESTATE TRUST

This Notice serves to declare the establishment of the Living Estate Trust governing the estate granted to Algernon Isaiah Roundtree iii by Testatrix Theresia Mae Pugh. This trust is evidenced by the Testatrix Intent, which has been signed and filed with the Coconino County Clerk on December 3, 2024.

The estate constitutes a new landed estate, and the appointed Trustees have accepted their roles. The trust vested in May 2026 under master trust file number RE 380 239 838 US. The beneficiaries of this trust are held on special deposit. The status of the beneficiaries is as private civilian nationals whose jurisdiction falls under Exclusive Equity Jurisdiction, governed by the Maxims of English and American Equity as recognized at the time of the adoption of the 1789 Constitution for the USA. This trust is protected under Article III, Section 2, subdivision 1, and adheres to the law of the Spirit of life in Christ Jesus (Romans 8:2).

All challenges or rebuttals regarding this trust should be sent within 21 days via USPS registered mail, addressed to the Executor Office. Failing a timely response, the facts listed herein will stand as absolute truth in all relevant matters.

August 7, 14, 21, 2026 26-01593K

FIRST INSERTION

CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Cedar Crossings Community Development District ("District") will hold a public hearing on August 26, 2026 at 1:00 p.m. at the Oakland Neighborhood Center, 915 Avenue E., Haines City, Florida 33844 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, 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://cedar-crossingscdd.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 three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
August 7, 14, 2026 26-01632K

ESTATE---

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 26CP-1925 Division Probate IN RE: ESTATE OF WALTER REHER Deceased. The administration of the estate of Walter Reher, deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, 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 August 7, 2026. Personal Representative: /s/ Tammy Ferrell Citizens Bank & Trust 1985 East Edgewood Drive Lakeland, Florida 33803 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 August 7, 14, 2026 26-01631K	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 26CP-2115 Division Probate IN RE: ESTATE OF AUDRY J. CHICKNESS Deceased. The administration of the estate of Audry J. Chickness, deceased, whose date of death was January 11, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, 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 August 7, 2026. Personal Representative: /s/ Tammy Ferrell Citizens Bank & Trust 1985 East Edgewood Drive Lakeland, Florida 33803 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 August 7, 14, 2026 26-01630K	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001989000BA IN RE: ESTATE OF Patricia Harmon a/k/a Patricia L. Harmon a/k/a Patricia Lawson Harmon Deceased. The administration of the estate of Patricia Harmon, a/k/a Patricia L. Harmon, a/k/a Patricia Lawson Harmon, deceased, whose date of death was April 30, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 7, 2026. Personal Representative: Alan L. Norris 440 Sandestin Drive Winter Haven, FL 33884 Attorney for Personal Representative: Nancy McClain Alfonso, Esquire Florida Bar Number: 845892 ALFONSO HERSCH Post Office Box 4 Dade City, Florida 33526-0004 Telephone: (352) 567-5636 E-Mail: eserve@alfonsohersch.com Secondary: jerrod@alfonsohersch.com August 7, 14, 2026 26-01622K	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File #2026 CP 2257 IN RE: THE ESTATE OF AVY NELL ALEXANDER Deceased. The administration of the estate of AVY NELL ALEXANDER, deceased, whose date of death was May 22, 2026, File Number 2026 CP 2257, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is August 7, 2026. Personal Representative: s/ Debra Ann Thompson DEBRA ANN THOMPSON P.O. Box 276 Avon Park, Florida, 33826 Attorney for Personal Representative: s/ Carol L. Hill, Esquire Carol L. Hill, Esquire Florida Bar No. 52227 chill@carol-hill.com 101 E Wall Street Frostproof, FL 33843 (863) 635-4400 Fax (863) 978-1761 August 7, 14, 2026 26-01619K	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-1474 IN RE: ESTATE OF RICKY ALAN FAIRBANKS A/K/A RICK A. FAIRBANKS Deceased. The administration of the estate of Ricky Alan Fairbanks a/k/a Rick A. Fairbanks, deceased, whose date of death was February 10, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 August 7, 2026. Zacharie Fairbanks Personal Representative 406 Northwest Phosphate Boulevard Mulberry, FL 33860 /s/ Benjamin C. Sperry Benjamin Sperry Attorney for Personal Representative Email Addresses: bcsperry@sperrylaw-pc.com bjsperry@sperrylaw-pc.com Florida Bar No. 1607 South Alexander Street, Suite 101 Plant City, FL 33563 Telephone: (813) 754-3030 August 7, 14, 2026 26-01623K	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2026-CP-002273-A000-BA IN RE: ESTATE OF MARGARET JEAN CREDIT Deceased. The administration of the estate of Margaret Jean Credit, deceased, whose date of death was April 6, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal 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 August 7, 2026. Personal Representative: Hunter Wade 3407 Cup Drive Lakeland, Florida 33803 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com August 7, 14, 2026 26-01634K
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FIRST INSERTION NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025CA003354 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. WILLIAM LOPEZ MORALES; SOR PERLA NARVAEZ OQUENDO A/K/A S. NARVAEZ; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ASTONIA 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 20, 2026 in Civil Case No. 2025CA003354, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and WILLIAM LOPEZ MORALES; SOR PERLA NARVAEZ OQUENDO A/K/A S. NARVAEZ; UNITED STATES OF AMERICA/DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and ASTONIA 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 18, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:	LOT 373, ASTONIA - PHASE 2 & 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 192, PAGES 27 THROUGH 41, 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 29th 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 1133-3907B Ref# 22080 August 7, 14, 2026 26-01620K
FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2026CA001569A000BA ROCKET MORTGAGE, LLC, Plaintiff, vs. LATOYA MONIQUE GRAY; LIBERTY SQUARE HOMEOWNERS ASSOCIATION, INC.; LIBERTY SQUARE OWNERS ASSOCIATION, INC. 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 25 day of August, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 167, LIBERTY SQUARE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1038 SUFFRAGETTE CIR, HAINES CITY, FL 33844 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 01 day of August 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-05944 August 7, 14, 2026 26-01603K
FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025-CA-000651 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. DARIEN FLEURIMOND; TOWER VIEW ESTATES HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF POLK COUNTY, FLORIDA, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order dated July 31, 2026, entered in Civil Case No. 2025-CA-000651 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and DARIEN FLEURIMOND; TOWER VIEW ESTATES HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF POLK COUNTY, FLORIDA, are Defendants. The Clerk, Stacey M. Butterfield, will sell to the highest bidder for cash, by electronic sale beginning at 10:00 A.M. on the prescribed date at www.polk.realforeclose.com on the 25th day of August 2026 the following described property as set forth in said Final Judgment, to wit: LOT 23, OF TOWER VIEW ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE(S) 1 OF THE PUBLIC RECORDS OF POLK COUNTY,	FLORIDA Property Address: 253 Tower View Dr W, 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. 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 this 3rd day of August, 2026. LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741 Email: service@mls-pa.com BY: Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 August 7, 14, 2026 26-01607K

ESTATE

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.: 532025CC008326
**CHARLES COVE HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff, vs.
MIGUEL ANGEL
RODRIGUEZ-MOJICA, et al.,
Defendant(s).**
Notice is given that pursuant to the Final Judgment of Foreclosure dated 7/17/2026, in Case No.: 532025CC008326 of the County Court in and for Polk County, Florida, wherein CHARLES COVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and MIGUEL ANGEL RODRIGUEZ -MOJICA, 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 8/21/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 498, LAKE CHARLES RESORT PHASE 2, according to the plat as recorded in Plat Book 189, Pages 4 through 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.

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 30, 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
August 7, 14, 202626-01579K

FIRST INSERTION

**NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 2025CC002904**
**MEADOW WALK AT FOUR
CORNERS HOMEOWNERS
ASSOCIATION, INC., a Florida
Not-For-Profit Corporation,
Plaintiff, v.
KENNETH DARNELL GRIFFIN,
Defendants.**
Notice is given that under a Final Summary Judgment dated July 30, 2026, and in Case No. 2025CC002904 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which MEADOW WALK AT FOUR CORNERS HOMEOWNERS ASSOCIATION, INC., the Plaintiff and KENNETH DARNELL GRIFFIN the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00am on August 31, 2026, the following described property set forth in the Final Summary Judgment:

Lot 164, Meadow Walk - Phase 2, according to the plat as recorded in Plat Book 186, Pages 32 through 35, of the Public Records of Polk County, Florida.

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

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

WITNESS my hand this 3rd day of August 2026.
By: /s/ Karen J. Wonsetler
Karen J. Wonsetler, Esq.
Florida Bar No. 140929
WONSETLER & WEBNER, P.A.
717 North Magnolia Avenue
Orlando, FL 32803
Primary E-Mail for service:
Leadings@kwpalaw.com
Secondary E-Mail:
office@kwpalaw.com
(P) 407-770-0846 (F) 407-770-0843
Attorney for Plaintiff
August 7, 14, 202626-01596K

FIRST INSERTION

**NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026CP002419
IN RE: ESTATE OF
JOANNE M. LAWRENCE,
Deceased.**
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
YOU ARE HEREBY NOTIFIED that Petition for Summary Administration has been filed in the estate of JOANNE M. LAWRENCE, deceased, File Number: 2026CP002419, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was May 26, 2026; that the total value of the estate is \$31,943.93; and, that the names and addresses of those to whom it has been assigned by such order are:

NAME	ADDRESS
Alan D. Lawrence	20428 Seneca Ave Brownstown, MI 48183

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN THE 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 the first publication of this Notice is: August 7, 2026.

**Personal Giving Notice:
/s/ Alan D. Lawrence
ALAN D. LAWRENCE
Petitioner**
Attorney for Person Giving Notice:
THE WILSON
ADVOCACY GROUP, P.A.
P.O. Box 3142
Winter Haven, FL 33885
Phone: (863) 401-8155
Fax: (863) 401-9924
Primary:
info@wilsonadvocacygroup.com
Secondary:
dfwfourth@wilsonadvocacygroup.com
Tertiary:
b.moore@wilsonadvocacygroup.com
Attorney for Petitioner
DAVID WILSON IV, ESQUIRE
FL Bar No. 0103204
August 7, 14, 202626-01612K

FIRST INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45,
FLORIDA STATUTES**
IN THE COUNTY COURT OF THE
NINTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CC010165
**WILDFLOWER RIDGE
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.
MARTY A. OLAVARRIA, et al.
Defendants.**
Notice is given that pursuant to the Final Judgment of Foreclosure dated 6/29/2026, in Case No.: 2025CC010165 of the County Court in and for Polk County, Florida, wherein WILDFLOWER RIDGE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and MARTY A. OLAVARRIA, et al., are the Defendants. 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 8/31/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 28, WILDFLOWER RIDGE, according to the plat thereof as recorded in Plat Book 132, Page 42 through 44, inclusive, of the Public Records of Polk County, Florida.

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

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

DATED: July 29, 2026
By: /s/ Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407)636-2549
August 7, 14, 202626-01578K

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026CP001343A000BA
DIVISION: 14
IN RE: ESTATE OF
JOHN ERNEST HAIR,
Deceased.**
The administration of the Estate of John Ernest Hair, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 August 7, 2026.

**Personal Representative:
Lorene Hair
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601**
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
E-Mail: LMURALT@BJA-Law.com
August 7, 14, 202626-01629K

FIRST INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF
THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CASE NO.
532026CA002459A000BA**
**WELLS FARGO BANK, N.A.
Plaintiff, v.
THE UNKNOWN HEIRS,
GRANTEES, DEVISEES, LIENORS,
TRUSTEES, AND CREDITORS OF
JOHN HARVEY HOWLETT A/K/A
JOHN HOWLETT; JANET L.
WHITE, DECEASED, ET AL.
Defendants.**
TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF JOHN HARVEY HOWLETT A/K/A JOHN HOWLETT, DECEASED
Current Residence Unknown, but whose last known address was: 2125 ARIANA ST, LAKELAND, FL 33803-1641
TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF JANET L. WHITE, DECEASED
Current Residence Unknown, but whose last known address was: 2125 ARIANA ST, LAKELAND, FL 33803-1641
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida, to-wit:

THE FOLLOWING DESCRIBED LAND SITUATE AND BEING IN POLK COUNTY, FLORIDA:
THE WEST 138.0 FEET OF THE EAST 340.0 FEET OF THE SOUTH 215.0 FEET OF LOT 32 OF THE WEST END FARMS SUBDIVISION AS RECORDED IN PLAT BOOK

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.: 2025CA002702A000BA
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING
Plaintiff(s), vs.
MARIA COLLAZO; et al.,
Defendant(s).**
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 15, 2026 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 31st 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 672, DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1/232 INTEREST IN THAT CERTAIN DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3264, PAGE 1809, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. : and that certain 1995, 43 X 16 MERRITT Model Number MERRITT, Mobile Home Serial Number(s): 000FLHMBP89786884.
Property address: 129 Jack Nicklaus Lane, Davenport, FL 33837

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

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

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. 25-006895-1
August 7, 14, 202626-01577K

FIRST INSERTION

3, PAGE 32 IN SECTION 22, TOWNSHIP 28 SOUTH, RANGE 23 EAST, LESS THE SOUTH 25.0 FEET FOR ROAD RIGHT-OF-WAY.
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 9/15/26 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 30th day of July, 2026.

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: S. Irlanda
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000011764
August 7, 14, 202626-01590K

FIRSTINSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2026CP002208A000BA
Division: Probate
IN RE: ESTATE OF
JOYCE RENEE HERTZ
Deceased.**
The administration of the estate of Joyce Renee Hertz, deceased, whose date of death was December 4, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, 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 August 7, 2026.

**Personal Representative:
Jeffrey Scott Hertz
440 Motorcoach Drive South
Polk City, Florida 33868**
Attorney for Personal Representative:
Carl A. Feddeler, IV
Florida Bar No. 1022506
Daniel Medina, B.C.S.
Florida Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: chaz@medinapa.com;
dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
August 7, 14, 202626-01635K

FIRST INSERTION

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
August 7, 14, 202626-01624K

FIRSTINSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 532026CP000679A000BA
Division: Probate
IN RE ESTATE OF
QUEEN ALBERTA BOUGES
Deceased.**
The administration of the Estate of Queen Alberta Bouges, deceased, whose date of death was February 3, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, 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 August 7, 2026.

**Personal Representative:
Angela Marie Edmond
9516 Berwick Court
Grovetown, GA 30813**
Attorney for Personal Representative:
Carl A. Feddeler, IV
Florida Bar No. 1022506
Daniel Medina, B.C.S.
Florida Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: chaz@medinapa.com;
dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
August 7, 14, 202626-01636K

FIRST INSERTION

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
August 7, 14, 202626-01624K

SALES / ACTIONS

FIRST INSERTION NOTICE OF SALE PURSUANT TO CHAPTER 45, FS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2025-CA-002157 LAKE SMART ESTATES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. DIARETTA LORRAINE RAGINS, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment in favor of the Plaintiff dated the 31st day of July, 2026, entered in Case No.: 2025- CA-002157, of the Circuit County Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this 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 the 15th day of Sep- tember, 2026, the following described property as set forth in the Summary Final Judgment, to wit: Lot 125, LAKE SMART ES- TATES, according to the plat as recorded in Plat Book 147, Pages 28 through 30, of the Public Re- cords of Polk County, Florida. Property Address: 3696 Julius Estates Boulevard, Winter Haven, FL 33881. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Lisa Acharekar Lisa Acharekar, Esq. Florida Bar No. 0734721 Martell & Ozim, P.A. 213 S. Dillard St., Suite 210 Winter Garden, FL 34787 (407) 377-0890 Email: lcrowley@martellandozim.com Attorney for Plaintiff August 7, 14, 202626-01604K	FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION Case No. 2025CA002694A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. LISA PAGLIA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore- closure entered July 17, 2026 in Civil Case No. 2025CA002694A000BA of the Circuit Court of the TENTH JUDI- CIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Lisa Paglia, et al., are Defendants, the Clerk of Court, STACY BUTTER- FIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in ac- cordance with Chapter 45, Florida Stat- utes on the 31st day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 20, Block 33, Map of Lakes Wales, according to the plat thereof recorded in Plat Book 1, Pages 88A and 88B, 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10535FL August 7, 14, 202626-01608K	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. 532025CA003611 PennyMac Loan Services, LLC, Plaintiff, vs. Ivan Menendez Iglesias, et al., Defendants. NOTICE IS HEREBY GIVEN pursu- ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA003611 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Ivan Menendez Iglesias; Emerald Pointe Homeown- ers Association of Lakeland, Inc.; Li- zandra Gonzalez Pena Laffita 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 1st day of Sep- tember, 2026, the following described property as set forth in said Final Judg- ment, to wit: LOT 29, EMERALD POINTE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 107, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 23-27-24-008933-000290 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 3rd day of August, 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-F02174 August 7, 14, 202626-01597K	FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA003539A000BA FBC MORTGAGE, LLC, Plaintiff, vs. MIGUEL ANGEL MALDONADO AKA MIGUEL A. MALDONADO A/K/A MIGUEL MALDONADO, et al., Defendant. NOTICE IS HEREBY GIVEN pursu- ant to a Summary Final Judgment of Foreclosure entered July 17, 2026 in Civil Case No. 2025CA003539A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Miguel Angel Maldonado AKA Miguel A. Maldonado a/k/a Miguel Maldona- do, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 31st day of August, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 328, Tarpon Bay Phase 2, ac- cording to the map or plat there- of, as recorded in Plat Book 185, Page(s) 15 through 17, inclusive, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-13227FL August 7, 14, 202626-01609K	FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532026CA000048A000BA MIDFIRST BANK Plaintiff, v. INES IRENE LOPEZ; AIDA CARLOTTA IBARRA A/K/A AIDA CARLOTA IBARRA; UNKNOWN SPOUSE OF AIDA CARLOTTA IBARRA A/K/A AIDA CARLOTA IBARRA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNKNOWN SPOUSE OF INES IRENE LOPEZ; Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure en- tered on July 30, 2026, in this cause, in the Circuit Court of Polk County, Flori- da, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Flori- da, described as: LOT 15, BLOCK 23, LENA- VIS- TA ADDITION TO AUBURN- DALE, ACCORDING TO THE PLAT THEREOF AS RECORD- ED IN PLAT BOOK 13, PAGES 42-42A, OF THE PUBLIC RE- CORDS OF POLK COUNTY, FLORIDA. a/k/a 796 BERKLEY RD, AU- BURNDALE, FL 33823-3810 at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on September 03, 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated at St. Petersburg, Florida this 3rd day of August, 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 1000011362 August 7, 14, 202626-01610K	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 DEVELOPMENT, 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 Coun- ty, Florida, described as: LOT 26, VILLAS OF SUN AIR, A SUBDIVISION ACCORD- ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGE 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 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 IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and 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 August 7, 14, 202626-01589K
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FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA001934000000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2, Plaintiff, vs. CHARLES M. MCILROY, II AND HEATHER M. MCILROY, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to a Final Judgment of Foreclosure dated October 15, 2025, and entered in 2024CA001934000000 of the Cir- cuit Court of the TENTH Judicial Cir- cuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSAC- TION TRUST, SERIES 2018-2 is the Plaintiff and CHARLES M. MCIL- ROY, II; HEATHER M. MCILROY; UNKNOWN SPOUSE OF CHARLES M. MCILROY, II N/K/A AUDREY MCILROY; UNKNOWN SPOUSE OF HEATHER M. MCILROY; NAVY FEDERAL CREDIT UNION 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 25, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 107 OF UNIT 1 OF PAL- MORE ESTATES, AN UN- RECORDED SUBDIVISION, MORE PARTICULARLY DE- SCRIBED AS FOLLOWS: THE NORTH 155 FEET OF THE SOUTH 955 FEET OF THE WEST 266 FEET OF THE EAST 858 FEET OF THE SW ¼ OF THE NE ¼ OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. Property Address: 6307 CHAROLAIS, LAKELAND, FL 33810 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Sec- tion 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a dis- ability who needs any accommodation in order to participate in this proceed- ing, 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 Ave- nue, Bartow, Florida 33830, (863) 534- 4686, at least 7 days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2 day of August, 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\Liamna Matos Liamna Matos, Esquire Florida Bar No. 1049814 Communication Email: limatos@raslg.com 23-138744 - SaR August 7, 14, 202626-01616K	FIRST INSERTION THENCE WEST 200 FEET TO THE POINT OF BEGINNING. Property Address: 8140 TOM COSTINE RD, LAKELAND, FL 33809 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Sec- tion 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a dis- ability who needs any accommodation in order to participate in this proceed- ing, 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 Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2 day of August, 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\Liamna Matos Liamna Matos, Esquire Florida Bar No. 1049814 Communication Email: limatos@raslg.com 21-008684 - MIM August 7, 14, 202626-01614K
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FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2022CA003801000000 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. JANNIFER CHRISTIAN PIERRE FRANCOIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dat- ed February 01, 2023, and entered in 2022CA003801000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and JANNIFER CHRISTIAN PIERRE FRANCOIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUS- ING AND URBAN DEVELOPMENT; THEODORA BARNETT; JANNIFER CHRISTIAN PIERRE FRANCOIS 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 28, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 39, LAKEVIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 50, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 39 QUEENS CT, FROSTPROOF, FL 33843 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in ac- cordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a dis- ability who needs any accommodation in order to participate in this proceed- ing, 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 Ave- nue, Bartow, Florida 33830, (863) 534- 4686, at least 7 days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2 day of August, 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\Liamna Matos Liamna Matos, Esquire Florida Bar No. 1049814 Communication Email: limatos@raslg.com 21-145342 - NaP August 7, 14, 202626-01615K
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Q&A

What is a public notice?

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

The West Orange Times carries public notices in Orange County, Florida.

IN 18237_V34

--- SALES / ACTIONS ---

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2026-CP-002195-A000-BA IN RE: ESTATE OF ROBERT HERTIS WAY HART Deceased. The administration of the estate of Robert Hertis Way Hart, deceased, whose date of death was June 7, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 7, 2026. Personal Representative: Catherine S. Hart 2903 State Road 557 Lake Alfred, Florida 33850 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com August 7, 14, 2026 26-01586K	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2026-CP-002168-A000-BA IN RE: ESTATE OF DONALD EDWARD SPIRES Deceased. The administration of the estate of Donald Edward Spires, deceased, whose date of death was June 4, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 7, 2026. Personal Representative: Paula Kay Alderman 1509 N. Lake Mirror Drive NW Winter Haven, Florida 33881 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com August 7, 14, 2026 26-01587K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026CA002047A000BA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM4, Plaintiff, vs. FREDESWINDA SEGUI A/K/A FREDESWINDA APONTE, et al., Defendants. TO: FREDESWINDA SEGUI A/K/A FREDESWINDA APONTE 401 OXFORD DR, DAVENPORT, FL 33897 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: LOT 54, HIGHLANDS RE- SERVE - PHASE 1, ACCORD- ING TO THE PLAT THERE- OF, AS RECORDED IN PLAT BOOK 107, PAGE(S) 9 TO 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before Sept. 15, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 28 day of July, 2026. STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By T. Joiner As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-00397 August 7, 14, 2026 26-01585K

FIRST INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2026-CA-002337 GUARANTEED RATE, INC., Plaintiff, vs. KENISHA T. MARTIN; JASON CUMMINGS; LUCERNE PARK RESERVE HOMEOWNERS ASSOCIATION, INC., Defendants. TO: KENISHA T. MARTIN; 1040 CAMBRIDGE DR, WINTER HAVEN, FL 33881 JASON CUMMINGS; 1040 CAMBRIDGE DR, WINTER HAVEN, FL 33881. YOU ARE NOTIFIED that an action to foreclose to the following property in Polk County, Florida: LOT 94, LUCERNE PARK RESERVE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 176, PAGES 43 THROUGH 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 1040 CAMBRIDGE DR, WINTER HAVEN, FL 33881. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before Sept 14, 2026, and file the original with the clerk of this court ei- ther before service on the plaintiff's at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint or petition. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on 7/23/26. STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT (SEAL) By: Marlene Rios DEPUTY CLERK SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd., Suite 302 Boca Raton, FL 33431 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff August 7, 14, 2026 26-01581K

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Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

BusinessObserver

LV2006-V27

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

4/10/27 LV3

SUBSEQUENT INSERTIONS

--- ACTIONS ---

FOURTH 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 peti-
tioner's attorney, whose name and ad-
dress 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 ser-
vice 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

--- PUBLIC SALES ---

SECOND 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
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	
Product											
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.

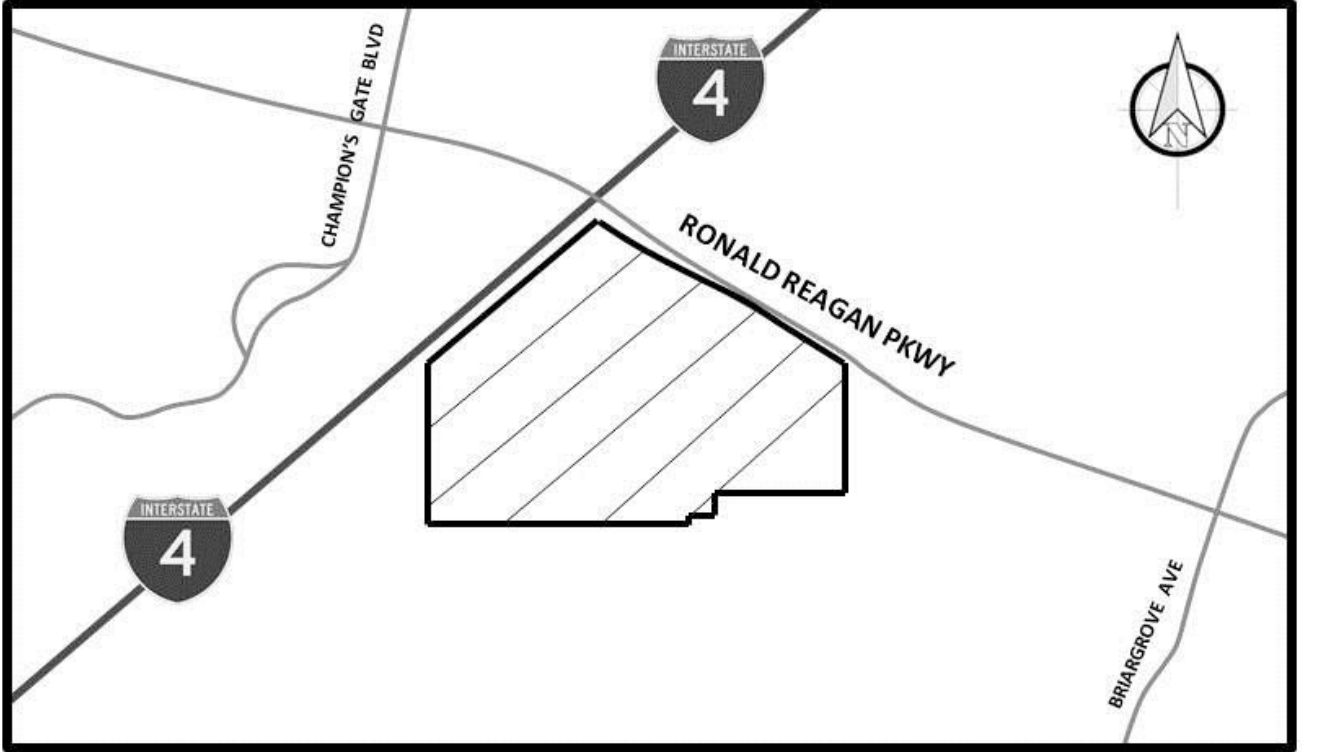
Additional Provisions

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

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper’s website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

PUBLISH
YOUR
LEGAL NOTICE

We publish all Public sale,
Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk’s office on your behalf

Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
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ACTIONS / SALES / ESTATE / PUBLIC SALES ---

SECOND 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 26-01551K

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. 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, Es-

SECOND INSERTION
quire, 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

FOURTH 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-

SECOND 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

SECOND 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 & Sugarmann 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@sugarmannflorida.com cms@sugarmannflorida.com By: CARL MILTON SUGARMAN, ESQUIRE Florida Bar No. 176429 MICHAEL SUGARMAN, ESQUIRE Florida Bar No. 1007737 July 31; Aug. 7, 2026 26-01535K

SECOND 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 I, 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

SECOND 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: efling@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

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. 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

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. 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

SECOND INSERTION
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

SECOND 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

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.forestlakecd.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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com

Business Observer

LV10161

--- SALES / ACTIONS ---

SECOND 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 LATNER 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

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. 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

SECOND 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

SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532025CA004854 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PRP TRUST, SERIES 2024 COTTAGE-TT-VI, Plaintiff, v. EDGARD SAINT ELOI, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 26, 2026 and entered in Case No. 532025CA004854 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LOUISIA LIGERME AND EDGARD SAINT ELOI, are the Defendants. The Clerk of the Court, STACY M. BUTTERFIELD, CPA, will sell to the highest bidder for cash at www.polk.realforeclose.com on 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.
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FL Bar No.: 647799
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fcpleadings@ghidottiberger.com
July 31; Aug. 7, 2026 26-01570K

SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 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
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FL Bar No.: 1069865
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fcpleadings@ghidottiberger.com
July 31; Aug. 7, 2026 26-01544K

SECOND 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

SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 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.
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Jimmy Edwards, Esq.
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Rebecca E. Smith, Esq.
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fcpleadings@ghidottiberger.com
July 31; Aug. 7, 2026 26-01525K

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

SECOND 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

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. 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:

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. 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,

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

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

SECOND 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

SECOND 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

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

SECOND 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

SECOND 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, 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

SECOND 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

SECOND 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

OFFICIAL
COURTHOUSE
WEBSITES

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manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

2026-07-14

--- SALES / ACTIONS ---			
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. 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 pursu- ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002914A000BA of the Circuit Court of the TENTH Ju- dicial 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated 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, 202626-01561K			
SECOND 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 fol- lowing property situated in Polk Coun- ty, 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 be- ing further described in that certain Declaration of Condo- minium thereof recorded in Of- ficial 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 ac- cordance 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 pub- lished as provided herein. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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, 202626-01546K			
SECOND 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 DEVELOPMENT, 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 Coun- ty, Florida, described as: LOT 26, VILLAS OF SUN AIR, A SUBDIVISION ACCORD- ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGE 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 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 IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and 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, 202626-01543K			
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 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 ACCORD- ING 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 publica- tion of the Notice of Action, on Alber- telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be en- tered against you for the relief demand- ed 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 Disabili- ties 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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, 202626-01529K			
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. 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 fore- closed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 37, CAMPBELL CROSS- ING, 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 writ- ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con- gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 9/21/26 / (30 days from Date of First Publica- tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or imme- diately 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and 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, 202626-01571K			

SECOND 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 Judi- cial Circuit in and for POLK County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and JASMINE PRAY; UN- KNOWN SPOUSE OF JASMINE PRAY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUS- ING AND URBAN DEVELOP- MENT; 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 ELEC- TRONIC 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 DIVI- SION NO. 4, ACCORDING TO THE PLAT OR MAP THERE- OF, 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 DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUN- TY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST COR- NER OF LOT 17, BLOCK H, OF LAKE BEULAH HEIGHTS DI- VISION NO. 4, ACCORDING TO THE SOUTH LINE OF LOT 17, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGIN- NING; THENCE CONTINUE N90°00'00"W ALONG SAID SOUTH LINE OF LOT 17, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGIN- NING; THENCE CONTINUE N90°00'00"W ALONG SAID SOUTH LINE, DISTANCE OF 12.00 FEET TO THE SOUTH- WEST 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 BEGIN- NING. 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 disabili- ty who needs any accommodation in order to participate in this proceed- ing, 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 Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than 7 days; if you are hearing or voice impaired, call 711. 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, 202626-01545K			
SECOND INSERTION			
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 fol- lowing described property, as set forth in the Default Final Judgment of Land- lord's Lien Against Personal Property, entered in the same case, dated March 31, 2026: The mobile home situated at 108 Captain Kidd Lane, Winterhav- en, FL 33880, in the Commu- nity, being a 2018 Mobile Home bearing Vehicle Identification Numbers N114342A/N114342B. Any person or entity claiming an in- terest 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534- 4686, at least 7 days before your sched- uled 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, 202626-01547K			

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 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 Pursu-
ant 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 Cir-
cuit 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 SUBDI-
VISION 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

Dated 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, 202626-01564K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 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 ac-
cordance with Chapter 45, Florida Stat-
utes on the 21st day of August, 2026 at
10:00 AM on the following described
property as set forth in said Final Judg-
ment of Foreclosure or order, to wit:

LOT 17, CASA DE RALT, A
SUBDIVISION ACCORDING
TO THE PLAT THEREOF RE-
CORDED 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 DISABILI-
TIES ACT. If you are a person with a
disability who needs any accommo-
dation in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain assis-
tance. 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing 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, 202626-01563K