

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that MELANIE K BROWN will engage in business under the fictitious name MELANIE'S CUTTING EDGE, with a physical address 1107 3rd St SW Suite 5 WINTER HAVEN Florida 33880, with a mailing address 1107 3rd St SW Suite 5 WINTER HAVEN Florida 33880, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. August 14, 2026 26-01656K

FIRST INSERTION

NOTICE OF SALE OF MOTOR VEHICLE

Pursuant to Florida Statute 713.585, Mid-Florida Lien And Title Service, LLC, will sell at public sale for cash the following described vehicle(s) located at lienor's place to satisfy a claim of lien. 2016 MERZ VIN: 4JGED6E-B7GA09334. Lien Amt:\$1065.00. Lienor/FIELDS MOTORCARS. 4141 N. FLORIDA AVE LAKELAND, FL 863-688-8111. Sale Date: August 31, 2026, 10:00AM AM. At Mid Florida Lien & Title Service LLC. 3001 Alma Ave. Winter Park FL 32792. Said vehicle(s) may be redeemed by satisfying the lien prior to sale date. You have the right to a hearing at any time prior to sale date by filing a demand for hearing in the circuit court. Owner has the right to recover possession of vehicle by posting a bond in accordance with F.S. 559.917. Any proceeds in excess of the amount of the lien will be deposited with the Clerk of Circuit Court in the county where the vehicle is held. August 14, 2026 26-01653K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ROBERT CESARE HAYES will, on August 27, 2026, at 9:00 a.m., at 876 Sandtrap Circle, Lot #876, Winter Haven, Polk County, Florida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1988 CLAR MOBILE HOME, VIN: FFLH70A14874CM, TITLE NO.: 0046519684

and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11310-303) August 14, 21, 2026 26-01654K

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 The Grafting Table located at 210 Oppitz Ln in the City of Lakeland, Polk, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of August, 2026 Timothy Stevens August 14, 2026 26-01673K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Links Retreats Notice

Notice is herby given that Connection Corps LLC, desiring to engage in business under the fictitious name Links Retreats located at 934 Lake Elbert Dr SE Winter Haven, FL 33880 intends to register said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. August 14, 2026 26-01671K

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 Combogiesic Direct located at 330 Eagles Landing Dr in the City of Lakeland, Polk, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of August, 2026 KnippeRx Inc. Katherine Tamulonis August 14, 2026 26-01676K

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 Grafting Table Games located at 210 Oppitz Ln in the City of Lakeland, Polk, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of August, 2026 Timothy Stevens August 14, 2026 26-01672K

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 Diamond Destiny Institute located at 811 w memorial blvd in the City of Lakeland, Polk, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of August, 2026 Jennifer Rivera August 14, 2026 26-01677K

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 Vision Danza Classical Ballet located at 22101 Indian Creek Dr in the City of Kissimmee, Polk, FL 34759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of August, 2026 LILI ASPAUZA August 14, 2026 26-01679K

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 Lemonade Lane located at 984 Griffon Ave in the City of Lake alfred, Polk, FL 33850 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of August, 2026 Kimberly collier August 14, 2026 26-01674K

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 The Scholars Boutique located at 4937 US HIGHWAY 98 N PMB 555 LAKE-LAND, FL 33809 in the City of Lakeland, Polk, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of August, 2026 The Muses Tent LLC August 14, 2026 26-01675K

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 Hoopy Studio located at 2852 Big Sur Rd 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 6th day of August, 2026 HOOPTY LLC August 14, 2026 26-01664K

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Ernest Johnson will on September 15th, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1960 LINC Mobile Home, VIN: M1316, TITLE: 486167 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, August 14, 21, 2026 26-01652K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name: AdventHealth Medical Group Weight Loss and Bariatric Surgery at Downtown Winter Haven, Located at: 199 Avenue B Northwest, 1st Floor, Winter Haven, FL 33881 intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to the provisions of the Fictitious Name Act, Chapter 865.09, Florida Statutes.

The party interested in said business is: Florida Hospital Medical Group, Inc. Winter Haven, Polk County, FL Dated: August 4, 2026 August 14, 2026 26-01678K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of RUTH HEIM DAVIS will, on August 28, 2026, at 11:00 a.m., at 218 Palm Drive, Lot #218, Mulberry, Polk County, Florida 33880; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1986 OAKK MOBILE HOME, VIN: FLFL1AF317009976, TITLE NO.: 0042959171

and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11310-1309) August 14, 21, 2026 26-01655K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, FOR POLK COUNTY, FLORIDA PROBATE DIVISION REF: 26-1833 ES UCN: 2026CP001833A000BA IN RE: ESTATE OF PATRICIA E. KENNEDY Deceased

The administration of the estate of PATRICIA E. KENNEDY, deceased, whose date of death was April 9, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate Drawer Box CC-4, P.O. Box 9000, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is August 14, 2026.

Personal Representative: MICHAEL W. PORTER

535 49th Street North St. Petersburg, Florida 33710 Attorney for Personal Representative: MICHAEL W. PORTER, Esquire Law Firm of Michael W. Porter Attorney for Personal Representative Florida Bar Number: 607770 535 49th Street North, St. Petersburg, FL 33710 Telephone (727) 327-7600 Primary Email: Mike@mwplawfirm.com August 14, 21, 2026 26-01646K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 26CP-2303 Division Probate IN RE: ESTATE OF JAN R. VACURA Deceased.

The administration of the estate of Jan R. Vacura, 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 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001909A000BA Section 14 IN RE: ESTATE OF ROSEMARY JOYCE GONYAW, Deceased.

The administration of the estate of ROSEMARY JOYCE GONYAW, deceased, whose date of death was June 8, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative'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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2026-CP-002167-A000-BA IN RE: ESTATE OF STEVEN ALLEN CAGLE Deceased.

The administration of the estate of Steven Allen Cagle, 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 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532026CP002448A000BA IN RE: ESTATE OF JOVANNA SAILY REYES Deceased.

The administration of the estate of Jovanna Saily Reyes, deceased, whose date of death was April 17, 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

FIRST INSERTION

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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is August 14, 2026.

Personal Representative: /s/ Andrea J. Dilger Andrea J. Dilger

4516 Seagull Drive, Unit 204 New Port Richey, Florida 34652 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 14, 21, 2026 26-01647K

FIRST INSERTION

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 representatives 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. 732.221 Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: 08/14/2026

Personal Representative: AMANDA GARRISON

4445 Jamie Court, Apt. 202 Lakeland FL 33813 Attorney for Personal Representative ROBERT A. WIGHT, Esq. Florida Bar No. 0107429 Mettler Randolph Massey Ferguson Carroll & Sterlacci, P.L. 340 Royal Palm Way, Suite 100 Palm Beach, Florida 33480 Telephone: 561-833-9631 / Fax: 561-655-2835 Primary Email: raw@mettlerlaw.com August 14, 21, 2026 26-01648K

FIRST INSERTION

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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

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. 732.221, 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 14, 2026.

Personal Representative: /s/ Patricia Reyes Patricia Reyes

181 Central Avenue San Mateo, Florida 32187 Attorney for Personal Representative: /s/ Bradley J Busbin Bradley J. Busbin E-mail Addresses: brad@busbinlaw.com Florida Bar No. 127504 Busbin Law Firm, P.A. 2295 S. Hiawassee Rd., Suite 207 Orlando, Florida 32835 Telephone: (407) 955-4595 August 14, 21, 2026 26-01650K

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878 V16

--- PUBLIC SALES / ESTATE / SALES ---		
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.: 2026CA000172 PHH ASSET SERVICES LLC, Plaintiff, vs. ADRIANA RUMBO CORONADO A/K/A ADRIANA RUMBO; VALENTINA JOIRO RUMBO A/K/A VALENTINA JOIRO; JOSE ALBERTO JOIRO DAZA A/K/A JOSE A. JOIRO; UNKNOWN SPOUSE OF VALENTINA JOIRO RUMBO A/K/A VALENTINA JOIRO; JOSE ALBERTO JOIRO DAZA A/K/A JOSE A. JOIRO; SUNNOVA TE MANAGEMENT LLC; 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 28, 2026 in Civil Case No. 2026CA000172, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, PHH ASSET SERVICES LLC is the Plaintiff, and ADRIANA RUMBO CORONADO A/K/A ADRIANA RUMBO; VALENTINA JOIRO RUMBO A/K/A VALENTINA JOIRO; JOSE ALBERTO JOIRO DAZA A/K/A JOSE A. JOIRO; SUNNOVA TE MANAGEMENT LLC; 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 11, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 460 OF ASTONIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 185, PAGE(S) 7-12, 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 3rd day of August, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Kyle King Kyle King, Esq. FBN: 990248 Primary E-Mail: ServiceMail@aldridgepite.com 1221-17506B Ref# 22413 August 14, 21, 2026 26-01658K		
FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2024CA003800000000 Division 08 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, JAMES SHERMAN PORTER IV A/K/A JAMES PORTER IV, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, MATTHEW DAVID PORTER, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, JOHNATHAN PORTER, AS KNOWN HEIR OF JAMES SHERMAN PORTER III A/K/A JAMES S PORTER, DECEASED, UNKNOWN SPOUSE OF JAMES SHERMAN PORTER IV A/K/A JAMES PORTER IV, UNKNOWN SPOUSE OF MATTHEW DAVID PORTER, UNKNOWN SPOUSE OF JOHNATHAN PORTER, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 28, 2026 in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as: LOT 119, OF INWOOD NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 1489 36TH ST NW, WINTER HAVEN, FL 33881; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on September 8, 2026 to the highest bidder for cash after giving notice as required by Section 45.031 F.S. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: August 7, 2026 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 318000/2426214/DRB August 14, 21, 2026 26-01661K		
FIRST INSERTION		
HIGHLAND MEADOWS II 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 Highland Meadows II Community Development District ("District") will hold a public hearing and regular meeting as follows: DATE: August 27, 2026 TIME: 4:30 PM LOCATION: Shamrock First Baptist Church 2661 Marshall Road Haines City, Florida 33844 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.hilandmeadows2cdd.com. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/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 4905-6730-7190.1 August 14, 2026 26-01651K		

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.: 2024CA003625000000 MCLP ASSET COMPANY, INC., Plaintiff, vs. TARIQ RAMJIT; UNKNOWN SPOUSE OF TARIQ RAMJIT; IESHIA SAUNDERS; ANDREA SAUNDERS; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; LVNV FUNDING LLC; WATERSTONE PROPERTY HOA, INC.; UNKNOWN TENANT #1 N/K/A PATRICK SAUNDERS; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 28, 2026 in Civil Case No. 2024CA003625000000, of the Circuit Court of the Judicial Circuit in and for Polk County, Florida, wherein, MCLP ASSET COMPANY, INC. is the Plaintiff, and TARIQ RAMJIT; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; LVNV FUNDING LLC; WATERSTONE PROPERTY HOA, INC.; UNKNOWN TENANT #1 N/K/A PATRICK SAUNDERS; UNKNOWN SPOUSE OF TARIQ RAMJIT N/K/A MELISSA RAMJIT; ANDREA SAUNDERS; IESHIA SAUNDERS 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 11, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 495, TIERRA DEL SOL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGES 31 THROUGH 38, 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. 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 3rd day of August, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Kyle King Kyle King, Esq. FBN: 990248 Primary E-Mail: ServiceMail@aldridgepite.com 1338-250B Ref# 22415 August 14, 21, 2026 26-01659K		
FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK, CIVIL DIVISION CASE NO.: 53-2024-CA-000544-0000-00 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JANICE OCENOSAK, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order On Plaintiff's Motion To Reset Foreclosure Sale entered on July 26, 2025, and the Summary Final Judgment of Foreclosure entered on August 30, 2024 in Case No. 53-2024-CA-000544-0000-00 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and JANICE OCENOSAK, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, GOODLEAP, LLC, RENOVATEOPCO TRUST, HOMEOPCO SUB A TRUST, and AQUA FINANCE, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 9th day of September, 2026, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit: THE S 1/2 OF THE W 1/2 OF THE W 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 27 EAST, LESS AND EXCEPT THE SOUTH 50.00 FEET THEREOF FOR ROAD PURPOSES, ALL LYING AND BEING IN POLK COUNTY, FLORIDA. Also known as: 4740 E HINSON AVE, HAINES CITY, FL 33844 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 31st day of July, 2026. SOKOLOF REMTULLA, LLP Counsel for Plaintiff 1800 NW Corporate Blvd, Suite 302 Boca Raton, FL 33431 Telephone: (561) 507-5252 Facsimile: (561) 342-4842 Primary e-mail: mshapanka@sokrem.com Secondary e-mail: pleadings@sokrem.com By: /s/ Matthew Shapanka. Matthew Shapanka, Esq. Florida Bar No.: 52874 Matter No.: 24-00109 August 14, 21, 2026 26-01657K		
FIRST INSERTION		
GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 AND FISCAL YEAR 2027 PROPOSED BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Gapway Lakes Community Development District ("District") will hold a public hearing and regular meeting as follows: DATE: August 31, 2026 TIME: 11:30 a.m. LOCATION: JSK Consulting of Lakeland, Inc 5904 Hillside Heights Drive Lakeland, Florida 33812 The purpose of the public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the remainder of the fiscal year ending September 30, 2026, and the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budgets"). 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 Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings 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 hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. 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 August 14, 21, 2026 26-01670K		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532026CP002054A000BA IN RE: ESTATE OF CANDY IRENE FAIRFIELD HALE Deceased. The administration of the estate of Candy Irene Fairfield Hale, deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death		
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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 14, 2026 Personal Representative: Amanda Walker Ultimo 310 Duet Avenue Merritt Island, Florida 32952 Attorney for Personal Representative: /s/ Lehn E. Abrams . Lehn E. Abrams, Attorney Florida Bar Number: 0178398 ARNOLD MATHENY & EAGAN PA 605 E. Robinson Street, Suite 730 ORLANDO, FL 32801 Telephone: (407) 841-1550 Fax: (407) 841-8746 E-Mail: labrams@ameorl.com Secondary E-Mail: cajustice@ameorl.com August 14, 21, 2026 26-01668K		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2026CP001968A000BA IN RE: THE ESTATE OF PATRICIA A. FOTI, Deceased. The administration of the estate of PATRICIA A. FOTI, deceased, whose date of death was June 1, 2026, File Number 2026CP001968A000BA, 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'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 served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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 the estate of the decedent, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED		
WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or Curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The date of the first publication of this Notice is August 14, 2026. Kevin Tralins Personal Representative 1229 Brightwaters Blvd NE St. Petersburg, FL 33704 ROBERT C. THOMPSON, JR., ESQ. Florida Bar Number: 390089 THOMPSON & FERNALD, P.A. 611 Druid Road East, Suite 705 Clearwater, FL 33756 Email: rt@thompsonfernald.com Tel: (727) 447-2290 Fax: (727) 443-1424 Attorney for Personal Representative August 14, 21, 2026 26-01663K		

FIRST INSERTION		
HIGHLAND MEADOWS II 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 Highland Meadows II Community Development District ("District") will hold a public hearing and regular meeting as follows: DATE: August 27, 2026 TIME: 4:30 PM LOCATION: Shamrock First Baptist Church 2661 Marshall Road Haines City, Florida 33844 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.hilandmeadows2cdd.com. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/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 4905-6730-7190.1 August 14, 2026 26-01651K		
FIRST INSERTION		
LOWES: BEGINNING AT A POINT 506.76 FEET SOUTH AND 613.18 FEET EAST OF THE SOUTHWEST CORNER OF U.S. LOT 3, SECTION 8, TOWNSHIP 29 SOUTH, RANGE 28 EAST; THENCE NORTH 48°16'15" WEST, 90 FEET; THENCE NORTH 41°43'45" EAST, 165.01 FEET; THENCE SOUTH 38°48'15" EAST, 91.24 FEET; THENCE SOUTH 41°43'45" WEST, 150 FEET TO THE POINT OF BEGINNING. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 3rd day of August, 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: Kyle King, Esq. FBN: 990248 Primary E-Mail: ServiceMail@aldridgepite.com 1457-1157B Ref# 22418 August 14, 21, 2026 26-01660K		

--- PUBLIC SALES / ESTATE / SALES / ACTIONS ---		
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532026CP002360A000BA IN RE: ESTATE OF MICHAEL JAMES BATAILLE, Deceased. The administration of the estate of MICHAEL JAMES BATAILLE, Deceased, whose date of death October 31, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221. The date of first publication of this notice is August 14, 2026. COLE BATAILLE, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com August 14, 21, 2026 26-01662K	OF POLK COUNTY, FLORIDA. TAX ID: 23-28-34-138137-000210 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 5th 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-F01930 August 14, 21, 2026 26-01641K

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING The Board of Supervisors ("Board") of the Gapway Lakes Community Development District ("District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a regular meeting and audit committee meeting on August 31, 2026, at 11:30 a.m., at JSK Consulting of Lakeland, Inc., 5904 Hillside Heights Drive, Lakeland, Florida 33812. The Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. 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 for the meeting may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours.	The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions where one or more supervisors will participate by telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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 14, 2026 26-01669K	INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 27-27-05-726006-001280 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 5th 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-F02872 August 14, 21, 2026 26-01643K

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2026-CA-000883 AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. RUSSELL T. GATES; INTERNATIONAL BASS LAKE RESORT HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN SPOUSE OF RUSSELL T. GATES, Defendants. TO: CHRISTOPHER GATES; LAST KNOWN ADDRESS AT 1201 WOODS LANDING MINNEOLA, FL 34715 YOU ARE NOTIFIED your whereabouts are known to the Plaintiff; however, you have concealed yourself or are otherwise avoiding service of process such that personal service of process cannot be made upon you pursuant to Chapter 48, Florida Statutes. Plaintiff has made a diligent search and inquiry to effect personal service of process upon you at your last known address and place of abode, but has been unable to do so to your purposeful avoidance of service. TO: ESTATE OF RUSSELL T. GATES; 50989 HIGHWAY 27 LOT 252, DAVENPORT, FL 33897 UNKNOWN HEIRS OF RUSSELL T. GATES; 50989 HIGHWAY 27 LOT 252, DAVENPORT, FL 33897 YOU ARE FURTHER NOTIFIED that an action to foreclose to the following property in Polk County, Florida: LOT 252 OF INTERNATIONAL BASS LAKE RESORT PHASE ONE, ACCORDING TO THE	PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGES 16 AND 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as 50989 HIGHWAY 27 LOT 252, 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 Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before September 28, 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 31, 2026. STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT (SEAL) By: Lynnette Burke 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 14, 21, 2026 26-01667K	THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 26-27-25-490010-008280 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 5th 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-F02048 August 14, 21, 2026 26-01642K

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.

POLK COUNTY

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532026CA000684A000BA UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2024-2, Plaintiff, v. MILKO VIANA MARTINEZ, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on August 3, 2026 and entered in Case No. 532026CA000684A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SENIA AGRIPINA VILA AND MILKO VIANA MARTINEZ, 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 4, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 137 OF FESTIVAL PHASE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 187, PAGES 49 THROUGH 56, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 742 LONG-BOAT DRIVE, DAVENPORT, FL 33896 (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 August 14, 21, 2026 26-01687K

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. 532025CA004034 Freedom Mortgage Corporation, Plaintiff, vs. Claire Jaworsky, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA004034 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Claire Jaworsky; Javarious D. Haggins-Smith; United States of America on behalf of the Secretary of Housing and Urban Development 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 27th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 71 OF THE UNRECORDED PLAT OF KEY OAK ESTATES, BEING DESCRIBED AS FOLLOWS: THE SOUTH 117.0 FEET OF THE NORTH 707.0 FEET OF THE WEST 139.0 FEET OF THE WEST 479.0 FEET OF THE EAST 919.0 FEET OF THE NORTH 782.0 FEET OF
THE NORTH 932.0 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA. TAX ID: 24-28-09-000000-012114 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 5th 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 # 24-F00541 August 14, 21, 2026 26-01640K

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.: 2025CA004985A000BA U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ADONYS J. ROMAN; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 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 08 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 2, OF LAKE BONNY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 2153 MONTICELLO AVE, LAKELAND, FL 33801 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 11 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 25-05167 August 14, 21, 2026 26-01690K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025CA003013A000BA WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF WAMPUS MORTGAGE LOAN TRUST, Plaintiff, vs. LAKEITRA BELL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF QUEEN JONES BELL, DECEASED; UNKNOWN SPOUSE OF QUEEN JONES BELL A/K/A QUEEN BELL ; ASSOCIATION OF POINCIANA VILLAGES, INC., CASTLE CREDIT CO HOLDINGS, LLC; UNKNOWN TENANT #; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on July 17, 2026, in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, STACY M. BUTTERFIELD, CPA, the Clerk of Court will on SEPTEMBER 15, 2026 at 10:00 a.m. at http://www.polk.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash,
the following described property situated in Polk County, Florida: LOT 2, BLOCK 3064, POINCIANA NEIGHBORHOOD 6 VILLAGE 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGES 29 THROUGH 52, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1108 Hudson Harbor Lane, Poinciana, FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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: August 10, 2026 /s/ Gina Vargas Gina Vargas, Esq. Florida Bar No. 84149 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Email: gvargas@mtglaw.com E-Service: servicesfl@mtglaw.com August 14, 21, 2026 26-01680K

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA001044 MADISON PLACE TOWNHOME ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. LINDA PAULINE INGBER, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 3, 2026, and entered in Case No. 2025CA001044 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein MADISON PLACE TOWNHOME ASSOCIATION, INC. is Plaintiff, and Linda Pauline Ingber, Unknown Spouse of Linda Pauline Ingber, Zachary Holdings, LLC and Unknown Tenant #1 in possession of subject property are Defendants, The Clerk of the Court will sell to the highest and best bidder for cash: [X] www.polk.realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 17th day of September, 2026 the following described property as set forth in said Final Judgment, to wit: Lot 245, Madison Place Phase 2, according to the map or plat thereof, as recorded in Plat Book 181, Page(s) 24 through 27, inclusive, of the Public Records of Polk County, Florida. A/K/A: 1128 Merrill Street, Davenport, FL 33837 A 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 ONE (1) YEAR AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 11th day of August, 2026. BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff K. Joy Mattingly, Esq. 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Primary email: cofoservicemail@beckerlawyers.com By: K. Joy Mattingly Florida Bar #17391 M31153/420936/31922683 August 14, 21, 2026 26-01685K

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.: 2026CA001787A000BA ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, vs. CJB FAMILY HOLDINGS LLC, A WYOMING LIMITED LIABILITY COMPANY; POLK COUNTY, FLORIDA; SOLTERRA RESORT HOMEOWNERS 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 11 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 25, SOLTERRA PHASE 2B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE(S) 38 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 7251 OAKMOSS LOOP, DAVENPORT, FL 33837 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 12 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 25-01620 August 14, 21, 2026 26-01696K

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2026CA003126A000BA SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSE LUIS RAMOS CRESPO, DECEASED. et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSE LUIS RAMOS CRESPO, 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, grant-ees, assignees, lienors, creditors, trust-ees, and all parties claiming an interest by, through, under or against the Defen-dants, 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 be-ing foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: PARCEL 1: BEGINNING AT THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 25 EAST, RUN THENCE EAST 32 FEET, RUN THENCE NORTH 275 FEET FOR THE POINT OF BEGINNING: RUN THENCE EAST 150 FEET; RUN THENCE NORTH 50 FEET; RUN THENCE WEST 150 FEET; RUN THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING, BEING IN POLK COUNTY, FLORIDA, LESS THE EAST 3 FEET THEREOF FOR ROAD.
AND PARCEL 2: BEGIN 32 FEET EAST AND 325 FEET NORTH OF THE SW CORNER OF THE SE 1/4 OF THE SW 1/4, RUN EAST 150 FEET TO THE RAILROAD, THENCE WESTERLY ALONG THE RAILROAD TO POINT NORTH OF BEGINNING, THENCE SOUTH TO SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA, LESS THE EAST 3 FEET THEREOF FOR ROAD. 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 10-5-2026 /(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 10 day of August, 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 25-363525 August 14, 21, 2026 26-01681K

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 23-CA-005504 U. S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER FOR RCAF ACQUISITION TRUST, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST DAWN E SADLER, DECEASED, et. al., Defendant(s). NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on July 28, 2026 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on September 11, 2026 at 10:00 A.M., at www.polk.realforeclose.com, the following described property: LOT 67, TWIN LAKES AT CHRISTINA PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 120, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 6872 Shadow Cast Ln, Lakeland, FL 33813
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: August 12, 2026 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwbaw.com E-mail: kchurch@qpwbaw.com Attorney for Plaintiff Matter # FL-002725-23 August 14, 21, 2026 26-01695K

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY THE CLEAR SPRINGS STEWARDSHIP DISTRICT In accordance with Chapter 120, Florida Statutes, and Chapter 2023-346, Laws of Florida, the Clear Springs Stewardship District (“District”) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is ROP-2026-1. The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the revised Rules of Procedure includes Chapter 2023-346(6)(e), (6)(6)(g) and (6)(20), Laws of Florida. The specific laws implemented in the revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes, and Chapter 2023-346(5), (6) (1)-(4), (6)(6)(c), (6)(6)(e), (6)(6)(q), (6)(19), (6)(20), Laws of Florida. A copy of the revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. Ernesto Torress, District Manager Clear Springs Stewardship District August 14, 2026 26-01694K

LV20906_V23

SALES / ACTIONS

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.: 2025CA003924A000BA
NEW AMERICAN FUNDING, LLC
Plaintiff(s), vs.
JOSE ARMANDO GARCIA; et al.,
Defendant(s).
NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judgment
of Foreclosure entered on July 31, 2026
in the above-captioned action, the Clerk
of Court, Stacy M. Butterfield, will sell
to the highest and best bidder for cash
at www.polk.realforeclose.com in accordance
with Chapter 45, Florida Statutes on
the 4th day of September, 2026 at
10:00 AM on the following described
property as set forth in said Final Judgment
of Foreclosure or order, to wit:
LOT 167, 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.
Property address:
718 Peyton Brooke Way,
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 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.
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. 25-005380-1
August 14, 21, 2026 26-01638K

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO: 26-CC-1596
HAMILTON ENGINEERING &
SURVEYING, LLC.,
Plaintiff, vs.
PLAZA MEXICO HOLDINGS, LLC.
Defendant.
NOTICE IS HEREBY GIVEN that,
pursuant to the Final Judgment entered
in this cause, in the County Court of
Polk County, Florida, the Clerk of Polk
County shall sell all the property situat-
ed in Polk County, Florida described as:
Lot 174, less the South 675 feet
and less highway, PLAT OF
WAHNETA FARMS, accord-
ing to the plat thereof, recorded
in Plat Book 1, page 82, of the
Public Records of Polk County,
Florida.
Parcel ID #
26-29-16-689000-017401
AND
The North 375 feet of the South
675 feet of Lot 174, PLAT OF
WAHNETA RMS according to
the map or plat thereof as re-
corded in Plat Book 1, Page(s) 82,
public records of Polk County,
Florida.
Parcel ID #
26-29-16-689000-017406
More commonly known as:
3061 Rifle Range Rd.,

Winter Haven, FL 33880.
The sale shall be conducted online via
the internet at www.polk.realforeclose.com
beginning at 10:00 a.m. Eastern
Time on September 8, 2026.
Any person claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim
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/ Candice J. Hart
Candice J. Hart, Esq.
Florida Bar #0071895
Primary:
Candice@Hartlawandtittle.com
Hart Law and Title
a Limited Liability Company
2519 McMullen Booth Rd. #510-238
Clearwater, FL 33761
Telephone: (800)725-4128
Attorney for Plaintiff
August 14, 21, 2026 26-01639K

SUBSEQUENT INSERTIONS

PUBLIC SALES

SECOND 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 iden-
tification number 20621062G and all
personal items located inside the mo-
bile 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

SECOND 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 prop-
erty 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 There-
in
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
August 7, 14, 2026 26-01605K

SECOND 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 ex-
istence 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 inter-
ested parties that: 1. 2. The undersigned
status as heir, cestui que trust and ben-
eficial 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 prop-
erty must show cause within 21 days of
the final publication of this notice.
Failure to respond within the spec-
ified timeframe may result in the relin-
quishment of any claims to the equi-
table 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 oc-
cupied 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

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
CASE NO.: 2026-CA-003052
MIDFLORIDA CREDIT UNION,
AS SUCCESSOR IN INTEREST TO
PRIME MERIDIAN BANK,
Plaintiff, v.
JAMES THOMAS ATKINS III;
WHITNEY DAWN ATKINS;
TENANT #1; TENANT #2;
STATE OF FLORIDA; CLERK
OF COURTS, POLK COUNTY,
FLORIDA; 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, GRANTEEES,
OR OTHER CLAIMANTS,
Defendants.
TO: ANY AND ALL UNKNOWN PAR-
TIES 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, GRANTEEES, OR OTHER
CLAIMANTS
YOU ARE HEREBY NOTIFIED
that an action to foreclose on the fol-
lowing real property in Polk County,
Florida:
The East 85.00 feet of Lots
18, 19, 20, 21, and 22, Block F,
HIGHLAND PARK, a subdivi-
sion according to the plat thereof
recorded in Plat Book 9, Page

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.
532026CA002843A000BA
MIDFIRST BANK
Plaintiff, v.
AUDIO CARRASQUERO, ET AL.
Defendants.
TO: AUDIO CARRASQUERO,
Current residence unknown, but whose
last known address was:
1788 CARNOSTIE RD,
WINTER HAVEN, FL 33884-3463
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing property in Polk County, Florida,

to-wit:
LOT 26, VILLAMAR PHASE 3,
ACCORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 186, PAGE(S) 41-
47, AND THEREAFTER AFFI-
DAVIT RECORDED DECEM-
BER 8, 2021 IN INSTRUMENT
NO 2021318387, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on eXL Legal,
PLLC, Plaintiff's attorney, whose ad-
dress is 12425 28th Street North, Suite
200, St. Petersburg, FL 33716, on or
before September 21, 2026 or within

SUBSEQUENT INSERTIONS

PUBLIC SALES

SECOND 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 ASSESS-
MENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCE-
MENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") for the Highland Meadows II Community De-
velopment 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 ("Propo-
sed Budget") for the fiscal year beginning October 1, 2026, and ending Septem-
ber 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to
Chapters 190, *Florida Statutes*, to consider the imposition of operations and main-
tenance 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 As-
sessments, and the properties to be improved and benefitted from the O&M As-
sessments, 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 RESIDEN-
TIAL 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 pay-
ment 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 lev-
ied 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

4, of the Public Records of Polk
County, Florida.
Parcel ID No.:
25-30-09-424500-006181
Property Address:
1790 E. Georgia Street,
Bartow, Florida 33830
has been filed against you in the
Circuit Court of the Tenth Judicial
Circuit, Polk County, Florida, and you
are required to serve a copy of your
written defenses to the Complaint, if
any, to Gregory A. Sanoba, Esquire,
422 South Florida Avenue, Lakeland,
Florida 33801, on or before Septem-
ber 28, 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 Com-
plaint.
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
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.
DATE: July 31, 2026
STACY M. BUTTERFIELD
Clerk of the Circuit Court
By: Lynnette Burke,
Deputy Clerk

Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
August 14, 21, 2026 26-01645K

FIRST INSERTION

thirty (30) days after the first publica-
tion 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 de-
manded 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled

court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
WITNESS my hand and seal of the
Court on this 30th day of July, 2026.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Lynnette Burke
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North,
Suite 200,
St. Petersburg, FL 33716
1000011860
August 14, 21, 2026 26-01644K

LOCATION MAP

DAVENPORT

C.R. 547 - HOLLY HILL ROAD

-SOUTH BLVD. W.

OLSEN ROAD

PATTERSON ROAD

10th ST. N.

US HWY 27

US HWY 17-92

SECTIONS 8, 9, 16 & 17
TOWNSHIP 27 SOUTH
RANGE 27 EAST
POLK COUNTY, FLORIDA

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
1/20/2006_V172

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.

--- PUBLIC SALES ---

SECOND 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 benefited 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*



ESTATE

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.: 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, 2026 26-01579K

SECOND 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, 2026 26-01596K

SECOND 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:
dwfourth@wilsonadvocacygroup.com
Tertiary:
b.moore@wilsonadvocacygroup.com

DAVID WILSON IV, ESQUIRE
FL Bar No. 0103204

August 7, 14, 2026 26-01612K

SECOND 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, 2026 26-01578K

SECOND 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, 2026 26-01629K

SECOND 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

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, 2026 26-01590K

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.: 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, 2026 26-01577K

SECOND 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, 2026 26-01590K

SECOND INSERTION

**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, 2026 26-01635K

SECOND 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, 2026 26-01624K

SECOND INSERTION

**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, 2026 26-01636K

SECOND 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, 2026 26-01624K

ESTATE---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND 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.	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.	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.	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.	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.	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 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	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	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	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	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 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	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 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

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 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	26-01631K
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

SECOND INSERTION	SECOND 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

--- SALES / ACTIONS ---

SECOND INSERTION	SECOND INSERTION
Notice of Office of Grantor and the Algernon Isaih 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 Isaih Roundtree iii Private Living Trust," RE380239838US, and to present pertinent information regarding my identity and status. I, Algernon Isaih 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-03000-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 Isaih 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 Isaih 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 Isaih, 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	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, <i>Florida Statutes</i>. 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 August 7, 14, 21, 28, 2026 26-01598K
SECOND INSERTION	SECOND 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 pursuant to a Final Judgment of Foreclosure dated October 15, 2025, and entered in 2024CA001934000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 is the Plaintiff and CHARLES M. MCILROY, 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 PALMORE ESTATES, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED 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, 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 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\Lianna Matos Lianna Matos, Esquire Florida Bar No. 1049814 Communication Email: limatos@raslg.com 23-138744 - SaR August 7, 14, 2026 26-01616K

THIRD INSERTION	THIRD INSERTION
AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2026CA002219A000BA LAND TRUST 5035 ESG INVESTMENT ENTERPRISE INC AS TRUSTEE, Plaintiff, vs. ANTHONY HUTCHINSON a/k/a TONY HUTCHINSON, ET AL, Defendant, TO: BECKY HUTCHINSON, and all others claiming by, through and under BECKY HUTCHINSON and DOUGLAS LEE COVERDELL, and all others claiming by, through and under DOUGLAS LEE COVERDELL YOU ARE NOTIFIED that an action to quiet the title on the following real property in POLK County, Florida: Lot 6, Mt. Olive Shores Phase 1, according to the map or plat thereof, as recorded in Plat Book 80, Page(s) 36 and 37, of the Public Records of Polk County, Florida. Together with 1987 Singlewide Mobile Home VIN # 12610573W a/k/a 5035 Southshore Dr, Polk City, FL 33868. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Isaac Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before September 16, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. DATED this 22nd day of July 2026. Clerk of the Circuit Court By: Lynnette Burke As Deputy Clerk Isaac Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 July 31; Aug. 7, 14, 21, 2026 26-01565K	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 written defenses, if any, to it on Sokolof
THIRD INSERTION	THIRD 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 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
THIRD INSERTION	THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE 10th JUDICIAL CIRCUIT IN AND 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 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 26-01552K	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 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

SECOND INSERTION	SECOND INSERTION
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 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 7/23/26. 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	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: 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	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE 10th JUDICIAL CIRCUIT IN AND 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 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 26-01552K	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 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

SALES / ACTIONS

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND 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.	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 Sta- tutes 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 with 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, 202626-01604K	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	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	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	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

SECOND INSERTION

NOTICE OF EXECUTOR OFFICE

This Notice is to inform all parties that China'Marie Curissa Luchie-Roundtree, an egressed native Mich-ganian and private civilian national originally domiciled in Wayne County, is the Executor of the foreign estate of Algernon Isaiah Roundtree iii, as estab-lished by The Last Will and Testament of the Estate.
China Marie Curissa Luchie-Roundtree currently ingresses within the nation of Florida [Union], located in Polk County, and remains at all times foreign to, without, and excluded from Domestic, Territorial, Military, and Dis-trict of Columbia jurisdictions.
This notice is hereby given to confirm the appointment and existence of the Executor Office for the Algernon Isaiah Roundtree the third Estate.
The mailing address for the Executor Office is as follows:

Executor Office
China' Marie Curissa Lushie-Roundtree
c/o Box 1022
Lake Alfred, Florida Republic
Polk County
The United States of America
This notice serves to inform all inter-ested parties of the Executor's office and the estate's details as recognized under applicable jurisdiction.
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 oc-cupied private estate outside a "Federal Zone" not subject to the jurisdiction of the "United States" mode, process and procedure.
August 7, 14, 21, 202626-01594K

SECOND 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-en 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, 202626-01585K

SECOND 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 im-me-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 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

SECOND 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 dated 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 25, 2026, the following described property as set forth in said Final Judgment, to wit:
THE EAST 1/2 OF THE FOL-LOWING: BEGINNING 25 FEET NORTH AND 1155 FEET EAST OF THE SOUTH-WEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND RUN NORTH 200 FEET, THENCE EAST 200 FEET, THENCE SOUTH 200 FEET,

SECOND 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 dated 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 fol-lowing 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

SECOND INSERTION

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 disabil-ity 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 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

