

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

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 Captured Keepsakes located at 2504 state park rd in the City of LAKELAND, Polk, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of August, 2026

Joshua Nimis

August 21, 2026 26-01731K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of G & L Handyman Services, located at 2220 Lemon Dr, in the City of Lake Wales, County of Polk, State of FL, 33898, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 13 of August, 2026,

Linda Haase-Rosser, Garrett Rosser

2220 Lemon Dr
Lake Wales, FL 33898

August 21, 2026 26-01712K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Annelise Strader, Manager of Owned by a Cat, LLC, desiring to engage in business under the fictitious name Owned by a Cat located at 419 Artemis St. Lake Wales, FL, 33853, 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 21, 2026 26-01713K

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 Foxtail Coffee Co. located at 45750 N US Hwy 27, Unit 1 in the City of Davenport, Polk, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of August, 2026

286 Investment Group, LLC

August 21, 2026 26-01714K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that ACP Catalyst Buyer, LLC, 3111 W Pipkin Rd, Ste 110, Lakeland, FL 33811, is desiring to engage in business under the fictitious name of Navajo Expedited, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

August 21, 2026 26-01750K

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 Witch Please located at 160 Osprey Heights Dr in the City of Winter Haven, Polk, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of August, 2026

Mary Schaefer

August 21, 2026 26-01732K

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 Freshyn located at 2107 Key Lime Drive Unit 303 in the City of Davenport, Polk, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of August, 2026

Freshyn Brands LLC

August 21, 2026 26-01747K

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

File No.: 2026-CP-001804

Division: Probate

IN RE: ESTATE OF GLADYS LOUISE LAGOY Deceased.

The administration of the estate of Gladys Louise Lagoy, deceased, whose date of death was April 27, 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 representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 prop-

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

Case No.: 2026-CP-1637

IN RE: ESTATE OF RUTH LYNN BURNS Deceased.

The administration of the estate RUTH LYNN BURNS, deceased, whose date of death was August 12, 2025, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF 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 de-

FIRST INSERTION

NOTICE TO CREDITORS (Formal Administration)

IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA.

PROBATE DIVISION

CASE NO.: 2026-CP-001451

IN RE: The Estate of ALEXIA ST. LOUIS LINTON, Deceased.

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

The administration of the estate of ALEXIA ST. LOUIS LINTON, deceased, whose date of death was July 15, 2025, and whose social security number is XXX-XX-1300, 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 Representatives and the Personal Representatives' attorney are set forth below.

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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221.

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

erty 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 21, 2026.

Co-Personal Representatives:

Gerald S. La Belle
4003 Cypress Landings S.
Winter Haven, Florida 33884
and
David E. La Belle
106 Sunningdale Drive
Georgetown, KY 40324

Attorney for Personal Representatives: SOUTHERN ATLANTIC LAW GROUP, PLLC
/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
August 21, 28, 2026 26-01725K

mands 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.

The date of first publication of this Notice: August 21, 2026

Personal Representative
HEATHER L. MOORE
6120 73rd Ave E,
Palmetto, FL 34221

Attorney for Personal Representative
JULIE LANDRIGAN BALL,
ESQUIRE
Florida Bar No.: 0768731
1905 Bartow Road
Lakeland, Florida 33801
Telephone: 863-688-5200
Facsimile: 863-686-0777
Primary Email:
service@hardinpalaw.com
August 21, 28, 2026 26-01724K

this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT 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.

The date of first publication of this Notice is August 21, 2026.

/s/ Lournise Linton Camara
LOURNISE LINTON CAMARA, As Personal Representative

Attorney and Personal Representative Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
August 21, 28, 2026 26-01723K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026-CP-002134

Division: Probate

IN RE: ESTATE OF MORTON PERL, Deceased.

The administration of the Estate of Morton Perl, deceased, whose date of death was November 11, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorneys 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026-CP-2287

IN RE: ESTATE OF HANNAH FAITH JAMES, Deceased.

The administration of the estate of HANNAH FAITH JAMES, deceased, whose date of death was April 20, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 26CP-2574

Division Probate

IN RE: ESTATE OF DONALD P. CORBAN Deceased.

The administration of the estate of Donald P. Corban, deceased, whose date of death was April 18, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

FIRST INSERTION

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 Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 through 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 written demand must be filed with the clerk.

The date of first publication of this notice is 08/21/2026

Personal Representative:
Cindy Snyder
3805 Via Mazzini Court
Kissimmee, Florida 34759

Attorneys for Personal Representative:
Heidi W. Isenhardt
Florida Bar Number: 123714
Email:
hisenhardt@shuffieldlowman.com
Raymond O. Boone, Jr.
Florida Bar Number: 1049608
Email: rhoone@shuffieldlowman.com
Shuffield, Lowman & Wilson, P.A.
1000 Legion Place, Suite 1700
Orlando, FL 32801
Telephone: (407) 581-9800
Fax: (407) 581-9801
Email:
probateservice@shuffieldlowman.com
August 21, 28, 2026 26-01722K

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is: August 21, 2026.

Signed on this 14th day of July, 2026.

REESE JAMES
Personal Representative
12481 Rockridge Road
Lakeland, FL 33809

/s/ Krishna L. Kraft
Krishna L. Kraft
Attorney for Personal Representative
Florida Bar No. 112452
Nardella & Nardella, PLLC
135 W. Central Blvd., Suite 300
Orlando, FL 32801
Telephone: 407-966-2680
Email: kkraft@nardellalaw.com
August 21, 28, 2026 26-01715K

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 20, 2026.

Personal Representative:
/s/ Jena Margarette Corban
Jena Margarette Corban
212 Comet Terrace
Sebring, Florida 33872

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
Telephone: (863) 402-5424
E-Mail:
charlotte@stonelawgroupfl.com
Secondary E-Mail:
amanda@stonelawgroupfl.com
August 21, 28, 2026 26-01743K

ALL CLAIMS NOT FILED WITHIN 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 20, 2026.

Personal Representative:
/s/ Jena Margarette Corban
Jena Margarette Corban
212 Comet Terrace
Sebring, Florida 33872

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
Telephone: (863) 402-5424
E-Mail:
charlotte@stonelawgroupfl.com
Secondary E-Mail:
amanda@stonelawgroupfl.com
August 21, 28, 2026 26-01743K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

Case Number: 26CP-2495

IN RE: ESTATE OF Regina Omelia Carter a/k/a Regina Carter deceased.

The administration of the estate of Regina Omelia Carter a/k/a Regina Carter, deceased, Case Number 26CP-2495, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office 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 has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the 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 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 21, 2026.

Dustyn Leon Bassford
Personal Representative
Address: 6613 Shepherd Oaks Street,
Lakeland, FL 33811

MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue Address:
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwllison.com
Attorney for Personal Representative
August 21, 28, 2026 26-01742K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/04/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 ARLI mobile home bearing the vehicle identification number 0663320H, and all personal items located inside the mobile home. Last Tenant: Wayne Gregory Thompson Forgeron. Sale to be held at: Imperial Manor, 2321 New Tampa Highway, Lakeland, Florida 33815, 863-333-0047.

August 21, 28, 2026 26-01746K

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 Yadira Gonzalez Cruz located at 340 Shad Way in the City of Poinciana, Polk, FL 34759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of August, 2026

MirrorEdge Technologies LLC
Yadira Gonzalez Cruz, Member

August 21, 2026 26-01753K

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date September 11th, 2026 @ 10:00 AM at each individual repair facility. 42213 2021 Chevrolet VIN#: KL7CJKS5MB307451 Repair Facility: Dyer Chevrolet Lake Wales 23350 Hwy 27 Lakes Wales 863-676-7671 Lien Amt \$14,617.91

August 21, 2026 26-01711K

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 532025CA003989A000BA DIVISION: 04 INTER & CO. PAYMENTS, INC., Plaintiff, vs. BEST RENTAL VACATION, LLC, et al., Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 28, 2026, and entered in Case No. 532025CA003989A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which INTER & CO. PAYMENTS, INC., is the Plaintiff and BEST RENTAL VACATION, LLC; WINDSOR ISLAND RESORT HOMEOWNERS ASSOCIATION, INC., are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on http://www.polk.realforeclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida on September 11, 2026 at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure: LOT 2, WINDSOR ISLAND RESORT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE(S) 15 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA. PARCEL IDENTIFICATION	NUMBER: 26-25-13-998011-000020 PROPERTY ADDRESS: 107 JETTY WAY, DAVENPORT, FL 33897 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. **See 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. [s/ Damian G. Waldman [X] Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff August 21, 28, 2026 26-01704K	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 53-2025-CA-004725 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. CHRISTOPHER IAN M POBLETE AKA CHRISTOPHER POBLETE A/K/A C. POBLETE, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 10, 2026 in Civil Case No. 53-2025-CA-004725 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Christopher Ian M Poblete AKA Christopher Poblete a/k/a C. Poblete, 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 8th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 27, Reserve at Highland	Meadows, according to the map or plat thereof, as recorded in Plat Book 164, Page(s) 41 and 42, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. [s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-14546FL August 21, 28, 2026 26-01700K	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 53-2024-CA-003504 LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. SHAUNA-GAYE NUGENT, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 18, 2025 in Civil Case No. 53-2024-CA-003504 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Shauna-Gaye Nugent, 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 9th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 6, BLOCK 3032, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS	RECORDED IN PLAT BOOK 61, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. [s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10468FL August 21, 28, 2026 26-01698K	

FIRST INSERTION		
Notice to Creditors IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2026-CP-002510-A000-BA In re Estate of KATHLEEN A. WILLIAMS, Deceased. The administration of the Estate of Kathleen A. Williams, deceased, whose date of death was July 7, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. 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 21, 2026. PERSONAL REPRESENTATIVE JEFFREY T. WILLIAMS 5969 High Glen Drive Lakeland, Florida 33813 ATTORNEY FOR PERSONAL REPRESENTATIVE MARK E. CLEMENTS Attorney for Personal Representative Florida Bar No. 276774 Elder Law Firm of Clements & Wallace, PL 310 E Main St Lakeland, FL 33801 Ph: (863) 687-2287 Eml: mclements@mclements.com 2nd Eml: abaukert@mclements.com August 21, 28, 2026 26-01749K	

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.: 2025CA003164A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RAMONICA C. RICHARDSON A/K/A RAMONICA RICHARDSON; HAINES RIDGE HOMEOWNERS ASSOCIATION INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MONTAE ANTAWN RICHARDSON A/K/A MONTAE RICHARDSON; 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 15 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 272, HAINES RIDGE PHASE 2, AS RECORDED IN PLAT BOOK 162, PAGES 42 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 322 BRIARBROOK LANE, HAINES CITY, FL 33844 IF YOU ARE A PERSON CLAIM-	ING 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 13 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 25-03154 August 21, 28, 2026 26-01697K	

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532021CC005494000000 WATERCREST ESTATES HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs. GABRIEL ENRIQUE MEDINA LOPEZ; RAFAEL ARROYO VELEZ, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Order Granting Plaintiff's Motion to Re-Open Case and Reschedule Foreclosure Sale dated August 5, 2026 in Case No. 532021CC005494000000 in the County Court in and for Polk County, Florida wherein WATERCREST ESTATES HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and GABRIEL ENRIQUE MEDINA LOPEZ; RAFAEL ARROYO VELEZ, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on SEPTEMBER 9, 2026. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit: LOT 8, WATERCREST ESTATES, ACCPRDING TO THE PLAT AS RECORDED IN PLAT BOOK 169, PAGES	19-247, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 567 AUTUMN STREAT DRIVE, AUBURNALDALE, FL 33823. 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 12, 2026 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: [s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 August 21, 28, 2026 26-01702K	

FIRST INSERTION		
NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE CLEAR SPRINGS STEWARDSHIP DISTRICT In accordance with Chapter 120, <i>Florida Statutes</i> , and Chapter 2023-346, Laws of Florida, the Clear Springs Stewardship District (the “ District ”) hereby gives the public notice of its intent to adopt its revised Rules of Procedure (the “ Proposed Rule ”). The Proposed Rule number is Rop-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on August 14, 2026. A public hearing will be conducted by the Board of Supervisors (the “ Board ”) of the District on September 25, 2026, at 1:00 p.m. at 6105 Spirit Lake Road, Winter Haven, Florida 33880 relative to the adoption of the Proposed Rule. Pursuant to Ch. 2023-346(6)(6) (e), Laws of Florida, the Proposed Rule will not require legislative ratification. The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Chapter 2023-346(6)(6)(e), (6)(6)(q) and (6) (20), Laws of Florida. The specific laws implemented in the Proposed Rule include, but are not limited to Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 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 statement of estimated regulatory costs, as defined in Section 120.541(2),	<i>Florida Statutes</i> , has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), <i>Florida Statutes</i> , must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, torrese@whhassociates.com (the “ District Manager's Office ”). This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office. Ernesto Torress, District Manager Clear Springs Stewardship District August 21, 2026 26-01730K	
FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2026CP001157A000BA IN RE: ESTATE OF MARTIN GEORGE RODRIGUEZ a/k/a MARTIN G.RODRIGUEZ a/k/a MARTIN GEORGE RODRIGUEZ III, Deceased. The administration of the estate of Martin George Rodriguez a/k/a Martin G. Rodriguez a/k/a Martin George Rodriguez, III, deceased, whose date of death was February 16, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 representatives 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 21, 2026. Personal Representatives: Desiree D. Freeland 505 Legion Way SE Unit 223 Olympia, Washington 98501-1420 Deborah Vandiver 1950 West New York Avenue DeLand, Florida 32720 Attorney for Personal Representatives: Brittany G. Gloersen Florida Bar Number 91434 LANDIS GRAHAM FRENCH PA 145 E. Rich Avenue, Suite C DeLand, Florida 32724 Telephone: (386) 734-3451 harul Vanchico Fax: (386) 736-1350 E-Mail: brittany@landispa.com Secondary E-Mail: sdowling@landispa.com August 21, 28, 2026 26-01744K	
FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 26CP-2473 Division Probate IN RE: ESTATE OF CLAUDE A. HARVEY Deceased. The administration of the estate of Claude A. Harvey, deceased, whose date of death was May 4, 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 21, 2026. Personal Representative: [s/ Steven R. Negley Steven R. Negley 901 Olander Drive SE Winter Haven, Florida 33880 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 21, 28, 2026 26-01751K	

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SALES

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2025CA004657A000BA TH MSR HOLDINGS LLC, Plaintiff, vs. DANIEL BIVENS; ANH LE; OANH TRAN; POLK COUNTY TAX COLLECTOR; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF DANIEL BIVENS; UNKNOWN SPOUSE OF ANH LE; UNKNOWN SPOUSE OF OANH TRAN, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 17, 2026 in Case No.: 2025CA004657A000BA of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein TH MSR HOLDINGS LLC is Plaintiff and DANIEL BIVENS; ANH LE; OANH TRAN; POLK COUNTY TAX COLLECTOR; SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC.;, UNKNOWN SPOUSE OF DANIEL BIVENS; UNKNOWN SPOUSE OF ANH LE; and UNKNOWN SPOUSE OF OANH TRAN 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 online at www.polk.realforeclose.com beginning at 10:00 a.m., on August 31, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 14, SOUTHERN DUNES ESTATES PHASE TWO, AC-	CORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 14, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as: 1509 GULF VUE DR, 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 27th 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.: 25-02625 August 21, 28, 2026		
			26-01717K

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2025CA004315A000BA AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. GLORIBEL ZAMORA; LUIS ZAMORA; TARPON BAY HOMEOWNERS ASSOCIATION, INC., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 27, 2026, in Case No. 2025CA004315A000BA of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC, is Plaintiff, and GLORIBEL ZAMORA, LUIS ZAMORA and TARPON BAY HOMEOWNERS ASSOCIATION INC., are Defendants, the Office of Stacy M. Butterfield, Polk County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 AM on-line at www.polk.realforeclose.com on September 25, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 342, LESS EAST 20 FEET THEREOF, TARPON BAY PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE(S) 24 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS	OF POLK COUNTY, FLORIDA. Also known as: 135 ROSEVILLE DRIVE, 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 13th day of August 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 August 21, 28, 2026		
			26-01718K

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 532024CA002426000000 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KATHERINE LAMONACO; JOSE RAFAEL ORTIZ; HAMILTON VIEW HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 28, 2026, in Case No. 532024CA002426000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and KATHERINE LAMONACO; JOSE RAFAEL ORTIZ; and HAMILTON VIEW HOMEOWNERS ASSOCIATION, INC., are Defendants, the Office of Stacy M. Butterfield, Polk County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 AM on-line at www.polk.realforeclose.com on September 29, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 14, HAMILTON VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 145, PAGE 35, OF	THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Also known as: 144 S 8TH STREET, LAKE HAMILTON FL 33851 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 13th day of August 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 August 21, 28, 2026		
			26-01719K

FIRST INSERTION			
CLERK'S NOTICE OF SALE UNDER E.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 2026-CA-000847 Honorable Judge: SPOTO, KEITH PETER PLANET HOME LENDING, LLC Plaintiff, vs. MIRANDA LANE; UNKNOWN SPOUSE OF MIRANDA LANE; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2 Defendants. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 03, 2026, in the above-styled cause, I Stacy M. Butterfield, Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com , bidding begins at 10 a.m. Eastern Time on October 02, 2026, the following described property: BEGIN AT A POINT 875 FEET SOUTH OF THE NORTH BOUNDARY AND 180 FEET WEST OF THE EAST BOUNDARY AND RUN THENCE TO A POINT 955 FEET SOUTH OF THE NORTH BOUNDARY AND 180 FEET WEST OF THE EAST BOUNDARY, RUN THENCE TO A POINT 955 FEET SOUTH OF THE NORTH BOUNDARY AND 260 FEET WEST OF THE EAST BOUNDARY, THENCE RUN TO POINT OF BEGINNING AND CLOSE. (THE ABOVE REFERENCED NORTH BOUNDARY AND EAST BOUNDARY BEING THE RESPECTIVE BOUND-	ARIES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA). LESS AND EXCEPTING ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY FOR FAYE AVENUE. TOGETHER WITH A MOBILE HOME LOCATED THEREON - 2022 LGCY VIN#L35597 PARCEL ID: 232826000000031770 COMMONLY KNOWN AS: 1415 Faye Avenue, Lakeland, FL 33803 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. ADA INFORMATION If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully submitted this August 13, 2026. /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com August 21, 28, 2026		
			26-01716K

FIRST INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 532026CA000111A000BA DIVISION: 04 GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2025-1, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALBERT B. BAKER, JR., et al., Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 28, 2026, and entered in Case No. 532026CA000111A000BA of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2025-1, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALBERT B. BAKER, JR.; BETTY JANE MCCLURE A/K/A BETTY JANE BURBO; BERNARD THOMAS BURBO; DWAYNE LAMAR BAKER; SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on http://www.polk.realforeclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida on September 11, 2026 at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure: LOT 7, WINFIELD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 25-31-34-484720-000070 PROPERTY ADDRESS: 817 SE PINE AVE., FORT MEADE, FL 33841 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. **See 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. /s/ Damian G. Waldman [X] Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff August 21, 28, 2026	Statutes, Polk County, Florida on September 11, 2026 at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure: LOT 7, WINFIELD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 25-31-34-484720-000070 PROPERTY ADDRESS: 817 SE PINE AVE., FORT MEADE, FL 33841 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. **See 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. /s/ Damian G. Waldman [X] Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff August 21, 28, 2026		
			26-01705K

FIRST INSERTION			
CLERK'S NOTICE OF SALE UNDER E.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 2026-CA-000393 Honorable Judge: Jennifer Anne Swenson PLANET HOME LENDING, LLC Plaintiff, vs. NATHAN BALLINGER; MELISSA BALLINGER; ESTATES OF AUBURNDALE HOMEOWNERS ASSOCIATION, INC.; HD ROOFING AND SOLAR LLC; POINT TITLING TRUST; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2 Defendants,	NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated July 30, 2026, in the above-styled cause, I, Stacy M. Butterfield, Clerk of the Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com , bidding begins at 10 a.m. Eastern Time on September 29, 2026, the following described property: LOT 200, ESTATES OF AUBURNDALE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 252735-305252-002000		

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. 2019CA000976 Lakeview Loan Servicing, LLC, Plaintiff, vs. BRANDY D. MUSIC, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA000976 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and BRANDY D. MUSIC; DAVID A MUSIC; MAGNOLIA WALK HOMEOWNERS ASSOCIATION, INC; POLK COUNTY CLERK; State of Florida Department of Revenue; State of Florida; MIDFLORIDA CREDIT UNION F/K/A MIDFLORIDA FEDERAL CREDIT UNION 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 22nd day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 61, MAGNOLA WALK PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECODED	AT PLAT BOOK 155, PAGES 26 AND 27, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 24-29-36-292207-000610 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 13th 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 # 20-F01424 August 21, 28, 2026		
			26-01720K

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA004692A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LETITIA Y. THORNTON, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 28, 2026 in Civil Case No. 2025CA004692A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Letitia Y. Thornton, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 114, Reserve at Aviana, according to the map or plat there-	of, as recorded In Plat Book 181, Page(s) 32, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-12902FL August 21, 28, 2026		
			26-01699K

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA005340A000BA M&T BANK, Plaintiff, vs. ANTHONY CARDONA MARTINEZ A/K/A ANTHONY CARDONA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 28, 2026 in Civil Case No. 2025CA005340A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein M&T BANK is Plaintiff and Anthony Cardona Martinez a/k/a Anthony Cardona, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 3, BLOCK 295, POINCIANA, NEIGHBORHOOD 6 SOUTH, VILLAGE 3, AC-	CORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 46, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-14803FL August 21, 28, 2026		
			26-01701K

FIRST INSERTION			
COMMONLY KNOWN AS: 125 Rudy Street, Auburndale, FL 33823 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. ADA INFORMATION If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least	7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully submitted this August 10, 2026. /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com August 21, 28, 2026		
			26-01703K

--- SALES ---			
FIRST INSERTION		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. 532025CA003322A000BA Freedom Mortgage Corporation, Plaintiff, vs. Brian Joseph Levesque, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532025CA003322A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Brian Joseph Levesque; Unknown Spouse of Brian Joseph Levesque 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 6th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 7, BLOCK 5, PINE ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 35, OF THE PUBLIC RECORDS OF POLK COUNTY,		FLORIDA. TAX ID: 24-28-32-263500-005070 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 19th 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-F02249 August 21, 28, 2026 26-01755K	
FIRST INSERTION		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 COUNTY, CIVIL DIVISION CASE NO.: 2025-CA-003272 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. MARIA ANTONIA MARTINEZ ALONSO; POINT DIGITAL FINANCE INC., AS TRUST MANAGER OF POINT TITLING TRUST; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; OVERLOOK ESTATES PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF MARIA ANTONIA MARTINEZ ALONSO, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Reset Sale dated August 11, 2026 and the Final Judgment of Foreclosure entered on May 18, 2026, in Case No. 2025-CA-003272 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and MARIA ANTONIA MARTINEZ ALONSO, POINT DIGITAL FINANCE INC., AS TRUST MANAGER OF POINT TITLING TR, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and OVERLOOK ESTATES PROPERTY OWNERS ASSOCIATION, INC., are Defendants, the Office of Stacy M. Butterfield, Polk County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 10:00 AM on-line at www.polk.realforeclose.com on October 12, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:		LOT 68, OVERLOOK ESTATES PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 82, AT PAGE 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Also known as: 215 SANTA ROSA DR, WINTER HAVEN, FL 33884 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 17th day of August 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 SOKOLOF REMTULLA, LLP Counsel for Plaintiff cbowens@sokrem.com; pleadings@sokrem.com August 21, 28, 2026 26-01739K	
FIRST INSERTION		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. 532025CA003288A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CARLOS JAVIER RODRIGUEZ GARAYUA AND REINA MARI VELAZQUEZ RIVERA AKA REINA VELAZQUEZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2026, and entered in 532025CA003288A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and CARLOS JAVIER RODRIGUEZ GARAYUA; REINA MARI VELAZQUEZ RIVERA; UNKNOWN SPOUSE OF CARLOS JAVIER RODRIGUEZ GARAYUA; UNKNOWN SPOUSE OF REINA MARI VELAZQUEZ RIVERA; HAMMOCK RESERVE PHASE 4 HOMEOWNERS ASSOCIATION, INC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 11, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 13, BLOCK 8, HAMMOCK RESERVE PHASE 4, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 197, PAGES 46 THROUGH 50, OF		THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2626 TRINIDAD ROAD, 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 in accordance with Florida Statutes, Section 45.031. IMPORTANT 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 14 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/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com murphy@raslg.com 25-328418 - NaP August 21, 28, 2026 26-01740K	
FIRST INSERTION		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. 2025CA003791A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CODY M. CAMPOS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2026, and entered in 2025CA003791A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and CODY M. CAMPOS; UNKNOWN SPOUSE OF CODY M. CAMPOS; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MIDLAND CREDIT MANAGEMENT INC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 11, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 7, HIGHLAND PRAIRIE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address:		4039 PRAIRIE BEND LANE, LAKELAND, FL 33812 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 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 14 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/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com murphy@raslg.com 25-332723 - NaP August 21, 28, 2026 26-01741K	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2025 CHICKA-DEE ST, BARTOW, FL 33830 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 17th day of August 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 SOKOLOF REMTULLA, LLP Counsel for Plaintiff cbowens@sokrem.com; pleadings@sokrem.com August 21, 28, 2026 26-01738K		NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532025CA004359A000BA U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-DWELLING SERIES V TRUST, Plaintiff, v. DANIEL BRIZARD, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 13, 2026 and entered in Case No. 532025CA004359A000BA in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein CLARITA BRIZARD PIERRE AND DANIEL BRIZARD, 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 October 12, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 140, BLOCK D, WESTRIDGE PHASE VII, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE(S) 35 AND 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 114 LANGHAM DRIVE, DAVENPORT, FL 33897-1618 (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	

PUBLISH
YOUR
LEGAL
NOTICE

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

We offer an online payment portal for easy credit card payment

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

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

Business Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

IX 262021

Q&A

Who benefits from legal notices?

A 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 / ACTIONS

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2026CA001942A000BA PennyMac Loan Services, LLC Plaintiff, vs. Andre Lewis; Scenic Bluff Phase Two Homeowners Association, Inc.; Unknown Spouse of Andre Lewis Defendants. TO: Andre Lewis and Unknown Spouse of Andre Lewis Last Known Address: 428 Hilltop Drive, Lake Wales, FL 33853 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 9, SCENIC BLUFF PHASE TWO, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 189, PAGE(S) 28 AND 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is	
4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 9/22/2026, 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 8/4/2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By T. Joiner As Deputy Clerk Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F00937 August 21, 28, 2026	26-01710K
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. 2026CA002720A000BA U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF III ACQUISITION TRUST, Plaintiff, vs. RAMDATT GIRDHARI. et. al. Defendant(s). TO: CHERISE ADAIR GIRDHARI, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 17, BLOCK 1097, OF POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE 19-28, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-	
gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before Sept 28, 2026/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Polk County, Florida, this 13 day of August, 2026. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: MARLENE RIOS DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 26-400471 August 21, 28, 2026	26-01706K
FIRST INSERTION	
PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING The Board of Supervisors ("Board") of the Peace Crossing Community Development District ("District") will hold a regular meeting on September 3, 2026 at 11:30 a.m., at the City of Davenport, Tom Fellows Community Center, 207 North Blvd West, Davenport, Florida 33837 for the purpose of considering any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010, during normal business hours or by visiting the District's website, https://	
peacecrossingcdd.net/.	
There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 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 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 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 21, 2026	26-01745K

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY GENERAL CIVIL DIVISION Case No: 532026CA003339A000BA LAKE DAVENPORT ESTATES WEST HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ELIAZAR CONTRERAS SALAZAR; LEONOR ROSARIO ALMANZAR; CORNING CREDIT UNION; WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010, Defendants, TO: LEONOR ROSARIO ALMANZAR 131 Craen Dr Davenport, FL 33897 YOU ARE NOTIFIED that an action to enforce a lien on the following property in Polk County, Florida: Lot 226, LAKE DAVENPORT ESTATES WEST, PHASE TWO, according to the plat thereof, as recorded in Plat Book 101, Page 28, of the Public Records of Polk County, Florida. Parcel I.D No.: 26-25-12-999976-002260 a/k/a 131 CRAEN DR has been filed against you and you are required to serve a copy of your writ-	
ten defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 5519 Park St N, Unit #370 St. Petersburg, FL 33709 on or before September 30, 2026, (no later than 30 days from the date of first publication of this notice of action), and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Publishing is to take place for two (2) consecutive weeks. 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. Signed on this August 11, 2026. CLERK OF THE CIRCUIT COURT (SEAL) BY: Martha Pullo Deputy Clerk Shannon L. Zetrouer, Esq., the Plaintiff's attorney, 5519 Park St N, Unit #370 St. Petersburg, FL 33709 August 21, 28, 2026	26-01736K
FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026-CA-002986 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. JAZMYNE DUNCOMBE, et al., Defendants. TO: Huberto Duncombe 1336 Madison Circle Haines City, FL 33844 Huberto Duncombe 5492 Lake Margaret Dr., Apt. 1811 Orlando, FL 32812 Huberto Duncombe 6277 Curry Ford Rd., Apt. 146 Orlando, FL 32822 Jazmyne Duncombe 1336 Madison Circle Haines City, FL 33844 Jazmyne Duncombe 5492 Lake Margaret Dr., Apt. 1811 Orlando, FL 32812 Jazmyne Duncombe 6277 Curry Ford Rd., Apt. 146 Orlando, FL 32822 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: Lot 110, as shown on the Plat entitled "Gracelyn Grove Phase 1" and recorded in the Public Records of Polk County, Florida in Plat Book 188, Pages 30 through 35. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith,	
Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date September 17, 2026 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 10 day of August, 2026. Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida By: Martha Pullo DEPUTY CLERK Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 August 21, 28, 2026	26-01721K
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. 2026CA000148A000BA Freedom Mortgage Corporation Plaintiff, vs. Crystal Rose Velez; Unknown Spouse of Crystal Rose Velez; Louis Angel Velez; United States of America on behalf of the Secretary of Housing and Urban Development; Clerk of the Court, Polk County, Florida Defendants. TO: Louis Angel Velez Last Known Address: 355 Progress Road, Auburndale, FL 33823 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 158, LAKEDALE ADDITION TO AUBURNDALE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. . has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plain-	
tiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 9/22/2026, 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 8/4/2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By Tamika Joiner As Deputy Clerk Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F04051 August 21, 28, 2026	26-01708K

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY GENERAL CIVIL DIVISION Case No: 532026CA003339A000BA LAKE DAVENPORT ESTATES WEST HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ELIAZAR CONTRERAS SALAZAR; LEONOR ROSARIO ALMANZAR; CORNING CREDIT UNION; WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010, Defendants, TO: ELIAZAR CONTRERAS SALAZAR 131 Craen Dr Davenport, FL 33897 YOU ARE NOTIFIED that an action to enforce a lien on the following property in Polk County, Florida: Lot 226, LAKE DAVENPORT ESTATES WEST, PHASE TWO, according to the plat thereof, as recorded in Plat Book 101, Page 28, of the Public Records of Polk County, Florida. Parcel I.D No.: 26-25-12-999976-002260 a/k/a 131 CRAEN DR has been filed against you and you are	
required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 5519 Park St N, Unit #370 St. Petersburg, FL 33709 on or before September 30, 2026, (no later than 30 days from the date of first publication of this notice of action), and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Publishing is to take place for two (2) consecutive weeks. 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. Signed on this August 11, 2026. CLERK OF THE CIRCUIT COURT (SEAL) BY: Martha Pullo Deputy Clerk Shannon L. Zetrouer, Esq., the Plaintiff's attorney, 5519 Park St N, Unit #370 St. Petersburg, FL 33709 August 21, 28, 2026	26-01737K
FIRST INSERTION	
AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 53-2026-CA-001133-A000-BA FLTR, LLC, as Trustee, under the 89SW Ridge Land Trust Plaintiff, v. SANDRA FLAGG; TERRY CONDON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, DECEASED. Defendants. To: SANDRA FLAGG Last known address: 3236 Chestnut Ct St. Johns, FL 32259-4563 YOU ARE NOTIFIED that an action for Quiet Title and Quiet Title Via Adverse Possession Under Color of Title in the Alternative to the Subject Property in Polk County, Florida, described more particularly below: Lot 10 of LAKE SHIPP HEIGHTS, Unit 35, according to the plat thereof recorded in Plat Book 34, Page 14, Public Records of Polk County, Florida. Parcel ID Number: 26-28-31-641300-000100 has been filed against you in the above styled court and action, and you are required to serve a copy of your written defenses to the Complaint, E-Filed on March 5, 2026, if any, to it on Plaintiff's attorney, whose name and address is: David L. Gordon, Esq. Florida Bar No. 1039599 Telephone No: (954) 414-2107	
Monique A. Waterman, Esq. Florida Bar No. 127258 Telephone No: (954) 414-2115 FIDELITY NATIONAL LAW GROUP Counsel for Plaintiff 100 W. Cypress Creek Rd., Ste 889 Fort Lauderdale, Florida 33309 Facsimile No: (954) 414-2101 David.L.Gordon@fnf.com Monique.Waterman@fnf.com Nicole.Arakaki@fnf.com Pleadingsfl@fnf.com on or before 9/22/2026 and to file the original with the clerk of this court either before service on the Plaintiffs' attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: AUG 05 2026 CLERK OF THE CIRCUIT COURT & COMPTROLLER POLK COUNTY, FLORIDA STACY M. BUTTERFIELD, CPA (SEAL) By: V. Farrer Deputy Clerk FIDELITY NATIONAL LAW GROUP Counsel for Plaintiff 100 W. Cypress Creek Rd., Ste 889 Fort Lauderdale, Florida 33309 Facsimile No: (954) 414-2101 Aug. 21, 28; Sept. 4, 11, 2026	26-01758K

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. 532025CA004240A000BA Freedom Mortgage Corporation Plaintiff, vs. Douglas G. Schafer a/k/a Douglas Schafer; et al Defendants. TO: Douglas G. Schafer a/k/a Douglas Schafer and Angel Frueh a/k/a Angel Schafer Last Known Address: 1010 Janet Dr, Lakeland, FL 33805 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 12 AND A PART OF LOT 13, UNRECORDED LAKE DEESON VILLA, MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE SE CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 24 EAST, THENCE RUN NORTH 275 FEET, WEST 370 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 146 FEET, WEST 125 FEET, SOUTH 146 FEET, EAST 125 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN POLK COUNTY, FLORIDA.	
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 9/22/2026, 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 August 10, 2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By Martha Pullo As Deputy Clerk Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 23-F00992 August 21, 28, 2026	26-01709K

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
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To publish your legal notice Email:
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SAVE TIME



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PUBLIC SALES / ACTIONS

FIRST INSERTION	FIRST INSERTION	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 Resurrection Property Solutions located at 190 Champions Vue in the City of Davenport, Polk, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of August, 2026 George Mosby August 21, 202626-01754K	NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2026CA000732A000BA SOUTHSTATE BANK, N.A. Plaintiff(s), vs. JOSE GUERINO DE TOMAA/K/A JOSE G. DE TOMA A/K/A JOSE DE TOMA; NOMINEE SERVICES FL, AS TRUSTEE UNDER DTM LAND TRUST 13EM DATED JANUARY 5, 2025; THE UNKNOWN SPOUSE OF JOSE GUERINO DE TOMA A/K/A JOSE G. DE TOMA A/K/A JOSE DE TOMA; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: JOSE GUERINO DE TOMAA/ K/A JOSE G. DE TOMA A/K/A JOSE DE TOMA LAST KNOWN ADDRESS: 240 DRAYTON AVE DAVENPORT, FL 33837 CURRENT ADDRESS: 240 DRAYTON AVE DAVENPORT, FL 33837 TO: THE UNKNOWN SPOUSE OF JOSE GUERINO DE TOMA A/K/A JOSE G. DE TOMA A/K/A JOSE DE TOMA LAST KNOWN ADDRESS: 240 DRAYTON AVE DAVENPORT, FL 33837	CURRENT ADDRESS: 240 DRAYTON AVE DAVENPORT, FL 33837 TO: NOMINEE SERVICES FL, AS TRUSTEE UNDER DTM LAND TRUST 13EM DATED JANUARY 5, 2025 LAST KNOWN ADDRESS: 240 DRAYTON AVE DAVENPORT, FL 33837 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows: LOTS 3 AND 4, BLOCK 20, DAVENPORT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 58, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 13 East Magnolia Street, Davenport, FL 33837 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that BRIANA LYNN DOMINGUEZ GARCIA will engage in business under the fictitious name BRIANA'S ENGLISH CLUB, with a physical address 505 Westover St Lakeland, FL 33803, with a mailing address 505 Westover St Lakeland, FL 33803, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. August 21, 202626-01726K		

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: SEPTEMBER 28 2026: TOOGLE INDUSTRIES LLC DBA: THOMPSONS AUTO CLINIC 127 N LAKE PARKER AVE LAKELAND FL 33801 PHONE(863)688-8975 MV103108, 1998 BMW WBACD-4321WAV60910 \$4,863.76, 2017 LEXS 2T2ZZMCA7HC041246 \$10,299.83 August 21, 28, 202626-01752K		

PUBLIC SALES / ACTIONS / SALES

SECOND INSERTION	SECOND INSERTION	SECOND 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: FLFLH70A14874CM, 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, 202626-01654K	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.: 2025CA004204 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. REINALDO REY DIAZ NEGRON; DIANA LIZ RIVERA GONZALEZ A/K/A DIANA L. RIVERA; UNKNOWN SPOUSE OF REINALDO REY DIAZ NEGRON; UNKNOWN SPOUSE OF DIANA LIZ RIVERA GONZALEZ A/K/A DIANA L. RIVERA; FLORIDA HOUSING FINANCE CORPORATION; ISPC, 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. 2025CA004204, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and REINALDO REY DIAZ NEGRON; DIANA LIZ RIVERA GONZALEZ A/K/A DIANA L. RIVERA; UNKNOWN SPOUSE OF REINALDO REY DIAZ NEGRON; FLORIDA HOUSING FINANCE CORPORATION; ISPC, 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: BEGIN AT A POINT 830	FEET WEST AND 605 FEET SOUTH OF THE NORTH-EAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY FLORIDA, AND RUN THENCE EAST A DISTANCE OF 200 FEET; THENCE SOUTH 55 FEET; THENCE WEST 200 FEET; THENCE NORTH 55 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. 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 10th 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/ Mola R. Bosland FBN: 30330 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2743B Ref# 22839 August 14, 21, 202626-01683K

SUBSEQUENT INSERTIONS

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PUBLIC SALES / ACTIONS	PUBLIC SALES / ACTIONS / SALES	PUBLIC SALES / ACTIONS / SALES
SECOND INSERTION	SECOND INSERTION	SECOND 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, 202626-01652K		

NOTICE OF ACTION	NOTICE OF ACTION	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 following 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 AFFIDAVIT RECORDED DECEMBER 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 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 September 21, 2026 or within	thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled

NOTICE OF ACTION	NOTICE OF ACTION	NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026-CA-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, GRANTEES, OR OTHER CLAIMANTS, Defendants. TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: The East 85.00 feet of Lots 18, 19, 20, 21, and 22, Block F, HIGHLAND PARK, a subdivision according to the plat thereof recorded in Plat Book 9, Page	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 September 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 Complaint. If you are a person with a disability

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 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	NOTICE OF CREDITORS IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, FOR POLK COUNTY, FLORIDA 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 732.2211, 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, 202626-01646K	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, 202626-01644K who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATE: July 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, 202626-01645K

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

THIRD INSERTION	
NOTICE OF INTEREST UNDER TRUST LET IT BE KNOWN BY ALL MEN AND PERSONS WORLDWIDE BY THESE WORDS Notice is hereby given: The Petitioner, Algernon Isaiah Roundtree ili hereby announces the existence of an equitable trust interest in the property located at 5848 Windridge Drive Winter Haven, Florida, Polk County held under the Algeron Isaiah Roundtree ili Private Living Trust or Alternately RE 380 239 838 US. This notice serves to inform all interested parties that: 1. 2. The undersigned status as heir, cestui que trust and beneficial owner of the equitable estate in the property 5848 Windridge Dive, Winter Haven Florida. Any person or entity claiming a prior superior equitable interest in the property must show cause within 21 days of the final publication of this notice. Failure to respond within the specified timeframe may result in the relinquishment of any claims to the equitable interest in the property. Roundtree iii, Algernon Isaiah, Private American National Citizen of the United States of America privately and specially residing/dwelling at all times relevant within a non-military occupied private estate outside a "Federal Zone" not subject to the jurisdiction of the "United States" mode, process and procedure. August 7, 14, 21, 202626-01595K	
THIRD INSERTION	
NOTICE OF EXECUTOR OFFICE This Notice is to inform all parties that China'Marie Curissa Luchie-Roundtree, an egressed native Michiganian and private civilian national originally domiciled in Wayne County, is the Executor of the foreign estate of Algernon Isaiah Roundtree iii, as established 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 District 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: August 7, 14, 21, 202626-01594K	
THIRD 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	
SECOND 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 situated in Polk County, Florida described as: Lot 174, less the South 675 feet and less highway, PLAT OF WAHNETA FARMS, according 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 recorded 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.,	

FOURTH INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO: 26-CP-000875 IN RE: THE ESTATE OF CATHERINE MARJORIE DOWDELL AKA MARJORIE DOWDELL AKA MARJORIE DOWDELL AKA MARJORIE DOWDELL AKA MARJORIE DUDELL TO: WINSOME CAMERON 101 Callender St Dorchester, MA 02124 YOU ARE NOTIFIED that an action for a Petition to Establish and Admit Lost Will to the Estate of the deceased, Catherine Marjorie Dowdell AKA Marjorie Dowdell AKA Marjorie Durdell has been filed, and you are required to serve a copy of your objection, if any, to it on Kevin Drummond, the petitioner's attorney, whose address is 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401, on or before August 18, 2026, and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise, all objections will be waived. DATED ON 07/07/2026 Stacy M. Butterfield As Clerk of the Court By As Deputy Clerk July 31; Aug. 7, 14, 21, 202626-01550K	
FOURTH 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, 202626-01565K	
THIRD INSERTION	
Notice of Office of Grantor and the Algernon Isaiah Roundtree iii Private Living Trust LET IT BE KNOWN BY ALL MEN AND PERSONS WORLDWIDE BY THESE WORDS This Notice serves to formally establish and record the office of Grantor for the "Algernon Isaiah Roundtree iii Private Living Trust," RE380239838US, and to present pertinent information regarding my identity and status. I, Algernon Isaiah Roundtree iii, in sui juris in esse capacity, hereby certify and declare to all individuals worldwide that I was born on October 12, 1995, at Arnold Palmer Hospital, Orlando, Florida. I am the firstborn son of Algernon Lisbon Roundtree Jr. and Theresa Mae Pugh, united in holy wedlock. I am the current grantee of a special adult name change/correction order, as documented in Coconino County Superior Court Case #S-0300-CV-202400762, dated December 7, 2024. I affirm that I am an egressed private American national from Orange County, Florida Republic, a private citizen of the Floridian state, currently ingressing within the nation of the Florida Republic [Union] located in Polk County, United States of North America. Since birth, I have been upon soil foreign to and excluded from Domestic, Territorial, Military, and District of Columbia jurisdictions, as recognized under the Constitution of 1776 A.D. As the living Grantor, I hereby establish and authorize the transfer of rights, title, profits, proceeds, rents, income, and interest allocated through Trust Transfer Grant Deeds for the benefit of my assigns or distributees, corresponding to property identifiers RE380239838US 00.001 through RE-380239838US-999.999. Additionally, I give notice of the establishment of the private irrevocable living estate trust entitled "Algernon Isaiah Roundtree iii Private Living Trust," executed in May 2026, which holds the same status as noted earlier, as governed by the Grantor's Office under the Constitution of 1776 A.D. The primary mailing address for the office of Grantor is: c/o Box 1022 Lake Alfred, Florida Polk County Furthermore, the office of Trustee is held by Algernon Isaiah Roundtree iii, Trustee, located at the same mailing address. This Notice is executed to ensure proper recording and to affirm the existence and authority of the trusts mentioned herein. Dated: 05/12/2026 Roundtree iii, Algernon Isaiah, grantee grantor/settlor, Private American National Citizen of the United States of America privately and specially residing/dwelling at all times relevant within a non-military occupied private estate outside a "Federal Zone" not subject to the jurisdiction of the "United States" mode, process and procedure. August 7, 14, 21, 202626-01592K	

FOURTH INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2026CA-0029333-A000-BA DANIELLE LATTNER Plaintiff vs. EVERTON OLIVER PARKER, JOAN PARKER; ASSOCIATION OF POINCIANA VILLAGES, INC.; AND UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS OF THE ABOVE-NAMED DEFENDANTS Defendants TO: EVERTON OLIVER PARKER, JOAN PARKER; AND UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS OF THE ABOVE-NAMED DEFENDANTS	
SECOND 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, 202626-01655K	
THIRD INSERTION	
GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS Notice is hereby given that the Gapway Lakes Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, <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 Aug. 7, 14, 21, 28, 202626-01598K	

FOURTH 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	
SECOND INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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, GRANTEES, 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, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: 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.	

entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED ON July 16, 2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By: Lynnette Burke As Deputy Clerk C. NICK ASMA, ESQUIRE, ASMA & ASMA, PA, Plaintiff's attorney, 886 South Dillard Street, Winter Garden, Florida 34787 July 31; Aug. 7, 14, 21, 202626-01548K	
SECOND 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	
SECOND INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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, GRANTEES, 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, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: 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.	

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED AMERICANS WITH DISABILITIES ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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, 202626-01695K	
SECOND INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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, GRANTEES, 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, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: 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.	

SECOND 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 situated in Polk County, Florida described as: Lot 174, less the South 675 feet and less highway, PLAT OF WAHNETA FARMS, according 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 recorded 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.,	
SECOND 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 situated in Polk County, Florida described as: Lot 174, less the South 675 feet and less highway, PLAT OF WAHNETA FARMS, according 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 recorded 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 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. Candice J. Hart Candice J. Hart, Esq. Florida Bar #0071895 Primary: Candice@Hartlawandttitle.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, 202626-01639K	
SECOND 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 situated in Polk County, Florida described as: Lot 174, less the South 675 feet and less highway, PLAT OF WAHNETA FARMS, according 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 recorded 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.,	

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, 202626-01681K	
SECOND INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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, GRANTEES, 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, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: 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.	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025CA003028A000BA Freedom Mortgage Corporation, Plaintiff, vs. Mauro Cecchetti, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003028A000BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Mauro Cecchetti; Unknown Spouse of Mauro Cecchetti; Lakes at Laurel Highlands Homeowners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 29th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 21, LAKES AT LAUREL HIGHLANDS PHASE 3A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 197, PAGES 40 THROUGH 43, OF THE PUBLIC RECORDS	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, 202626-01641K
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.: 2025CA004176 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. JASON KENNETH EUBANK; WILLIAM H. EUBANK JR.; UNKNOWN SPOUSE OF JASON KENNETH EUBANK; SERVICE FINANCE COMPANY, LLC; 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 30, 2026 in Civil Case No. 2025CA004176, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JASON KENNETH EUBANK; WILLIAM H. EUBANK JR.; SERVICE FINANCE COMPANY, LLC; UNKNOWN TENANT #1 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 15, 2026 at 10:00 a.m. EST the following described real property as set forth in said Final Judgment, to wit: LOT 7, BLOCK B OF VOLUNTEER HEIGHTS, ACCORDING TO THE PLAT THEREOF	RECORDED IN BOOK 7, PAGE 49 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 7th 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 1190-1695B Ref# 22799 August 14, 21, 202626-01666K

SECOND INSERTION	
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	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/ 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, 202626-01647K
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532026CP002167-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	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: Jullie Cullifer 524 Pearson Path Auburndale, Florida 33823 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 14, 21, 202626-01649K

SECOND INSERTION	
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 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	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/ 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, 202626-01668K
SECOND INSERTION	
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	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. Hiawasse Rd., Suite 207 Orlando, Florida 32835 Telephone: (407) 955-4595 August 14, 21, 202626-01650K

SECOND INSERTION	
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	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. Hiawasse Rd., Suite 207 Orlando, Florida 32835 Telephone: (407) 955-4595 August 14, 21, 202626-01650K
SECOND INSERTION	
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	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. Hiawasse Rd., Suite 207 Orlando, Florida 32835 Telephone: (407) 955-4595 August 14, 21, 202626-01650K

SALES / ACTIONS

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

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 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

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

SECOND 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

SECOND 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: cofoserviceemail@beckerlawyers.com By: K. Joy Mattingly Florida Bar #17391 M31153/420936/31922683 August 14, 21, 2026 26-01685K

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

SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2026CA003311A000BA 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 JULIS ROSA, DECEASED. et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIA ROSA, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE COUNTY OF POLK AND STATE OF FLORIDA: LOT 3, BLOCK 849, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO
THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/12/26/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Polk County, Florida, this 10th day of August, 2026 Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: LYNNETTE BURKE DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-381794 August 14, 21, 2026 26-01686K

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024-CA-002047 LAKELAND HABITAT FOR HUMANITY, INC., Plaintiff, v. TRUE INVESTORS DEVELOPMENT, LLC, FRANKLIN CRUZ, COMMONWEALTH TRUST SERVICES, LLC, as Trustee of the OLIVE DEVELOPMENT LAND TRUST, dated December 8, 2023, CITY OF LAKELAND, FLORIDA, CWTS, LLC as Trustee of the LAKELAND LENDING TRUST dated December 8, 2023, COMMONWEALTH TRUST SERVICES, LLC as Trustee of the 720 14th WEST ST. LAND TRUST dated October 13, 2022, PAXTON REAL PROPERTIES, LLC and UNKNOWN TENANTS Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered February 17, 2026, and the Order Rescheduling Foreclosure Sale Date entered August 5, 2026, in this action, and pursuant to Administrative Order No. 3-15.16, that Stacy M. Butterfield, CPA, as Clerk of the Circuit Court, will sell the property described below to the highest and best bidder for cash. Bidding begins at 10:00 a.m. Eastern Time on September 22, 2026, at www.polk.realforeclose.com. PARCEL NO. 1: Lots 4 through 31, inclusive of Block 5; Lots 1 through 8, inclusive, and Lots 9 through 40 inclusive of Block 6 all in WESTGATE, Lakeland, Florida, according to the Plat thereof, recorded in Plat Book 10, Page 23, public records of Polk County, Florida Together with those portions of vacated Illinois Avenue, lying West of Lots 4 through 20, Block 5, and East of Lots 9 through 24, inclusive of Block 6 and those portions of vacated Wayman Street, lying North of Lots 20 through 31, Block 5 and South of Lots 24 and 25, Block 6 and that portion of the East-West alley located North of Lots 9 and 40, Block 6, WESTGATE, according to the map or plat thereof, recorded in Plat Book 10, Page 23, of the public records of Polk County, Florida. Property Address: 1506 Olive Street, Lakeland, FL 33815 Parcel ID: 23-28-23-100500-005040 PARCEL NO. 2: Parcel 100 as recorded in Official Records Book 1547, Page 1303 of the Public Records of Polk County, Florida. Being more particularly described as follows: All of lots 1 through 9 & Lot 40, Block 7, Westgate Subdivision in Section 23, Township 28 South, Range 23, East, as per plat thereof recorded in Plat Book 10, page 23, Public Records of Polk County, Florida. Containing 23,750 square feet or 0.545 acre more or less. Property Address: 0 Oregon Avenue, Lakeland, FL 33815
Parcel ID: 23-28-23-100500-007010 PARCEL NO. 3: Lots 10 and 39, Block 7, Westgate Subdivision, according to the map or plat thereof, as recorded in Plat Book 10, page 23, inclusive, of the Public Records of Polk County, Florida Property Address: 0 Oregon Avenue, Lakeland, FL 33815 Parcel ID: 23-28-23-100500-007100 PARCEL NO. 4: Lots 20 through 24, Block 7, Westgate Subdivision, according to the map or plat thereof, as recorded in Plat Book 10, page 23, inclusive, of the Public Records of Polk County, Florida Property Address: 0 Delaware Avenue, Lakeland, FL 33815 Parcel ID: 23-28-23-100500-007200 PARCEL NO. 5: Lots 11, 12, 37 and 38, Block 7, Westgate, according to the map or plat thereof, as recorded in Plat Book 10, page 23, of the Public Records of Polk County, Florida. Property Address: 458 Oregon Avenue, Lakeland, FL 33803 Parcel ID: 23-28-23-100500-007110 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. 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. ELLIOTT V. MITCHELL, ESQ. Florida Bar Number: 118342 Clark, Campbell, Lancaster, Workman, & Airth, P.A. 500 South Florida Avenue, Suite 800 Lakeland, Florida 33801 Phone: (863) 647-5337 Fax: (863) 647-5012 DESIGNATE PRIMARY EMAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN. 2.516 emitchell@clarkcampbell-law.com Secondary E-Mail: agibbons@clarkcampbell-law.com August 14, 21, 2026 26-01693K

PUBLIC SALES / ESTATE / SALES ---

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA000341000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JULIANA MARCONDE PEREIRA A/K/A JULIANA PEREIRA, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 18, 2025, and entered in 2024CA000341000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JULIANA MARCONDE PEREIRA A/K/A JULIANA PEREIRA; WINCHESTER ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 01, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 54, WINCHESTER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGES 16 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 9202 WIN-	CHESTER ESTATES CT, 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 7 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/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-171158 - EuE August 14, 21, 2026	26-01665K

SECOND 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 2026CP001968A00BA, 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

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.: 2025CA003976 PNC BANK, NATIONAL ASSOCIATION, Plaintiff, VS. SCOTTIE BAXTER; GERALDINE KELLEY; VALARIE SUZANNE BAXTER A/K/A VALARIE BAXTER; TIMBERLANE ASSOCIATION, INC.; SKYLINE TRUST INVESTMENTS GROUP, LLC; 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. 2025CA003976, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and SCOTTIE BAXTER; GERALDINE KELLEY; VALARIE SUZANNE BAXTER A/K/A VALARIE BAXTER; TIMBERLANE ASSOCIATION, INC.; SKYLINE TRUST INVESTMENTS GROUP, LLC; 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 a.m. EST the following described real property as set forth in said Final Judgment, to wit: LOT 45 OF AN UNRECORDED PLAT OF A SUBDIVISION OF PART OF ACREAGE LOT "A", TIMBERLANE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOL-	LOWS: 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 46°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

SECOND 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

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.: 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	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

SECOND 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

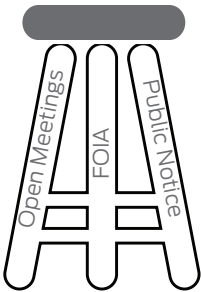
FOURTH INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO: 26-CP-000875 IN RE: THE ESTATE OF CATHERINE MARJORIE DOWDELL AKA MARJORIE DOWDELL AKA MARJORIE DURDELL TO: WESTON ELLIS Address Unknown YOU ARE NOTIFIED that an action for a Petition to Establish and Admit Lost Will to the Estate of the deceased, Catherine Marjorie Dowdell AKA Marjorie Dowdell AKA Marjorie Durdell has been filed, and you are required to serve a copy of your objection, if any, to it on Kevin Drummond, the petitioner's attorney, whose address is 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401, on or before August 18, 2026, and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise, all objections will be waived. DATED on 07/07/2026 Stacy M. Butterfield As Clerk of the Court By As Deputy Clerk July 31; Aug. 7, 14, 21, 2026	NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO: 26-CP-000875 IN RE: THE ESTATE OF CATHERINE MARJORIE DOWDELL AKA MARJORIE DOWDELL AKA MARJORIE DURDELL TO: MONICA LAWRENCE Address Unknown YOU ARE NOTIFIED that an action for a Petition to Establish and Admit Lost Will to the Estate of the deceased, Catherine Marjorie Dowdell AKA Marjorie Dowdell AKA Marjorie Durdell has been filed, and you are required to serve a copy of your objection, if any, to it on Kevin Drummond, the petitioner's attorney, whose address is 1645 Palm Beach Lakes Blvd., Suite 1200 West Palm Beach, FL 33401, on or before August 18, 2026 and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise, all objections will be waived. DATED on 07/07/2026 Stacy M. Butterfield As Clerk of the Court By As Deputy Clerk July 31; Aug. 7, 14, 21, 2026	26-01551K

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.: 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

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 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, GRANTEES, 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

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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