

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 23rd day of September, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1106 Scenic Hwy E, Haines City, FL, 33844. Thomas, Gabriel MATRESS, HAMPER, BAG, CLOTHES, BOX Sale is subject to cancellation in the event of settlement between owner and obligated party. Aug. 28; Sept. 4, 2026 26-01766K

FIRST INSERTION
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 23rd day of September, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 5844 US Hwy 98 N, Lakeland, FL, 33809. Cunningham, Alicia sectional couch, bedframe, dresser, paintings, furniture, electronics; Parker, Tessa L. tools, appliances, floor ac, electric piano, clothes, totes, bags, hopuse hold and kitchen items; Almonte, Jonath clothes, totes, furniture, toys, bags, flat screen tv, bed frame, lawn chair; Baxter, Destiney Shoe Box,Ironing Board; Cochran, Amanda Stack Of Clothes Sale is subject to cancellation in the event of settlement between owner and obligated party. Aug. 28; Sept. 4, 2026 26-01767K

FIRST INSERTION
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 23rd day of September 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Adcock, Thomas MATTRESS, FISHING POLES, BOXES, AIR FRYER, TOTES, SHELVES; Hurt, Duane BOXES, BOWFLEX MACHINE, MATTRESS, GYM EQUIPMENT, MINI FRIDGE, BEDFRAME, DRESSER; Grant, Rashawn MATTRESS, BED SET, TV, SCOOTERS, FAN, BAGS, PLANT, CLOTHES, BASKETS; Lopez Martinez, Carlos BAGS, DECOR, BASKETS, TV, FAN; Zitver, Marie CHAIRS, TOTES, LUGGAGE, DECORATIONS; Pierre, Etzer BOXES, BAGS, TOTES; Baker, Tecora BAGS, TOTES, SPEAKERS, SKATEOARD, DRIVING GAME, CLOTHES Sale is subject to cancellation in the event of settlement between owner and obligated party. Aug. 28; Sept. 4, 2026 26-01768K

FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 09/11/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2003 NOBI mobile home bearing vehicle identification numbers LFLBA2AG123309392 and LFLBA2BG123309392 and all personal items located inside the mobile home. Last Tenant: Laurie A. Celenatano and Unknown Party or Parties in Possession. Sale to be held at: GCP Kings Pointe, LLC, 100 Winterdale Drive, Lake Alfred, Florida 33850, (863) 956-1503. Aug. 28; Sept. 4, 2026 26-01791K

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 Enchanted Glass Garden located at 2015 Foxhollow Dr W in the City of Auburndale, Polk, FL 33823 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of August, 2026 Jennifer L Smith August 28, 2026 26-01770K

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 SOUTHERN STATES SOLAR located at 476 Pellinore Pl in the City of Tallahassee, Polk, FL 32301-8548 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of August, 2026 Gilbert Chason August 28, 2026 26-01771K

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that ERIC SANCHEZ will engage in business under the fictitious name BLUE VALLEY AUTOMOTIVE, with a physical address 307 s church ave MULBERRY, FL 33860, with a mailing address 3448 Shady Brooke Dr E Mulberry, FL 33860, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. August 28, 2026 26-01786K

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 Dynamic Aesthetics located at 2622 Fernleaf St in the City of Auburndale, Polk, FL 33823 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of August, 2026 Marcos Figueroa August 28, 2026 26-01787K

FIRST INSERTION
NOTICE OF PUBLIC SALE The following personal property of TIMOTHY OWENS and JAMES ALGUIRE will, on September 9, 2026, at 10:00 a.m., at 6108 Scenic View Blvd., Lot #2, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1973 FLAM MOBILE HOME, VIN: 1406359, TITLE NO.: 0005884208 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#25059-948) Aug. 28; Sept. 4, 2026 26-01785K

FIRST INSERTION
ADVERTISEMENT OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 23rd day of September, 2026 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 2326 West Memorial Boulevard, Lakeland, FL, 33805. KNIGHT, EMORY DRESSERS, MATTRESSES, BAGS, FURNITURE; Speaks, Fred TOTES, SHELVES, MINI FRIDGE, MATTRESS, BED FRAME, LAMP Sale is subject to cancellation in the event of settlement between owner and obligated party. Aug. 28; Sept. 4, 2026 26-01769K

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 Consider It Baked Co. located at 696 Hunters Run Boulevard in the City of Lakeland, Polk, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of August, 2026 Jamielka Wilkinson August 28, 2026 26-01815K

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT Florida Department of Environmental Protection Southwest District Draft Air Permit No. 1050512-001-A Standard Sand & Silica Company, Sitescape Materials Polk County, Florida Applicant: The applicant for this project is Standard Sand & Silica Company. The applicant's authorized representative and mailing address is: Brandon Wren, Standard Sand & Silica Company, Sitescape Materials, P.O. BOX 1059, Davenport, Florida, 33837.

Facility Location: Standard Sand & Silica Company proposes to construct three air curtain incinerators to be located in Polk County at 2220 U.S. Hwy 17-92 N in Davenport, Florida. Project: The applicant proposes to install and operate three air curtain incinerators (ACI). Each ACI is an AirBurners Inc. T300 trailer mounted air curtain burner system that utilizes either trench or earthen pit for combustion chamber. The maximum throughput for each ACI is 10 tons per hour and they will only burn yard waste, tree wood and vegetation. Each ACI unit has dimensions of (L)8.4m X (W)2.5m X (H)2.24m. The units are powered by four-cylinder 74.5 HP turbo diesel engine HATZ Model 4H50TTC or equivalent engine. Each engine unit consumes approximately 2.4 gal/hr. (9 L/hr.) ultra-low sulfur (ULSD) diesel fuel. Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District Office. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is
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FIRST INSERTION
Notice of Meetings Fiscal Year 2026/2027 Leomas Landing Community Development District As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Leomas Landing Community Development District shall be held at 12:00 p.m. at the Holiday Inn Express North I-4 located at 4500 Lakeland Park Drive, Lakeland, Florida 33809. The meeting dates are as follows: October 19, 2026 November 16, 2026 December 21, 2026 January 18, 2027 February 15, 2027 March 15, 2027 April 19, 2027 May 17, 2027 June 21, 2027 July 19, 2027 August 16, 2027 September 20, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting. There may be occasions when one or more supervisors will participate by telephone or other remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting. Each person who decides to appeal any action taken at the meetings is advised that the 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. Kai, District Management August 28, 2026 26-01783K

813-470-5700. Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.
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Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of the proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions. Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. Petitions: A person whose substantial interests are affected by the
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FIRST INSERTION
FICTITIOUS NAME NOTICE Notice is hereby given that AAC FLORIDA, LLC, OWNER, desiring to engage in business under the fictitious name of AERCON located at 3701 STATE ROAD 544, HAINES CITY, FLORIDA 33844 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. August 28, 2026 26-01792K

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 A touch by Ari located at PO Box 520 in the City of Haines City, Polk, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of August, 2026 Arielis Ceja Farias August 28, 2026 26-01793K

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 Jay's Creative Visuals located at 6000 New Tampa Highway in the City of Lakeland, Polk, FL 33815 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of August, 2026 Jay Patel August 28, 2026 26-01794K

NOTICE OF PUBLIC SALE
Notice is hereby given that on 09/11/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A

proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of
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FIRST INSERTION
FICTITIOUS NAME NOTICE Notice is hereby given that the undersigned intend(s) to register in POLK county, the Fictitious name of SNOWBIRD HEATING, COOLING, PLUMBING & ELECTRICAL at 1095 US HIGHWAY 92 W., SUITE A AUBURNDALE, FL 32823 Name of Owner: SNOWBIRD COOLING, HEATING, PLUMBING AND ELECTRICAL LLC at 1421 GREENWAY DRIVE, SUITE 200 IRVING, TX 75038 August 28, 2026 26-01802K

FIRST INSERTION
FICTITIOUS NAME NOTICE Notice is hereby given that the undersigned intend(s) to register in POLK county, the Fictitious name of SNOWBIRD HEATING & COOLING at 1095 US HIGHWAY 92 W., SUITE A AUBURNDALE, FL 32823 Name of Owner: SNOWBIRD COOLING, HEATING, PLUMBING AND ELECTRICAL LLC at 1421 GREENWAY DRIVE, SUITE 200 IRVING, TX 75038 August 28, 2026 26-01803K

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ALTESPACIO located at 400 N Tampa St Ste 1550 # 322809, in the County of Polk, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 24th day of August, 2026. RESBYJA LLC August 28, 2026 26-01804K

FIRST INSERTION
2004 HMMT mobile home bearing vehicle identification numbers FLHMBAI74249819A and FLHMBAI74249819B and all personal items located inside the mobile home.

all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Mediation: Mediation is not available in this proceeding. August 28, 2026 26-01784K
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 Tiara's Beauty Bar located at 2445 Bery Blvd, Suite 15 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 25th day of August, 2026 Tiara Miller August 28, 2026 26-01809K
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 CAPIVAR located at 211 East Main St, Suite #426 in the City of Lakeland, Polk, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of August, 2026 MAINSTAY CAPITAL LLC August 28, 2026 26-01816K
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 Just Hauler Logistics located at 198 Tys-Carrollton Rd. in the City of Carrollton, GA 30117 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of August, 2026 Crews Ventures LLC August 28, 2026 26-01818K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
532026CP002442A000BA
IN RE: Estate of
CARL ROBERT GOUTELL, III,
Deceased.

The administration of the estate of Carl Robert Goutell, III, deceased, whose date of death was May 18, 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 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
/s/ John Goutell
1557 Fairfax Court
Castle Rock, Colorado 80104
Attorney for Personal Representative:
AMY L. PHILLIPS
Attorney for the
Personal Representative
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipspllc.com
Aug. 28; Sept. 4, 2026 26-01763K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002497
IN RE: ESTATE OF
MIRIAM MORALES VALENTIN,
Deceased.

The administration of the estate of MIRIAM MORALES VALENTIN, deceased, whose date of death was April 25, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is: August 28, 2026.

SAMANTHA VALENTIN-MORALES
Personal Representative
2405 State Road 60 East, Lot 50
Bartow, FL 33830

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Aug. 28; Sept. 4, 2026 26-01807K

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2025-CP-003083-A000-BA
In re Estate of
BERTINA MAY DICKES,
Deceased.

The administration of the estate of Bertina May Dickes, deceased, whose date of death was August 27, 2025, 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 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 §§ 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES § 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 28, 2026.

Personal Representative:
MARY F. HARRELL
7080 Tamarind Dr
Lake Wales, FL 33898

Attorney for Personal Representative:
MARK E. CLEMENTS
Florida Bar No. 276774
Elder Law Firm of
Clements & Wallace, PL
310 E Main St
Lakeland, FL 33801
(863) 687-2287
mclements@mclements.com
abaustert@mclements.com
Aug. 28; Sept. 4, 2026 26-01814K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2026-CP-002509-A000BA
Division probate
IN RE: ESTATE OF
BONNA LYNN SMITH
Deceased.

The administration of the estate of Bonna Lynn Smith, deceased, whose date of death was June 10, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 28, 2026.

Personal Representative:
Cynthia Budka
109 E. State St.
Avon Park, Florida 33825

Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
phone: (727)868-2306;
Fax: (727)863-1287
E-Mail: elbeil@beilandhay.com
2nd E-Mail:
webmaster@beilandhay.com
Aug. 28; Sept. 4, 2026 26-01781K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.532026CP002266A000BA
IN RE: ESTATE OF
LOIS MARY STORC a/k/a
LOIS M. WESTBERRY-STORC,
Deceased.

The administration of the estate of LOIS MARY STORC, also known as LOIS M. WESTBERRY-STORC, deceased, whose date of death was May 23, 2026, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000 Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 28, 2026

LOIS KAY-RIOTTO HAYES
Personal Representative
1906 Canyonwood Court
Valrico, FL 33596

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Aug. 28; Sept. 4, 2026 26-01801K

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-001689-A000-BA
In re Estate of
WESLEY L. FREY,
Deceased.

The administration of the Estate of Wesley L. Frey, deceased, whose date of death was September 25, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is August 28, 2026.

PERSONAL REPRESENTATIVE
Katherine Renée Howell
1802 Sir Henrys Trail
Lakeland, Florida 33809

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: abaustert@mclements.com
Aug. 28; Sept. 4, 2026 26-01764K

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. 2026CA-001192-A000-BA
Freedom Mortgage Corporation,
Plaintiff, vs.
Admitzael Sanchez Padilla, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA-001192-A000-BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Admitzael Sanchez Padilla; Golden Ridge Homeowners' Association, Inc.; 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 29th day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, GOLDEN RIDGE,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 167,
PAGE(S) 24, OF THE PUBLIC

RECORDS OF POLK COUNTY,
FLORIDA.
TAX ID:
272705-726007-000040

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 25th 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 # 26-F00641
Aug. 28; Sept. 4, 2026 26-01806K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001154
IN RE: ESTATE OF
JERROD DAVID HOWE,
Deceased.

The administration of the estate of JERROD DAVID HOWE, deceased, whose date of death was December 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: August 28, 2026.

DEBRA HOWE
Personal Representative
544 Club Hill Road
Lake Alfred, FL 33850

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Aug. 28; Sept. 4, 2026 26-01782K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002476
IN RE: ESTATE OF
DAVID DURHAM, JR.,
Deceased.

The administration of the estate of DAVID DURHAM, JR., deceased, whose date of death was February 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: August 28, 2026.

PAMELA DURHAM
Personal Representative
706 Wildabon Avenue
Lake Wales, FL 33853

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Aug. 28; Sept. 4, 2026 26-01808K



What is a public notice?

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026CA001876A000BA LAKEVIEW LOAN SERVICING, LLC PLAINTIFF, VS. CRISTINA COLON AND CARLOS L. PEREZ, ET AL., DEFENDANT(S). TO: CARLOS L. PEREZ Last Known Address: 125 Edificio # B, TOA ALTA, PR 00953 Current Residence: UNKNOWN TO: UNKNOWN SPOUSE OF CAR- LOS L. PEREZ Last Known Address: 125 Edificio # B ,TOA ALTA, PR 00953 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: LOT 19, INTERNATIONAL BASS LAKE RESORT PHASE ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ALSO TO INCLUDE 1992 SUM- MIT MH ID#SH1043FL92A TITLE #62873522 AND ID# SH1043FL92B TITLE #62873523. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it, on Tromberg, Miller, Morris & Partners, PLLC, At- torney for Plaintiff, whose address is
600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, on or before September 29, 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the Business Observer-Tampa Bay, 3902 Henderson Boulevard, Suite 208, Tampa, FL 33629 and file the original with the Clerk of this Court either be- fore service on Plaintiff's attorney or immediately thereafter; otherwise a de- fault 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 Court Administrator Polk County, at 255 N Broadway Avenue, Bartow, FL 33830, Phone 863-534- 4686 at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 13th day of August, 2026. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court By: /s/ M Pullo As Deputy Clerk Tromberg, Miller, Morris & Partners, PLLC, Attorney for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441 Aug. 28; Sept. 4, 2026 26-01788K

FIRST INSERTION
NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE. IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. Case No.: 2026DR004901, Division: FAMILY. JENNIFER KERCHER, Petitioner and JAMIE RICARDO FERGUSON, Respondent. TO: JAMIE RICARDO FERGUSON AT HARBOUR TOWNE MARINA 801 NE 3RD ST, DANIE BEACH, FL 33004 YOU ARE NOTIFIED that an ac- tion for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JENNIFER KERCHER, whose address is, on or before 9/25/2026, and file the original with the clerk of this Court at 255 N. BROADWAY AVE., BARTOW, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief de- manded in the petition.
{If applicable, insert the legal de- scription of real property, a specific de- scription of personal property, and the name of the county in Florida where the property is located} none. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Des- ignation of Current Mailing and E-Mail Address, Florida Supreme Court Ap- proved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARN- ING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can re- sult in sanctions, including dismissal or striking of pleadings. Dated: 8/20/2026, By: /s/ Isaac AViles, Deputy Clerk. Stacy M. Butterfield, Clerk of the Circuit Court Aug. 28; Sept. 4, 11, 18, 2026 26-01790K

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. 2025CA002214A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CHRIS A ROPER A/K/A CHRIS ROPER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore- closure entered August 04, 2026 in Civ- il Case No. 2025CA002214A000BA of the Circuit Court of the TENTH JUDI- CIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Chris A Roper a/k/a Chris Roper, 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 18th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 54, CITRUS ISLE, according to the plat thereof, as recorded
in Plat Book 166, Page(s) 44 through 47, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-08002FL Aug. 28; Sept. 4, 2026 26-01776K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026-CA-002161 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. CITELIA LESSAGE, et al., Defendants. TO: Citelia Lessage 4949 Jackson Street Winter Haven, FL 33884 Citelia Lessage 7980 N. French Dr., Apt. 305 Pembroke Pines, FL 33024 Citelia Lessage 701 NW 78th Ave. Pembroke Pines, FL 33024 Unknown Spouse of Citelia Lessage 4949 Jackson Street Winter Haven, FL 33884 Unknown Spouse of Citelia Lessage 7980 N. French Dr., Apt. 305 Pembroke Pines, FL 33024 Unknown Spouse of Citelia Lessage 701 NW 78th Ave. Pembroke Pines, FL 33024 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: Lot 19, JACKSON LANDING, according to the map or plat thereof, as recorded in Plat Book 190, Page(s) 32 through 35, inclusive, of the Public Re- cords of Polk County, Florida. 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 attor-
ney, 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 com- plaint. If you are a person with a disabil- ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date: 10/06/2026 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 17th day of Au- gust, 2026. Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida (SEAL) By: V. Farrer DEPUTY CLERK Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Aug. 28; Sept. 4, 2026 26-01759K

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. 2025CA004864A000BA PennyMac Loan Services, LLC, Plaintiff, vs. Javont Williams, et al., Defendants. NOTICE IS HEREBY GIVEN pursu- ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA004864A000BA of the Circuit Court of the TENTH Ju- dicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Ser- vices, LLC is the Plaintiff and Javont Williams; Unknown Spouse of Javont Williams; Lake Bentley Shores, Inc. are the Defendants, that Stacy M. But- terfield, 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 17th day of September, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT NO. D-4, BUILDING D, OF LAKE BENTLEY SHORES CONDOMINIUM, ACCORD- ING TO THE DECLARATION OF CONDOMINIUM AS RE- CORDED MAY 4, 1981 IN OF- FICIAL RECORDS BOOK 2013, PAGE 2242, AS AMENDED IN OFFICIAL RECORDS BOOK 2261, PAGE 1504 AND
AMENDED IN OFFICIAL RE- CORDS BOOK 2328, PAGE 1574, OF THE PUBLIC RE- CORDS OF POLK COUNTY, FLORIDA. TAX ID: 24-28-29-253970-004040 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 20th 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-F03180 Aug. 28; Sept. 4, 2026 26-01774K

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. 2026CA000147A000BA Freedom Mortgage Corporation, Plaintiff, vs. Pascual Francisco Montes Delgado, et al., Defendants. NOTICE IS HEREBY GIVEN pursu- ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026CA000147A000BA of the Circuit Court of the TENTH Ju- dicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Pascual Francisco Montes Delgado; Baetza M. Semidey; Unknown Spouse of Pascual Francisco Montes Delgado; Unknown Spouse of Baetza M. Semidey; Grace Ranch Property Owners' 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 6th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 159, GRACE RANCH PHASE TWO, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 183, PAGES 47
THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 27-27-77-759003-001590 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 20th 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-F04057 Aug. 28; Sept. 4, 2026 26-01775K

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. 532026CA002639A000BA Freedom Mortgage Corporation Plaintiff, vs. Christopher Shackle; Melissa Shackle; United States of America on behalf of the Secretary of Housing and Urban Development Defendants. TO: Christopher Shackle and Melissa Shackle Last Known Address: 622 N Eastside Dr, Lakeland, FL 33801 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 4, LESS THE NORTH 25 FEET THEREOF, AND LESS THE WEST 100 FEET THERE- OF, IN BLOCK 4 OF COUNTRY CLUB ESTATES, LAKE LAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RE- CORDED IN PLAT BOOK 7, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Es- quire, 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 9/29/2026, and file the original with the Clerk of this Court either before ser- vice on the Plaintiff's attorney or imme- diately 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on 8/13/2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By V. Farrer As Deputy Clerk Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 26-F01942 Aug. 28; Sept. 4, 2026 26-01760K

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. 2025CA003004A000BA Freedom Mortgage Corporation, Plaintiff, vs. Jose Luis Cruz Marciano a/k/a Jose L. Cruz Marciano, et al., Defendants. NOTICE IS HEREBY GIVEN pursu- ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA003004A000BA of the Circuit Court of the TENTH Ju- dicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jose Luis Cruz Marciano a/k/a Jose L. Cruz Marciano; Mabel Place 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 22nd day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 59, MABEL PLACE, AC- CORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 198, PAGE(S) 45 THROUGH 47, INCLUSIVE, OF THE PUBLIC
RECORDS OF POLK COUNTY, FLORIDA. TAX ID: 27-29-14-860633-000590 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 20th 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-F02019 Aug. 28; Sept. 4, 2026 26-01773K

FIRST INSERTION
NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2026-CA-000937 U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE MASTR ASSET SECURITIZATION TRUST 2006-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2, Plaintiff v. PAMELA D. SCHWARTZ A/K/A PAMELA SCHWARTZ; ET AL., Defendant(s). NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure dated June 15, 2026, in the above-styled cause, the Clerk of Cir- cuit Court, Stacy M. Butterfield, shall sell the subject property at public sale on the 15th day of September 2026, at 10:00 a.m. to the highest and best bidder for cash, at https://www.polk. realforeclose.com on the following de- scribed property: LOT 45, WHISPER WOODS AT EAGLEBROOKE, ACCORD- ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGES 38 AND 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THAT PART OF LOT 46, WHISPER WOODS AT EAGLEBROOKE, AS RE- CORDED IN PLAT BOOK 118 PAGES 38 AND 39 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DE- SCRIBED AS FOLLOWS: BEGIN AT THE NORTH- WESTERN MOST CORNER OF SAID LOT 46, SAID POINT ALSO BEING THE NORTH- EASTERNMOST CORNER OF LOT 45 OF WHISPER WOODS AT EAGLEBROOKE, THENCE SOUTH 29 08'57" WEST ALONG THE WEST- ERLY LINE OF SAID LOT 46,
AND THE EASTERLY LINE OF SAID LOT 45, A DIS- TANCE OF 156.09 FEET TO THE SOUTHWESTERNMOST CORNER OF SAID LOT 46, AND THE SOUTHEASTERN- MOST CORNER OF SAID LOT 45; THENCE SOUTH 53 21 '59" EAST ALONG THE SOUTH- ERLY LINE OF SAID LOT 46 A DISTANCE OF 20.00 FEET; THENCE NORTH 22 01'36" EAST A DISTANCE OF 159.93 FEET TO THE POINT OF BE- GINNING. Parcel ID No.: 24-29-30-290808-000450 Property Address: 825 Whisper Woods Drive, Lakeland, FL 33813. 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 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 Administra- tor, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. Dated: August 19, 2026 BITMAN O'BRIEN, PLLC /s/Samantha Darrigo Samantha Darrigo, Esquire Florida Bar No.: 92331 sdarrigo@bitman-law.com kimy@bitman-law.com 610 Crescent Executive Ct., Suite 112 Lake Mary, FL 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-3114 Attorneys for Plaintiff Aug. 28; Sept. 4, 2026 26-01772K

Q&A

Who benefits from legal notices?

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

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

IV1823Z_V13

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PUBLISH YOUR
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Business
Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

--- SALES---	
FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA001529A000BA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JONATAN DAVID MORALES-DIAZ AKA JONATHAN D. MORALES DIAZ AND JENNIFER ANGELICA MORALES-DIAZ AKA JENNIFER A. MORALES DIAZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 17, 2026, and entered in 2025CA001529A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JONATAN DAVID MORALES-DIAZ A/K/A JONATAN D. MORALES A/K/A JONATAN D. MORALES DIAZ A/K/A JONATHAN D MORALES DIAZ; JENNIFER ANGELICA MORALES-DIAZ AKA JENNIFER A. MORALES DIAZ; POLK COUNTY, FLORIDA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 15, 2026, the following described property as set forth in said Final Judgment, to wit: THE SOUTH 190.00 FEET OF THE WEST 160.00 FEET OF THE NORTH 1/2 OF THE SW 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE	WEST 30.00 FEET THEREOF, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1434 PAGE 1434 AND OFFICIAL RECORDS BOOK 4104, PAGE 1121 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 94 VAUGHN RD, WINTER HAVEN, FL 33880 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 20 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/Michael DeVincent Michael DeVincent, Esquire Florida Bar No. 1070938 Communication Email: mdevincent@raslg.com 25-272740 - MaS Aug. 28; Sept. 4, 2026 26-01796K

FIRST INSERTION	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.: 532025CA004952A000BA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JOSEPH M. STANLEY; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BEVERLY STANLEY; 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 22 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 357, 358, AND 359, INCLUSIVE, SOUTH LAKE WALES UNIT NUMBER SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 115 HOLLAND ST, LAKE WALES, FL 33859 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING	304 GROUPER DR, POINCIANA, FL 34759 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 25 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 25-03497 Aug. 28; Sept. 4, 2026 26-01810K

FIRST INSERTION	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.: 2025CA004986A000BA VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. EVELYN MALDONADO; ASSOCIATION OF POINCIANA VILLAGES INC.; CENTRAL HOMES, LLC; POINCIANA VILLAGE SEVEN ASSOCIATION INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF EVELYN MALDONADO; 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 22 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 1084, POINCIANA NEIGHBORHOOD 4 VILLAGE 7, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 187, Page(s) 15 through 17, inclusive, of the Public Records of Polk County, Florida. A/K/A: 181 Mandovi Street, Dav-enport, 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. BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com BY: K. Joy Mattingly Florida Bar #17391 M31153/420968/32055477 Aug. 28; Sept. 4, 2026 26-01797K	FEET TO THE EAST LINE OF SAID LOT 2, THENCE RUN NORTH 85.03, THENCE RUN WEST 190.8 FEET RETURNING TO THE POINT OF BEGINNING. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302. 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. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302. DATED this 24 day of August, 2026. GREENSPOON MARDER, LLP 100 W. Cypress Creek Road, Suite 700 Fort Lauderdale, FL 33309 Telephone: (954) 491-1120 Hearing Line: (888) 491-1120 Facsimile: (954) 343-6982 Email: gmforeclosure@gmlaw.com Email: Karissa.Chin-Duncan@gmlaw.com By: /s/ Michele R. Clancy Michele R. Clancy, Esq. Florida Bar No. 498661 25-002427-01 / 75422.0035 / Jean Schwartz Aug. 28; Sept. 4, 2026 26-01795K

FIRST INSERTION	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. 2026CA000966A000BA M&T BANK, Plaintiff, vs. MARGIE VALLECILLO, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 29, 2026 in Civil Case No. 2026CA000966A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein M&T BANK is Plaintiff and Margie Vallecillo, 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 15th 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 3072, POINCIANA, NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK	61, PAGE 29 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 25-19632FL Aug. 28; Sept. 4, 2026 26-01780K

FIRST INSERTION	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. 2025CA003228A000BA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JESSICA MARS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 29, 2026 in Civil Case No. 2025CA003228A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Jessica Mars, 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 15th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 16, Rosewood Manor, according to the map or plat there-	of, as recorded in Plat Book 37, Page(s) 3, 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: MRSservice@mccalla.com Fla. Bar No.: 146803 25-13002FL Aug. 28; Sept. 4, 2026 26-01777K

FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION Case #: 2022CC000609000000 Wells Fargo Bank, N.A. Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; Melinda Kaye Waters a/ka Melinda K. Waters a/k/a Melinda Kaye Cope, as Guardian of Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CC000609000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on September 10, 2026, the following described property as set forth in said Final Judgment, to-wit: PARCEL 1: THE WEST 132.0 FEET OF THE EAST 396.0 FEET, LESS THE SOUTH 316.0 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. AND PARCEL 2: THE NORTHWEST 1/4 OF	THE NORTHWEST 1/4 LESS MAINTAINED RIGHT OF WAY AND LESS THE WEST 450 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS LOTS 4 THRU 7 AND 9 AND ONE UNNUMBERED LOT OF AN UNRECORDED SUBDIVISION AND LESS THE EAST 150 FEET OF THE WEST 1250 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS CRESCENT RIDGE, AS RECORDED IN PLAT BOOK 77, PAGE 46-47 AND LESS 132 FEET OF THE EAST 396 FEET LESS THE SOUTH 316 FEET, ALL LOCATED IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAF-L534478477AV21 AND VIN#: GAF-L534B78477AV21. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 20-323101 FCOI WNI Aug. 28; Sept. 4, 2026 26-01805K

FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA0009190000-00-04 MADISON PLACE TOWNHOME ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. ERIC LUIS DELGADO, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 4, 2026, and an Order entered August 13, 2026 Rescheduling the Foreclosure Sale and entered in Case No. 2025CA0009190000-00-04 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein MADISON PLACE TOWNHOME ASSOCIATION, INC. is Plaintiff, and ERIC LUIS DELGADO, STEPHANIE ROSADO 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 19, Madison Place Phase 3, according to the map or plat	bidder, for cash, online at www.polk.realforeclose.com, on September 22, 2026 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated at St. Petersburg, Florida this 21 day of August, 2026. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000011342 Aug. 28; Sept. 4, 2026 26-01778K

FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532026CA000055A000BA MIDFIRST BANK Plaintiff, v. INGRID ALVARADO; UNKNOWN SPOUSE OF INGRID ALVARADO; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AQUA FINANCE INC.; LUCERNE PARK HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 13, 2026, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: LOT 136 OF LUCERNE PARK RESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE(S) 43-49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 109 ANDREAS ST, WINTER HAVEN, FL 33881-9738 at public sale, to the highest and best	bidder, for cash, online at www.polk.realforeclose.com, on September 22, 2026 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated at St. Petersburg, Florida this 21 day of August, 2026. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000011342 Aug. 28; Sept. 4, 2026 26-01778K

FIRST INSERTION	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. 2026CA000966A000BA M&T BANK, Plaintiff, vs. MARGIE VALLECILLO, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 29, 2026 in Civil Case No. 2026CA000966A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein M&T BANK is Plaintiff and Margie Vallecillo, 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 15th 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 3072, POINCIANA, NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK	61, PAGE 29 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 25-13002FL Aug. 28; Sept. 4, 2026 26-01777K

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2025CA001529A000BA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JONATAN DAVID MORALES-DIAZ AKA JONATHAN D. MORALES DIAZ AND JENNIFER ANGELICA MORALES-DIAZ AKA JENNIFER A. MORALES DIAZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 17, 2026, and entered in 2025CA001529A000BA of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JONATAN DAVID MORALES-DIAZ A/K/A JONATAN D. MORALES A/K/A JONATAN D. MORALES DIAZ A/K/A JONATHAN D MORALES DIAZ; JENNIFER ANGELICA MORALES-DIAZ AKA JENNIFER A. MORALES DIAZ; POLK COUNTY, FLORIDA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 15, 2026, the following described property as set forth in said Final Judgment, to wit: THE SOUTH 190.00 FEET OF THE WEST 160.00 FEET OF THE NORTH 1/2 OF THE SW 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE	WEST 30.00 FEET THEREOF, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1434 PAGE 1434 AND OFFICIAL RECORDS BOOK 4104, PAGE 1121 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 94 VAUGHN RD, WINTER HAVEN, FL 33880 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 20 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/Michael DeVincent Michael DeVincent, Esquire Florida Bar No. 1070938 Communication Email: mdevincent@raslg.com 25-272740 - MaS Aug. 28; Sept. 4, 2026 26-01796K

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 532025CA004952A000BA NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JOSEPH M. STANLEY; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BEVERLY STANLEY; 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 22 day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 357, 358, AND 359, INCLUSIVE, SOUTH LAKE WALES UNIT NUMBER SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 115 HOLLAND ST, LAKE WALES, FL 33859 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING	304 GROUPER DR, POINCIANA, FL 34759 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 25 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 25-03497 Aug. 28; Sept. 4, 2026 26-01810K

FIRST INSERTION	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. 2026CA000966A000BA M&T BANK, Plaintiff, vs. MARGIE VALLECILLO, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 29, 2026 in Civil Case No. 2026CA000966A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein M&T BANK is Plaintiff and Margie Vallecillo, 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 15th 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 3072, POINCIANA, NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK	61, PAGE 29 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 25-13002FL Aug. 28; Sept. 4, 2026 26-01777K

FIRST INSERTION	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. 2025CA003228A000BA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JESSICA MARS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 29, 2026 in Civil Case No. 2025CA003228A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Jessica Mars, 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 15th day of September, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 16, Rosewood Manor, according to the map or plat there-	of, as recorded in Plat Book 37, Page(s) 3, 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: MRSservice@mccalla.com Fla. Bar No.: 146803 25-13002FL Aug. 28; Sept. 4, 2026 26-01777K

FIRST INSERTION	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. 2025CA000966A000BA M&T BANK, Plaintiff, vs. MARGIE VALLECILLO, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 29, 2026 in Civil Case No. 2025CA000966A000BA of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein M&T BANK is Plaintiff and Margie Vallecillo, 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 15th 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 3072, POINCIANA, NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK	61, PAGE 29 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 25-13002FL Aug. 28; Sept. 4, 2026 26-01777K

--- ACTIONS ---

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026CA002661 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. DANA ISLES; et al., Defendant(s). TO: Dana Isles Last Known Residence: 1250 Augustus Drive Davenport, FL 33896 TO: Unknown Spouse of Dana Isles Last Known Residence: 1250 Augustus Drive Davenport, FL 33896 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida: LOT 168 OF TIVOLI RESERVE PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 186, PAGES 1 THROUGH 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before Sep-

tember 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 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 13, 2026.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: Marlene Rios
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1271-032B
Ref# 22837
Aug. 28; Sept. 4, 2026 26-01800K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2026CA002783A000BA NEWREZ LLC, Plaintiff, vs. WILLIAM R FREE, et al., Defendant. To the following Defendant(s): CESARA ESTATES PROPERTY OWNERS' ASSOCIATION, INC. 254 CESARA ESTATES LOOP, MULBERRY, FL 33860 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 8, CESARA ESTATES, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 97, PAGE 27 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before September 29, 2026

or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of said Court on the 13th day of August, 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
26-21693FL
Aug. 28; Sept. 4, 2026 26-01761K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026-CA-002553 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. CALEB WILLIAM BROOKS, et al., Defendants. TO: Caleb William Brooks 1223 Mezzavalle Way Auburndale, FL 33823 Caleb William Brooks 6538 Fox Tree Ln. Lakeland, FL 33813 Unknown Spouse of Caleb William Brooks 1223 Mezzavalle Way Auburndale, FL 33823 Unknown Spouse of Caleb William Brooks 6538 Fox Tree Ln. Lakeland, FL 33813 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: Lot 9, ENCLAVE AT LAKE MYRTLE, according to the plat thereof as recorded in Plat Book 185, Pages 18 and 19, 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, 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.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 20th day of August, 2026.

Default Date: 10-6-26
Stacy M. Butterfield
as Clerk of the Circuit Court of Polk County, Florida
(SEAL) By: Ashley Stroud
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Aug. 28; Sept. 4, 2026 26-01789K

FIRST INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2026-CA-002530 AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. EDWARD A. OGLE; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; SUMMER OAKS OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.; SUMMER OAKS PHASE TWO OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.; THE HOME OFFER PROS LLC; UNKNOWN SPOUSE OF EDWARD A. OGLE, Defendants. TO: EDWARD A. OGLE; LAST KNOWN ADDRESS: 7436 LOBLOLLY AVE, LAKELAND, FL 33810 UNKNOWN SPOUSE OF EDWARD A. OGLE; LAST KNOWN ADDRESS: 7436 LOBLOLLY AVE, LAKELAND, FL 33810 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. YOU ARE FURTHER NOTIFIED that an action to foreclose to the follow-

ing property in Polk County, Florida:
LOT 92, BLOCK C, SUMMER OAKS PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE(S) 14, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Also known as 7436 LOBLOLLY AVE, LAKELAND, FL 33810.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before September 29, 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 11, 2026.

STACY M. BUTTERFIELD, CPA
CLERK OF THE CIRCUIT COURT
(SEAL) By: Martha Pullo
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Aug. 28; Sept. 4, 2026 26-01762K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026CA002733 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WILBERT W. ODUARDO RODRIGUEZ; MARIANA GUADALUPE RODRIGUEZ ACEVEDO; et al., Defendant(s). TO: Wilbert W. Oduardo Rodriguez Last Known Residence: 361 S Shore Dr Eagle Lake, FL 33839 TO: Unknown Tenant #1 Last Known Residence: 361 S Shore Dr Eagle Lake, FL 33839 TO: Unknown Tenant #2 Last Known Residence: 361 S Shore Dr Eagle Lake, FL 33839 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 7, BLOCK B, SOUTH SHORE TERRACES UNIT NUMBER ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1190-636B Ref# 22998 Aug. 28; Sept. 4, 2026 26-01799K

W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 9-24-26, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on August 18th, 2026.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: Ashley Stroud
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1190-636B
Ref# 22998
Aug. 28; Sept. 4, 2026 26-01799K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026CA002514A000BA U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-TREEHOUSE SERIES VI TRUST, Plaintiff, v. DREW ELLIOTT YOUNG, et al, Defendant(s). To the following Defendant(s): DREW ELLIOTT YOUNG (Last Known Address: 2343 EASTMEADOWS ROAD, LAKELAND, FL 33812) UNKNOWN SPOUSE OF DREW ELLIOTT YOUNG (Last Known Address: 2343 EASTMEADOWS ROAD, LAKELAND, FL 33812) UNKNOWN TENANT #1 (Last Known Address: 2343 EASTMEADOWS ROAD, LAKELAND, FL 33812) UNKNOWN TENANT #2 (Last Known Address: 2343 EASTMEADOWS ROAD, LAKELAND, FL 33812) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 20, EASTMEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE(S) 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA PROPERTY ADDRESS: 2343 EASTMEADOWS ROAD, LAKELAND, FL 33812 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. STACY M. BUTTERFIELD As Clerk of the Court As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
Aug. 28; Sept. 4, 2026 26-01813K

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2026-CA-001009 M&T BANK, Plaintiff, v. RICHARD ROMAN, et al., Defendants. TO: R. CLYMS Investments, LLC c/o Richard B. Roman, Registered Agent 4452 Quartz Court Lakeland, FL 33811 R. CLYMS Investments, LLC c/o Richard B. Roman, Registered Agent 3340 Confetti Ln., Unit 79-9 Margate, FL 33063 R. CLYMS Investments, LLC c/o Richard B. Roman, Registered Agent 382 NE 191 st St. Miami, FL 33179 R. CLYMS Investments, LLC c/o Richard B. Roman, Registered Agent 1536 Axel Cir. Winter Haven, FL 33880 Richard Roman 3828 Spruce Creek Drive Lakeland, FL 33811 Richard Roman 3340 Confetti Ln., Unit 79 Margate, FL 33063 Richard Roman 4452 Quartz Ct. Lakeland, FL 33811 Richard Roman 1536 Axel Cir. Winter Haven, FL 33880 Unknown Spouse of Richard Roman 3828 Spruce Creek Drive Lakeland, FL 33811 Unknown Spouse of Richard Roman 3340 Confetti Ln., Unit 79 Margate, FL 33063 Unknown Spouse of Richard Roman 4452 Quartz Ct. Lakeland, FL 33811 Unknown Spouse of Richard Roman 1536 Axel Cir. Winter Haven, FL 33880 YOU ARE HEREBY NOTIFIED

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

Lot 4, Block 17, Riverstone Phase 1, according to the map or plat thereof, as recorded in Plat Book 174, Page(s) 37 through 50, 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, 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: 10/06/2026

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 18th day of August, 2026.

Stacy M. Butterfield
as Clerk of the Circuit Court of Polk County, Florida
(SEAL) By: V. Farrer
DEPUTY CLERK

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Aug. 28; Sept. 4, 2026 26-01798K

SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

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. 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

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. 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

102026

SECOND 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, 202626-01721K

SECOND 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.: 532025CA003060A000BA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. MATTHEW L. ALEXANDER A/K/A MATTHEW L. ALEXANDER; LINDSEY ALEXANDER; WIND MEADOWS HOMEOWNERS ASSOCIATION, INC.,,, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on August 13, 2026, in Case No. 2025CA003060 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and MATTHEW ALEXANDER A/K/A MATTHEW L. ALEXANDER, LINDSEY ALEXANDER, WIND MEADOWS 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 293, WIND MEADOWS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGE 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.	Also known as: 2025 CHICKADEE 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, 202626-01738K

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.: 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	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 21, 28, 202626-01748K

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. 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 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 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 25-332723 - NaP August 21, 28, 202626-01741K

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. 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 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 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 25-328418 - NaP August 21, 28, 202626-01740K

SECOND 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, 202626-01744K

SECOND 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-	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, 202626-01725K

SECOND 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 § 732.2211. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with	this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITH 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, 202626-01723K

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 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, 202626-01704K

SECOND 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@mwillison.com
Attorney for Personal Representative
August 21, 28, 2026 26-01742K

SECOND 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: TOGGLE 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, 2026 26-01752K

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH
COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

123

4567890

LV02B9C.VS

SECOND 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-

SECOND 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

SECOND 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

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 is 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

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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

SECOND 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 732.221, 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. Isenhart
Florida Bar Number: 123714
Email:
hisenhart@shuffieldlowman.com
Raymond O. Boone, Jr.
Florida Bar Number: 1049608
Email: rboone@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

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 DRAY-
TON 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

SECOND 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.

SECOND 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

SECOND INSERTION

CURRENT ADDRESS: 240 DRAY-
TON 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 Mag-
nolia Street, Davenport, FL
33837
You are required to file a written re-
sponse 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

with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

Default Date September 29, 2026
DATED this the 11th day of August, 2026.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Martha Pullo
Deputy Clerk

Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-017909-1
August 21, 28, 2026 26-01729K

SECOND 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

FOURTH INSERTION

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

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

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

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

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

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

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

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

HOW TO
PUBLISH
YOUR
LEGAL NOTICE
IN THE
BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County
name from the menu option
or e-mail legal@businessobserverfl.com

Business
Observer

SALES / ACTIONS

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. 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

SECOND 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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 532023CA005625000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v. UNKNOWN HEIRS, CREDITORS, DEVEISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER HARDING, DECEASED, ET AL., Defendant(s), NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 30, 2026 entered in Civil Case No. 532023CA005625000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff and UNKNOWN HEIRS, CREDITORS, DEVEISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER HARDING, DECEASED; AGATHA DOMINGO A/K/A AGATHA LAURETTA DOMINGO; SYLDON HARDING; SYLDI HARDING; SYLVESTER A. HARDING; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT: ASSOCIATION OF POINCIANA VILLAGES, INC.: POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; MV REALTY PBC, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are defendants, Stacy M. Butterfield, Clerk of Court, will sell	
the property at public sale at www.polk.realforeclose.com beginning at 10:00 A.M. on November 30, 2026 the following described property as set forth in said Final Judgment, to-wit:-	
LOT 1, BLOCK 1149, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 19-28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 401 Danube Dr., Kissimmee, 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.	
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Taj S. Foreman Taji S. Foreman FBN: 0058606 File No: CK23086-JMV August 21, 28, 2026	26-01728K

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. 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 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before Sept 28, 2026/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Polk County, Florida, this 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	

SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 25-CC-009089 CALABAY PARC AT TOWER LAKE HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. JAMES EUGENE HARDY; UNKNOWN SPOUSE OF JAMES EUGENE HARDY; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as: Lot 215, CALABAY PARC AT TOWER LAKE PHASE TWO, according to the Plat thereof as recorded in Plat Book 136, Page 45, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. Property Address: 129 Minniehaha Circle, Haines City, FL 33844 at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on September 11, 2026 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE	
ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.	
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.	
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.	
MANKIN LAW GROUP By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 August 21, 28, 2026	26-01733K

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 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

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025-CA-005072-A000-BA Freedom Mortgage Corporation, Plaintiff, vs. Nathanael Tipton, Defendant. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025-CA-005072-A000-BA of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Nathanael Tipton 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 26, OF HIGHLAND GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.	
TAX ID: 232825-126000-000260	
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 17th 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-F03542 August 21, 28, 2026	26-01734K

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION Case #: 532025CA003869A000BA DIVISION: 15 Wells Fargo Bank, N.A. Plaintiff, -vs.- Matthew J. Albright a/k/a Matthew Albright; Jennifer C. Albright a/k/a Jennifer Albright; Unknown Spouse of Matthew J. Albright a/k/a Matthew Albright; Unknown Spouse of Jennifer C. Albright a/k/a Jennifer Albright; United States of America Acting through Secretary of Housing and Urban Development; Belmont Park Homeowners Association of Polk County, Inc.; Onemain Financial Group, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 532025CA003869A-000BA of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Matthew J. Albright a/k/a Matthew Albright are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.	
polk.realforeclose.com at 10:00 A.M. on September 8, 2026, the following described property as set forth in said Final Judgment, to-wit:	
LOT 40, BELMONT PARK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 152, PAGE 31 AND 32, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.	
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 25-333829 FC01 WNI August 21, 28, 2026	26-01735K

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR HARDEE, HIGHLANDS, AND POLK COUNTIES, FLORIDA CASE NO. 2023-CA-006283000000 ALTAMAR FINANCIAL GROUP LLC, a Florida Limited Liability Company, Plaintiff, vs. TUSCANY REAL ESTATE INVESTMENTS, LLC, a Florida Limited Liability Company, BG HOLDING, LLC, a Delaware Limited Liability Company, and JORGE BALLARENA, POLK COUNTY, a political subdivision of the State of Florida, and Legacy Group FL, LLC, a Florida Limited Liability Company, Defendants. NOTICE IS GIVEN that pursuant to a Final Judgment dated August 10, 2026 in Case No. 2023-CA-006283000000, of the Circuit Court in and for Polk County, Florida, wherein ALTAMAR FINANCIAL GROUP LLC, is Plaintiff; and TUSCANY REAL ESTATE INVESTMENTS, LLC, et al., are Defendants, the Clerk of Court will sell to the highest and best bidder for cash bidding begins at 10 a.m. Eastern Time on www.polk.realforeclose.com on September 11, 2026, the following described property set forth in the order of Final Judgment: The legal description of the mortgaged property (Parcels 1 through 21) attached as Exhibit A to the Original Final Judgment recorded in Official Records Book 13940, Page 1598, Public Records of Polk County, Florida, is incorporated herein by reference and remains unchanged. Parcel Identification Numbers: 28-28-10-935245-001420; 28-28-15-935360-000010; 28-28-15-935360-000031; 28-28-15-935360-000032;	
28-28-15-935360-000033; 28-28-15-935360-000034; 28-28-15-935360-137010; 28-28-15-935360-138010; 28-28-15-935360-141010; 28-28-15-935360-142010; 28-28-15-935360-000036; 28-28-17-000000-021020; 28-28-15-935361-000010; 28-28-09-935230-000001; 28-28-09-935230-000014; 28-28-09-935230-000009; 28-28-09-935230-000015; 28-28-10-935242-001180; 28-28-15-935360-000009; 28-28-15-935360-000011 and 28-28-15-935360-000030	
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.	
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
Respectfully submitted, WEISS SEROTA HELFMAN COLE & BIERMAN, P.L. Attorneys for Altamar Financial Group, LLC 200 E. Broward Blvd., Ste 1900 Fort Lauderdale, FL 33301 Tel: 954-763-4242 By: /s/ Eric P. Hockman ERIC P. HOCKMAN, ESQ. FLORIDA BAR NO. 064879 Primary: ehockman@wsh-law.com Secondary: mgaines@wsh-law.com August 21, 28, 2026	26-01727K

--- SALES ---

SECOND 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 GIV- EN 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; UN- KNOWN 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 high- est 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 Judg- ment, to wit: LOT 14, SOUTHERN DUNES ESTATES PHASE TWO, AC-	CORDING TO THE MAP OR PLAT THEREOF AS RECORD- ED 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 subse- quently 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 27th day of July 2026. 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

SECOND 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 GIV- EN 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, Flori- da, wherein AMERIHOME MORT- GAGE COMPANY, LLC, is Plaintiff, and GLORIBEL ZAMORA, LUIS ZAMORA and TARPON BAY HOME- 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 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, ACCORD- ING 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, FLORI- DA. Also known as: 135 ROSEVILLE DRIVE, HAINES CITY, FL 33844 together with all existing or subse- quently 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 Stat- utes, Section 45.031. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 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

SECOND 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 GIV- EN pursuant to the Final Judgment of Foreclosure entered on July 28, 2026, in Case No. 532024CA002426000000 of the Circuit Court of the Tenth Judi- cial Circuit, in and for Polk County, Florida, wherein FREEDOM MORT- GAGE CORPORATION, is Plaintiff, and KATHERINE LAMONACO; JOSE RAFAEL ORTIZ; and HAMIL- TON VIEW HOMEOWNERS AS- SOCIATION, 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 subse- quently 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 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

SECOND INSERTION		
CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 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 high- est and best bidder for cash online at www.polk.realforeclose.com, bidding begins at 10 a.m. Eastern Time on Oc- tober 02, 2026, the following described property: BEGIN AT A POINT 875 FEET SOUTH OF THE NORTH BOUNDARY AND 180 FEET WEST OF THE EAST BOUND- ARY AND RUN THENCE TO A POINT 955 FEET SOUTH OF THE NORTH BOUND- ARY 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 A POINT 875 FEET SOUTH OF THE NORTH BOUNDARY AND 260 FEET WEST OF THE EAST BOUND- ARY, 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 IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 Ave- nue, Bartow, Florida 33830, (863) 534- 4686, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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

SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 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, GRANTEES, ASSIGNEES, 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 Pursu- ant 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 CAPAC- ITY BUT SOLELY IN ITS CAPAC- ITY AS SEPARATE TRUSTEE OF GV TRUST 2025-1, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIA- RIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM- ING 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 defen- dants, 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 Sep- tember 11, 2026 at 10:00 am, the fol- lowing described property as set forth in said Final Judgment of Foreclosure: LOT 7, WINFIELD ADDI- TION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 16, PUBLIC RE- CORDS 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. No- tice of the changed time of sale shall be published as provided herein. **See Americans with Disabilities Act** If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than 7 days; if you are hearing or voice impaired, call 711. /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

SECOND INSERTION		
CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 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 high- est 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 de- scribed property: LOT 200, ESTATES OF AU- BURNDALE PHASE 2, AC- CORDING TO THE MAP OR PLAT THEREOF, AS RECOR- ED IN PLAT BOOK 136, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 252735-305252-002000	COMMONLY KNOWN AS: 125 Rudy Street, Auburndale, FL 33823 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 Adminis- trator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least	7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, 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

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 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 pursu- ant 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 JUDI- CIAL 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. Po- blete, 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 Judg- ment, 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-14546FL August 21, 28, 2026	26-01700K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA004692A000BA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LETITIA Y. THORNTON, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore- closure entered July 28, 2026 in Civil Case No. 2025CA004692A000BA of the Circuit Court of the TENTH JUDI- CIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Letitia Y. Thornton, et al., are De- fendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash elec- tronically at www.polk.realforeclose. com in accordance with Chapter 45, Florida Statutes on the 11th day of Sep- tember, 2026 at 10:00 AM on the fol- lowing described property as set forth in said Summary Final Judgment, to-wit: Lot 114, Reserve at Aviana, ac- cording 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-12902FL August 21, 28, 2026	26-01699K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA005340A000BA M&T BANK, Plaintiff, vs. ANTHONY CARDONA MARTINEZ A/K/A ANTHONY CARDONA, et al., Defendant. NOTICE IS HEREBY GIVEN pursu- ant 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 Car- dona Martinez a/k/a Anthony Cardo- na, 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 Judg- ment, to-wit: LOT 3, BLOCK 295, POIN- CIANA, NEIGHBORHOOD 6 SOUTH, VILLAGE 3, AC-	CORDING TO THE OFFICIAL PLAT THEREOF AS RECORD- ED 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 25-14803FL August 21, 28, 2026	26-01701K

SECOND INSERTION		
CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 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 high- est 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 de- scribed property: LOT 200, ESTATES OF AU- BURNDALE PHASE 2, AC- CORDING TO THE MAP OR PLAT THEREOF, AS RECOR- ED IN PLAT BOOK 136, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 252735-305252-002000	COMMONLY KNOWN AS: 125 Rudy Street, Auburndale, FL 33823 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 Adminis- trator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least	7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, 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

SALES / ACTIONS

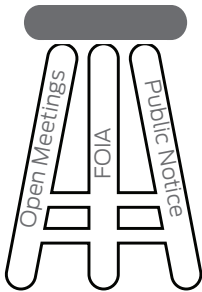
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
Notice to Creditors IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2026-CP-002510-A000-BA In re Estate of KATHLEEN A. WILLIAMS, Deceased. The administration of the Estate of Kathleen A. 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: abaustert@mclements.com August 21, 28, 2026 26-01749K	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
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, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, DECEASED. Defendants. To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, DECEASED (Unknown Address) 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 03 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 26-01757K	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

SECOND INSERTION	SECOND INSERTION	SECOND 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, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, DECEASED. Defendants. To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST JESS R. AUBIN, DECEASED (Unknown Address) 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 03 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 26-01757K	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

SECOND INSERTION	SECOND INSERTION	SECOND 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@fldg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 August 21, 28, 2026 26-01702K	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.
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA006927000000 PHH MORTGAGE CORPORATION, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ILEAN M. ECRET, DECEASED; et al., Defendant(s). TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming an Interest By, Through, Under, or Against The Estate of Ilean M. Ecret, deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida: LOT 23, HIGHLAND GROVES SUBDIVISION (UNRECORDED) AS PER THE MAP THEREOF RECORDED IN O.R. BOOK 1643, PAGE 290, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS: THE SOUTH 105 FEET OF THE NORTH 240 FEET OF THE WEST 135 FEET OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION	16, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before September 15, 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. 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 07, 2026. Stacy M. Butterfield As Clerk of the Court (SEAL) By: Martha Pullo As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1395-951B Ref# 22341 August 21, 28, 2026 26-01707K	is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before 10/06/2026, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition. This notice shall be published once a week for two consecutive weeks in The Polk County Business Observer (Newspaper) If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of said court at POLK County, Florida on this 17th day of August, 2026. STACY BUTTERFIELD As Clerk, Circuit Court POLK County, Florida (SEAL) By: V. Farrer As Deputy Clerk Florida Community Law Group, P.L. Jared Block, Esq. P.O. Box 292965 Davie, FL 33329-2965 Phone: (954) 372-5298 Fax: (866) 424-5348 Email: jared@fldg.com Fla Bar No.: 90297 August 21, 28, 2026 26-01756K

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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