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Business Observer

LV10253

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
Case No. 2020 CA 3069

FIDUS FUND I, LLC, a Delaware
limited liability company;
Plaintiff, v.
GOOD SAMARITAN REI LLC,
a Massachusetts limited liability
company; ALL UNKNOWN
TENANTS IN POSSESSION;
and PAUL DAVIUS JEAN PAUL,
individually,
Defendants.

TO: GOOD SAMARITAN REI LLC,
a Massachusetts limited liability com-
pany; and PAUL DAVIUS JEAN PAUL,
individually:

YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following non-homestead residential
real property located in Polk County,
Florida

Lots 45, 46, 47 and 48, Block 5,
WESTGATE SUBDIVISION,
according to the map or plat
thereof, as recorded in Plat Book
10, Page 23, of the Public Re-
cords of Polk County, Florida.

Parcel I.D.: 23-28-23-100500-
005450

Property Address:
1704 Wayman Street,
Lakeland, FL 33815

has been filed against you and you are
required to serve a copy of your writ-
ten defenses or claims, if any, to it on
Daniel J. Jackson, Esq., Dunlap & Mo-
ran, P.A., the Plaintiff's attorney, whose
address is: P.O. Box 3948, Sarasota,
Florida, 34230-3948, within 30 days
after the first publication of this Notice
of Action 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 dem-
anded in the Verified Complaint for
Foreclosure.

This Notice shall be published once
a week for two (2) consecutive weeks in
the Polk County Business Observer.

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

Daniel J. Jackson, Esq.,
Dunlap & Moran, P.A.,
the Plaintiff's attorney,
P.O. Box 3948,
Sarasota, Florida, 34230-3948
January 8, 15, 2021 21-00055K

**HOW TO
PUBLISH YOUR**

**LEGAL
NOTICE**

IN THE BUSINESS OBSERVER

**CALL
941-906-9386**

and select the
appropriate
County name
from the
menu option

OR E-MAIL:
legal@businessobserverfl.com

**Business
Observer**

LV10161

SUBSEQUENT INSERTIONS

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. 2019CA004764000000
THE BANK OF NEW YORK
MELLON, AS INDENTURE
TRUSTEE, FOR WIMC CAPITAL
TRUST 2011-1,
Plaintiff, vs.
TROY TAYLOR, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated October 21, 2020, and entered in
2019CA004764000000 of the Circuit
Court of the TENTH Judicial Circuit in
and for Polk County, Florida, wherein
THE BANK OF NEW YORK MEL-
LON, AS INDENTURE TRUSTEE,
FOR WIMC CAPITAL TRUST 2011-1
is the Plaintiff and TROY TAYLOR;
KELLEY C. TAYLOR; and MISSION
HILLS HOMEOWNERS ASSOCIA-
TION, 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
January 19, 2021, the following de-
scribed property as set forth in said Fi-
nal Judgment, to wit:

LOT 29, OF MISSION HILLS,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 124, AT PAGES
49 THROUGH 50, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA

Property Address: 6122 MIS-
SION DRIVE, 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 ac-
cordance with Florida Statutes, Section
45.031.

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or 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 29 day of December,

2020.
ROBERTSON, ANSCHUTZ
& SCHNEID, P.L.
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: mail@rasflaw.com
By: (S) Laura Elise Goorland
Laura Elise Goorland, Esquire
Florida Bar No. 55402
Communication Email:
lgoorland@rasflaw.com
19-363871 - MaS

January 1, 8, 2021 21-00022K

SECOND INSERTION

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

CASE NO.: 2019CA004539
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR BCAT
2018-20TT,
Plaintiff, vs.

UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF LONA COMBEE A/K/A LONA
C. ROWLANDS COMBEE A/K/A
LONA CAROL COMBEE A/K/A
LONA ROWLANDS COMBEE
F/K/A LONA ROWLANDS
PROCTER F/K/A
LONA C. PROCTER F/K/A
LONA CAROL ROWLANDS; et. al.,
Defendants.

NOTICE IS GIVEN that, in accordance
with Final Judgment of Foreclosure
entered on November 18, 2020 in the
above-styled cause, Stacy M. Butter-
field, Polk county clerk of court shall sell
to the highest and best bidder for cash
on January 19, 2021 at 10:00 A.M., at
www.polk-realforeclose.com, the fol-
lowing described property:

LOTS 12 AND 13, BLOCK 2
GREY MOSS MANOR, AC-
CORDING TO THE PLAT RE-
CORDED IN PLAT BOOK 33,
PAGE 43, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

TOGETHER WITH A SINGLE
WIDE 1971 MARQ MOBILE
HOME WITH VIN# 2046 TI-
TLE # 9145021.

Property Address: 5310 Wood
Circle East, Lakeland, FL 33805
JANUARY 1 2021 21-00009K
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

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court Ad-
ministrator, 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: December 28, 2020

/s/ Michelle A. DeLeon
Michelle A. DeLeon, Esquire
Florida Bar No.: 68587
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(855) 287-0211 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: mdeleon@qpwblaw.com
Matter # 138168
January 1, 8, 2021 21-00009K

SECOND INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Probate File No.: 20CP-3626
IN RE: ESTATE OF
NEVA M. BAIER,
Deceased.

Neva M. Baier, a resident of Win-
ter Haven, Polk County, Florida, who
died on September 13, 2020, was the
settlor of a trust entitled The Edwin
W. and Neva M. Baier Trust dated
April 16, 1987, which is a trust de-
scribed in Section 733.707(3) of the
Florida Statutes, and is liable for the
expenses of the administration of the
decedent's estate and enforceable
claims of the decedent's creditors to
the extent that the decedent's estate is
insufficient to pay them, as provided
in Section 733.607(2) of the Florida
Statutes.

The name and address of the trustee
are set forth below.

The clerk shall file and index this
notice of trust in the same manner as
a caveat, unless there exists a probate
proceeding for the settlor's estate, in
which case this notice of trust must be
filed in the probate proceeding and the
clerk shall send a copy to the personal
representative.

Signed on December 17, 2020

/s/ Kenneth J. Baier
KENNETH J. BAIER
Trustee
203 Rodney Ave.
Encinitas, CA 92024

January 1, 8, 2021 21-00003K

**HOW TO PUBLISH
YOUR
LEGAL NOTICE
IN THE
BUSINESS OBSERVER**

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

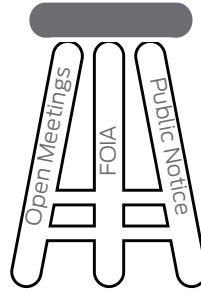
OR E-MAIL:
legal@businessobserverfl.com

**Business
Observer**

LV10241

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

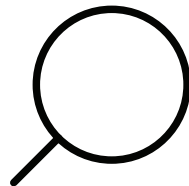


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

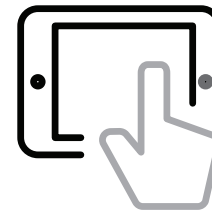
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



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