

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that VR LAKE-LAND LIMITED PARTNERSHIP, OWNER, desiring to engage in business under the fictitious name of THE RETREAT AT LAKE-LAND located at 5115 N SOCRUM LOOP RD, LAKE-LAND, FLORIDA 33408 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. January 28, 2022 22-00125K

FIRST INSERTION

Notice is hereby given that BIANCA MALINI SAMPURAN, OWNER, desiring to engage in business under the fictitious name of BIANCA'S BOXED BLISS located at 4088 FESTIVAL POINTE BLVD, MULBERRY, FLORIDA 33860 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. January 28, 2022 22-00119K

FIRST INSERTION

Notice is hereby given that ALICIA TOWNSEND, OWNER, desiring to engage in business under the fictitious name of ACTUAL PHOTOGRAPHY located at 2337 BURNWAY RD., 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. January 28, 2022 22-00118K

FIRST INSERTION

Notice is hereby given that JACOB MATTHEW BLAIR, OWNER, desiring to engage in business under the fictitious name of THE BLAIR MEDIA COMPANY located at 2190 MORGAN WIELAND LANE, APT 303, LAKE-LAND, FLORIDA 33813 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. January 28, 2022 22-00117K

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on February 11, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 LIBT mobile home bearing the vehicle identification number G4743 and all personal items located inside the mobile home. Last Tenant: Kerry Wayne Murray and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Kerry Wayne Murray. Sale to be held at: Woodall's Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462. Jan. 28; Feb. 4, 2022 22-00129K

FIRST INSERTION

Affordable secure Storage-Lakeland
1925 George Jenkins Blvd
Lakeland, FL 33815
863-682-2988
Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statutes: Self storage act, Sections 83.806 and 83.807, all items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required if applicable.
A23 Bryan Roberts
M26 Lexi White
D06 Derral Wright
E01 Mary Bunch
Auction date: 02.25.2022
Jan. 28; Feb. 4, 2022 22-00112K

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 G&G Logistics located at 5628 Waterside Loop, Apt. 201, in the County of Polk, in the City of Lakeland, Florida 33805 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Lakeland, Florida, this 24 day of Jan, 2022.
Greathouse & Green Logistics LLC
January 28, 2022 22-00115K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 53-2021-CP-004406-0000-XX
Division: Probate
IN RE: ESTATE OF
WILLIAM THOMAS HAYNES III
Deceased.

The administration of the Estate of William Thomas Haynes III, deceased, whose date of death was August 17, 2021, 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.

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 January 28, 2022.

Personal Representative:
Catherine Marie Haynes
336 Gerber Dairy Road
Winter Haven, Florida 33880
Attorney for Personal Representative:
Mark E. Clements
Florida Bar No. 276774
310 East Main Street
Lakeland, Florida 33801
Telephone: (863) 687-2287
Email: mclements@mclements.com
Secondary Email:
abaustert@mclements.com
Jan. 28; Feb. 4, 2022 22-00096K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-00411
Division PROBATE
IN RE: ESTATE OF
RONALD GENE SHAMBAUGH
Deceased.

The administration of the estate of RONALD GENE SHAMBAUGH, deceased, whose date of death was November 9, 2021, 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.

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 January 28, 2022.

Personal Representative:
KATHLEEN SHAMBAUGH JOHNSON
1730 Nita Place
Clermont, Florida 34711
Attorney for Personal Representative:
MICHAEL G. HORTON, Attorney
Florida Bar Number: 123841
MICHAEL G. HORTON, P.A.
3721 South Highway 27,
Suite A
Clermont, FL 34711
Telephone: (352) 394-4008
Fax: (352) 394-5805
E-Mail: michael@mgpha.com
Secondary E-Mail: trish@mgpha.com
Jan. 28; Feb. 4, 2022 22-00103K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TENTH JUDICIAL CIRCUIT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-004391-0000-XX
IN RE: ESTATE OF:
ELIZABETH S. BROWN
Deceased.

The administration of the estate of ELIZABETH S. BROWN, deceased, whose date of death was November 15, 2021; 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.

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: January 28, 2022.

JERRY W. ALLENDER
Personal Representative
719 Garden Street
Titusville, FL 32796
STEVEN C. ALLENDER
Attorney for Personal Representative
Email: sallender@allenderlaw.com
Secondary Email:
joan@allenderlaw.com
Florida Bar No. 0428302
ALLENDER & ALLENDER, P.A.
719 Garden Street
Titusville, FL 32796
Telephone: (321) 269-1511
Facsimile: (321) 264-7676
21-392-JG
Jan. 28; Feb. 4, 2022 22-00124K

FIRST INSERTION

City Center Community Development District
Notice of meeting and public hearing on proposed Parking Policy

The City Center Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to consider and adopt a parking and towing policy (the "Parking Policy") on February 8, 2022 at 1:00 p.m. at the Ramada located at 43824 Highway 27, Davenport, Florida 33837.

The Board deems it necessary to hold the above-referenced meeting and public hearing to consider the Parking Policy and to receive input on such items, provide for efficient and effective District operations, ensure the costs of towing and use of the District's parking facilities are borne in a fair manner for all user types, and conduct all necessary business properly coming before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting and/or public hearing may be continued without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at public hearing. At the conclusion of the hearing, the Board shall adopt the parking and towing policy as finally

approved by the Board. Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically, provide legal authority for establishment or amendment of such policies.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda and the proposed Parking Policy will be available by emailing the District Manager at DMcInness@dpfgmc.com. The District Manager's office can be reached telephonically at (321) 263-0132, extension 193.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

January 28, 2022 22-00114K

FIRST INSERTION

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

CASE NO.: 2020-CA-000854
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
BRIAN HANSON; et al.,
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on October 22, 2021 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on February 18, 2022 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 334, REGAL PALMS AT HIGHLAND RESERVE, PHASE 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 131, PAGE 25 AND 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 100 Napoli Drive, 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
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: January 21, 2022
/s/ Michelle A. DeLeon
Michelle A. DeLeon, Esquire
Florida Bar No.: 68587
Quintarros, 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 # 141700
Jan. 28; Feb. 4, 2022 22-00097K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT FOR
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA

Case No.: 2020CA-001239
CONSTANCE M. TAMME,
Plaintiff, vs.
DEBRA J. REDNER,
Defendant,

Notice is given that pursuant to the Final Judgment of Foreclosure and Replevin against Defendant, DEBRA J. REDNER, dated July 9, 2020, and the Order on Plaintiff's Motion to Reschedule Mortgage Foreclosure Sale, dated January 18, 2022, in Case No. 2020CA-001239 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which CONSTANCE M. TAMME is the Plaintiff and, DEBRA J. REDNER is the Defendant, the clerk will sell to the highest and best bidder for cash by electronic sale at www.polk.realforeclose.com beginning at 10:00 a.m. on the 21st day of February, 2022, the following described property as set forth in the Final Judgment of Foreclosure and Replevin against Defendant, DEBRA J. REDNER, described as follows:

Lot 322 of LAKE MARIANA ACRES, UNIT THREE, according to the map or plat thereof recorded in Plat Book 76, Pages 25 and 26, Public Records of Polk County, Florida.
AND
1/331st interest in the recreation area as shown on the Plat

of LAKE MARIANA ACRES, according to the Plat thereof recorded in Plat Book 64, Page 10 and Lot 232 of LAKE MARIANA ACRES UNIT TWO, Plat Book 71, Pages 35 and 36, all in the Public Records of Polk County, Florida.
TOGETHER with that certain mobile home described as:
YEAR: 1995 MAKE: SKYLINE ID: 47620194 AH & BH
If you are a subordinate lienholder claiming a right to funds remaining after the sale, you must file a claim of lien 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.

Submitted by:
Lydia S. Zbrzezny, Esq.
Southern Atlantic Law Group, PLLC
520 6th Street NW
Winter Haven, FL 33881
Attorney for Plaintiff
Jan. 28; Feb. 4, 2022 22-00128K

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

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2021CA002864000000 ROYAL RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. NORBERTO GALARZA; ELBA GONZALEZ, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated January 14, 2022 in Case No. 2021CA002864000000 in the Circuit Court in and for Polk County, Florida wherein ROYAL RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and NORBERTO GALARZA; ELBA GONZALEZ, et al., is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on FEBRUARY 21, 2022. () 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 178, BLOCK H, ROYAL RIDGE PHASE TWO-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A: 237 NICHOLSON DRIVE, DAVENPORT, FL 33837.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: January 24, 2022
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
1855 Griffin Road, Suite A-423
Dania Beach, FL 33004
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flcg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
Jan. 28; Feb. 4, 2022 22-00113K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2018CA005024000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LAMAR JACKSON; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 7, 2019 in Civil Case No. 2018CA005024000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and LAMAR JACKSON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on February 21, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK A, BOGER TERRACE, UNIT ONE, ACCORD-

ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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 21 day of January, 2022.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
1615 South Congress Avenue,
Suite 200
Delray Beach, FL 33445
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Digitally signed by Zachary Ullman
Date: 2022-01-21 10:47:23
Zachary Y. Ullman Esq
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-923B
Jan. 28; Feb. 4, 2022 22-00099K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2019CA-004006-0000-00 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. OTHEDUS I. HARVIN; JESSICA L. HARVIN; DUANE COUDRON; CHERYL COUDRON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Cancel and Reschedule Foreclosure Sale Date dated the 18th day of January 2022, and entered in Case No. 2019CA-004006-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and OTHEDUS I. HARVIN JESSICA L. HARVIN DUANE COUDRON CHERYL COUDRON; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 21st day of February 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 38, PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 4615 REYNOL-

SA DR SW, WINTER HAVEN, FL 33880
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 25th day of January 2022.
By: /s/ Corey Lewis, Esq.
Corey Lewis, Esq.
Bar Number: 72580
Submitted by:
De Cubas & Lewis, P.A.
P.O. Box 771270
Coral Springs, FL 33077
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
19-03282
Jan. 28; Feb. 4, 2022 22-00126K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2019-CA-004432 SELENE FINANCE LP, Plaintiff, vs. UNKNOWN UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS TRUSTEES, ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THERESA O. MANNING A/K/A THERESA OLIVIA MANNING A/K/A THERESA MANNING; ET AL., Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on January 3, 2022 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on March 4, 2022 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

THAT PART OF LOT 8 OF VILLAGE PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED, IN PLAT BOOK 84 PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF A DIVISIONAL LINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 8 AND RUN NORTH 00° 20' 44" EAST ALONG THE WEST BOUNDARY OF SAID LOT 8 A DISTANCE OF 137.43 FEET TO THE POINT OF BEGINNING

OF SAID DIVISIONAL LINE; THENCE NORTH 89° 54' 45" EAST, 176.89 FEET TO THE RIGHT OF WAY OF VILLAGE VIEW LANE AND THE END OF SAID DIVISIONAL LINE
Property Address: 203 Village View Lane, Lakeland, FL 33809
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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: January 24, 2022
/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@qpwbaw.com
E-mail: mdeleon@qpwbaw.com
Matter # 127978
Jan. 28; Feb. 4, 2022 22-00120K

FIRST INSERTION

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

CASE NO. 2019CA005169000000 UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Plaintiff, vs.

RAYMOND L. WILLIS A/K/A RAYMOND LAMAR WILLIS A/K/A RAYMOND WILLIS; PAMELA A. WILLIS; UNKNOWN SPOUSE OF RAYMOND L. WILLIS A/K/A RAYMOND LAMAR WILLIS A/K/A RAYMOND WILLIS; UNKNOWN SPOUSE OF PAMELA A. WILLIS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; EQUABLE ASCENT FINANCIAL, LLC F/K/A HILCO RECEIVABLES, LLC; LAKE ELOISE POINTE HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; POLK COUNTY, FLORIDA CLERK OF THE CIRCUIT COURT; THE HOUSING FINANCE AUTHORITY OF POLK COUNTY Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 03, 2022, 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 99, LAKE ELOISE POINTE, ACCORDING TO THE MAP OR PLAT THERE-

OF AS RECORDED IN PLAT BOOK 149, PAGES 27 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 415 LAKE ELOISE POINTE BLVD, WINTER HAVEN, FL 33880-5845
at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on February 17, 2022 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 19th day of January, 2022.
eXL Legal, PLLC
Designated Email Address:
efiling@xllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000004495
Jan. 28; Feb. 4, 2022 22-00104K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2020-CA-001105 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, Plaintiff, vs. TINA HAGSTROM, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 03, 2022, and entered in 53-2020-CA-001105 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 is the Plaintiff and TINA HAGSTROM; FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FPC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE; and ROLLING OAK ESTATES 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 February 17, 2022, the follow-

ing described property as set forth in said Final Judgment, to wit:

LOT 15, OF ROLLING OAK ESTATES ADDITION, AS SHOWN IN PLAT BOOK 70, PAGE 9 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 4130 ROLLING GROVE PL, LAKELAND, FL 33810

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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 January, 2022.
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/ Ashley Bruneus
Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email:
ashbruneus@raslg.com
20-008817-CaB
Jan. 28; Feb. 4, 2022 22-00123K

FIRST INSERTION

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

CASE NO.: 2019CA005293 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. WADE ALLEN SUGGETT; et al., Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on November 30, 2021 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on March 1, 2022 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 22 OF VALENCIA UNIT #1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE(S) 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 411 EL DORADO STREET, LAKELAND, FL 33809

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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: January 24, 2022
/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@qpwbaw.com
E-mail: mdeleon@qpwbaw.com
Matter#142207
Jan. 28; Feb. 4, 2022 22-00121K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION

Case No. 2021 ca 003373 FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. ELIEZER MALDONADO LOPEZ, AS KNOWN HEIR OF RAFAEL MALDONADO, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, AND TRUSTEES OF RAFAEL MALDONADO, DECEASED, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF RAFAEL MALDONADO, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UNKNOWN

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

LOT 22 AND THE WEST 1/2 OF LOT 21, BLOCK 5, MAP OF DRUID HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 425 SOUTH 12TH STREET, LAKE WALES, FL 33853 has been filed against you and you are required to serve a copy of your written defenses, if any, to it

on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 2/10/22, (or 30 days from the first date of publication, whichever is later) 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.

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: 01-03-2022.
CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(COURT SEAL) By: Kaylea Olivier
Deputy Clerk

Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
078950/2117112/wlp
Jan. 28; Feb. 4, 2022 22-00122K

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on February 11, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 ELDO mobile home bearing the vehicle identification numbers 2950TA and 2950TB

and all personal items located inside the mobile home. Last Tenant: Shannon Beth Johnson. Sale to be held at: Woodall's Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.
Jan. 28; Feb. 4, 2022 22-00130K

Q&A

My local county commission wants to begin running its zoning ordinance hearing notices (and others allowed under the bill) on a newspaper website only. What must they do?

Florida House Bill 35 says that regardless of the internet-only The "governing body," in this case the commission members, must decide by majority vote that such publication is in the "public interest," and that residents have sufficient access to broadband service or through other means such that "public access is not unreasonably restricted."

VIEW NOTICES ONLINE AT
[Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

To publish your legal notice call:
941-906-9386

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO. 2020CA000252000000
MIDFIRST BANK

Plaintiff, v.
JOHN S CLARK; CELANDINE
N HYDE A/K/A CELENDIE N.
HYDE; UNKNOWN TENANT 1;
UNKNOWN TENANT 2;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 20, 2021, and an Order Rescheduling Foreclosure entered on January 19, 2022, 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 28, BLOCK E OF WAVERLY MANOR TOWN UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE(S) 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 916 4TH STREET, WAVERLY, FL 33877

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on February 22,

2022, 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 26th day of January, 2022.

eXL Legal, PLLC
Designated Email Address:
efiling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000005797
Jan. 28; Feb. 4, 2022 22-00131K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2019CA002797000000

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE1,

Plaintiff, vs.
BRENDA RODRIGUEZ A/K/A BRENDA L. RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ GUERRA; UNKNOWN SPOUSE OF BRENDA RODRIGUEZ A/K/A BRENDA L. RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ GUERRA; FEDERICO AMEZQUITA; POINCIANA VILLAGE THREE ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated March 16, 2021, and entered in Case No. 2019CA002797000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1, is Plaintiff and BRENDA RODRIGUEZ A/K/A BRENDA L. RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ GUERRA; UNKNOWN SPOUSE OF BRENDA RODRIGUEZ A/K/A BRENDA L. RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ GUERRA; FEDERICO AMEZQUITA; POINCIANA VILLAGE THREE ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC., are Defendants, the Office of the Clerk,

Polk County Clerk of the Court will sell to the highest bidder or bidders via online auction at www.polk.realforeclose.com at 10:00 a.m. on the 14th day of March, 2022, the following described property as set forth in said Summary Final Judgment, to wit:

LOT 10, BLOCK 743, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3., AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE 27 THROUGH 42 INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 520 Finch Court, Kissimmee, Florida 34759
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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 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: 01/19/2022
McCabe, Weisberg & Conway, LLC
By /s/ Robert A. McLain
Robert McLain, Esq.
FL Bar No. 195121
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 13-428286
Jan. 28; Feb. 4, 2022 22-00095K

OFFICIAL
COURTHOUSE
WEBSITES:

MANATEE COUNTY:
manateeclerk.com

SARASOTA COUNTY:
sarasotaclerk.com

CHARLOTTE COUNTY:
charlotte.realforeclose.com

LEE COUNTY:
leeclerk.org

COLLIER COUNTY:
collierclerk.com

HILLSBOROUGH COUNTY:
hillsclerk.com

PASCO COUNTY:
pasco.realforeclose.com

PINELLAS COUNTY:
pinellasclerk.org

POLK COUNTY:
polkcountyclerk.net

ORANGE COUNTY:
myorangeclerk.com

Check out your notices on: floridapublicnotices.com



SAVE
TIME

E-mail your Legal Notice
legal@businessobserverfl.com

LV10237

Business
Observer

LV10253

SECOND INSERTION

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

CASE NO. 2020CA002815000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. VANESSA SUCKRA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JAMES J. PALAWSKI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 12, 2021, and entered in 2020CA002815000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and VANESSA SUCKRA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JAMES J. PALAWSKI 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 February 07, 2022, the following described property as set forth in said Final Judgment, to wit:

THAT PART OF LOT 6, BLOCK "D", OF SUNSHINE ESTATES, LAKELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGE 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS; BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 6, RUN THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 15.57 FEET TO THE POINT OF BEGINNING, RUN THENCE NORTHWESTERLY, PARALLEL TO AND 15.0 FEET FROM THE SOUTHERLY LINE OF SAID LOT 6 A DISTANCE OF 175.41 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF SAID LOT 6, SAID POINT BEING 16.2 FEET FROM THE SOUTHEAST

CORNER OF SAID LOT 6, RUN THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 44.1 FEET TO THE NORTHWEST CORNER OF LOT 6, RUN THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 215.09 FEET TO RADIUS POINT, RUN THENCE AROUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.0 FEET, AN ARC DISTANCE OF 33.26 FEET TO RADIUS POINT, RUN THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 131.21 FEET TO THE POINT OF BEGINNING Property Address: 1005 WAYNESVILLE AVE, LAKE-LAND, FL 33801

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 assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 11 day of January, 2022. 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\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 20-052569 - TaB January 21, 28, 2022 22-00065K

SECOND INSERTION

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

CASE NO. 2021CA000534000000 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-Q06, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES GONSALVES, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 3, 2022, and entered in 2021CA000534000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-Q06 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES GONSALVES, DECEASED; KIMBERLY LOFASO; REGIONS BANK; D.R.S. OF CENTRAL FLORIDA, INC.; THE GREEN HOMEOWNER'S ASSOCIATION, INC. A/K/A THE GREEN AT WEST HAVEN HOA, 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 February 07, 2022, the follow-

ing described property as set forth in said Final Judgment, to wit:

LOT 19, GREEN AT WEST HAVEN PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 116, PAGE 49-51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 877 KNIGHTSBRIDGE CIR, DAVENPORT, FL 33896 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 assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 11 day of January, 2022. 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\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 20-013516 - CaB January 21, 28, 2022 22-00064K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2021-CP-4059 IN RE: ESTATE OF ROSLINDA MORAN JOHNSON, Deceased.

The administration of the estate of ROSLINDA MORAN JOHNSON, deceased, whose date of death was July 11, 2021, is pending in the Circuit Court for Polk County Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 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.

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 January 21, 2022.

Personal Representative: REGINALD MORAN 4631 34th Court East Bradenton, Florida 34202 Attorney for Personal Representative: NORBERTO S. KATZ, ESQUIRE Florida Bar No.: 399086 425 West Colonial Drive, Suite 104 Orlando, Florida 32804 Telephone: (407) 849-7072 Fax: (407) 849-7075 E-Mail: velizkatz@velizkatzlaw.com Secondary: ydiaz@velizkatzlaw.com January 21, 28, 2022 22-00069K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2021CP0038900000XX IN RE: ESTATE OF WILLIAM GREGORY O'NEAL, A/K/A WILLIAM G. ONEAL, A/K/A WILLIAM ONEAL Deceased.

The administration of the estate of William Gregory O'Neal, A/K/A William G. O'Neal, A/K/A William Oneal, deceased, whose date of death was May 13, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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

SECOND INSERTION

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

CASE NO.: 2020CA001295 FEDERAL HOME LOAN CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1, Plaintiff, vs. MICHELLE L. RACINE; ET AL, Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on January 7, 2022 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on February 10, 2022 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 50, REMINGTON OAKS PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 3565 REMINGTON OAKS, LAKELAND, FL 33810 ANY PERSON CLAIMING AN IN-

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2021-CP-3672 Division Probate IN RE: ESTATE OF CARLYLE DEAN MCDUNNAH Deceased.

The administration of the estate of Carlyle Dean McDunnah, deceased, whose date of death was September 28, 2021, 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.

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 January 21, 2022.

Personal Representative: Jeff Maxam 4270 Sarahs Way Dayton, Ohio 45440 Attorney for Personal Representative: Linda Solash-Reed, Attorney Florida Bar Number: 616559 871 Outer Rd Ste C ORLANDO, FL 32814-6866 Telephone: (321) 804-2915 Fax: (877) 419-6057 E-Mail: linda@lsrlawyer.com Secondary E-Mail: info@lsrlawyer.com January 21, 28, 2022 22-00081K

SECOND INSERTION

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

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

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

The date of first publication of this notice is January 21, 2022.

Personal Representative: Jo Ann Hale 1514 Cleveland Ave. Lehigh Acres, Florida 33972 Attorney for Personal Representative: Jim Loncarski, Attorney Florida Bar Number: 528811 Law Offices of Joseph F. Pippen, Jr. & Assoc., PL 1920 East Bay Drive Largo, Florida 33771 Telephone: (727) 586-3306 Fax: (727) 585-4209 E-Mail: Jim@attypip.com Secondary E-Mail: Suzie@attypip.com January 21, 28, 2022 22-00091K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2021CA001558000000 MS MAN DEBT LLC Plaintiff, vs. THE ECO HOME COMPANY LLC A FLORIDA LIMITED LIABILITY COMPANY; NRN INVESTMENTS LLC; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT I; UNKNOWN TENANT II, Defendants.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Polk County, Florida, the Clerk will sell the property situated in Polk County, Florida, described as:

AS TO COUNTS I AND II (2385 Pecos Ln, Poinciana, FL 34759)

Lot 4, Block 3115, POINCIANA NEIGHBORHOOD 6, VIL-LAGE 7, according to the map or plat thereof as recorded in Plat Book 61, Page 29, Public Records of Polk County, Florida. AS TO COUNTS III AND IV (2391 Pecos Ln, Poinciana, FL 34759)

Lot 5, Block 3115, POINCIANA NEIGHBORHOOD 6, VIL-LAGE 7, according to the map or plat thereof, as recorded in Plat Book 61, Page 29, Public Records of Polk County, Florida. AS TO COUNTS V AND VI (2457 Pecos Ln, Poinciana, FL 34759)

Lot 4, Block 3113, Poinciana Neighborhood 6, Village 7, according to the map or plat thereof as recorded in Plat Book 61, Page 29, Public Records of Polk

County, Florida. AS TO COUNTS VII and VIII (2463 Pecos Ln, Poinciana, FL 34759)

Lot 3, Block 3113, POINCIANA NEIGHBORHOOD 6, VIL-LAGE 7, according to the map or plat thereof as recorded in Plat Book 61, Page 29, Public Records of Polk County, Florida.

at public sale, to the highest and best bidder, for cash, bidding will begin at 11:00 o'clock a.m. on the 10th day of February, 2022, at www.polk.realforeclose.com.

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 PER SECTION 45.031, FLORIDA STATUTES.

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 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711. August J. Stanton, III Florida Bar No.: 0976113 GASSICK STANTON EARLY, P.A. 1601 W. Colonial Drive Orlando, Florida 32804 Ph. (407) 423-5203; Fax (407) 425-4105 E-mail: pleadings@gse-law.com Attorneys for Plaintiff January 21, 28, 2022 22-00066K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2019CA-005070-0000-00 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JOSEPH GONZALEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of January 2022, and entered in Case No. 2019CA-005070-0000-00, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and JOSEPH GONZALEZ; and UNKNOWN TENANT N/K/A MARY BOULDIN IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 10th day of February 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 1, FORTUNA ADDITION TO LAKELAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS RE-

MAINING 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 18th day of January, 2022. By: /s/ Corey Lewis Corey Lewis, Esq. Bar Number: 72580 Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 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 19-04045 January 21, 28, 2022 22-00083K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.

532019CA003277000000 UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Plaintiff, v.

THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CATHY L HUGGINS A/K/A CATHY LEE HUGGINS, DECEASED; RAYMOND HAROLD HUGGINS; STEVE EDWARD HUGGINS; DWAYNE S HUGGINS A/K/A DWAYNE SCOTT HUGGINS; BRIAN HUGGINS A/K/A BRIAN L. HUGGINS A/K/A BRIAN LEE HUGGINS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; MELANIE C HUGGINS; WILLIAM E MORRIS; POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 17, 2021, 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 5 IN BLOCK I, WALK-IN-WATER LAKE ESTATES PHASE FIVE UNIT TWO, ACCORDING TO THE PLAT

THEREOF RECORDED IN PLAT BOOK 72, PAGE 51, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 2250 LEMON DR, LAKE WALES, FL 33898-7051

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on February 15, 2022 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 17th day of January, 2022. 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 Isabel López Rivera FL Bar: 1015906 1000004338 January 21, 28, 2022 22-00080K



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.
- **Archivable:** A public notice is archived in a secure and publicly available format.
- **Accessible:** A public notice is capable of being accessed by all segments of society.
- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:
 • **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals. One such example is a public hearing notice.

- **Business and commerce notices**

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

- **Court notices** are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions. The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers. An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions. Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process. Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights. Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights. Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

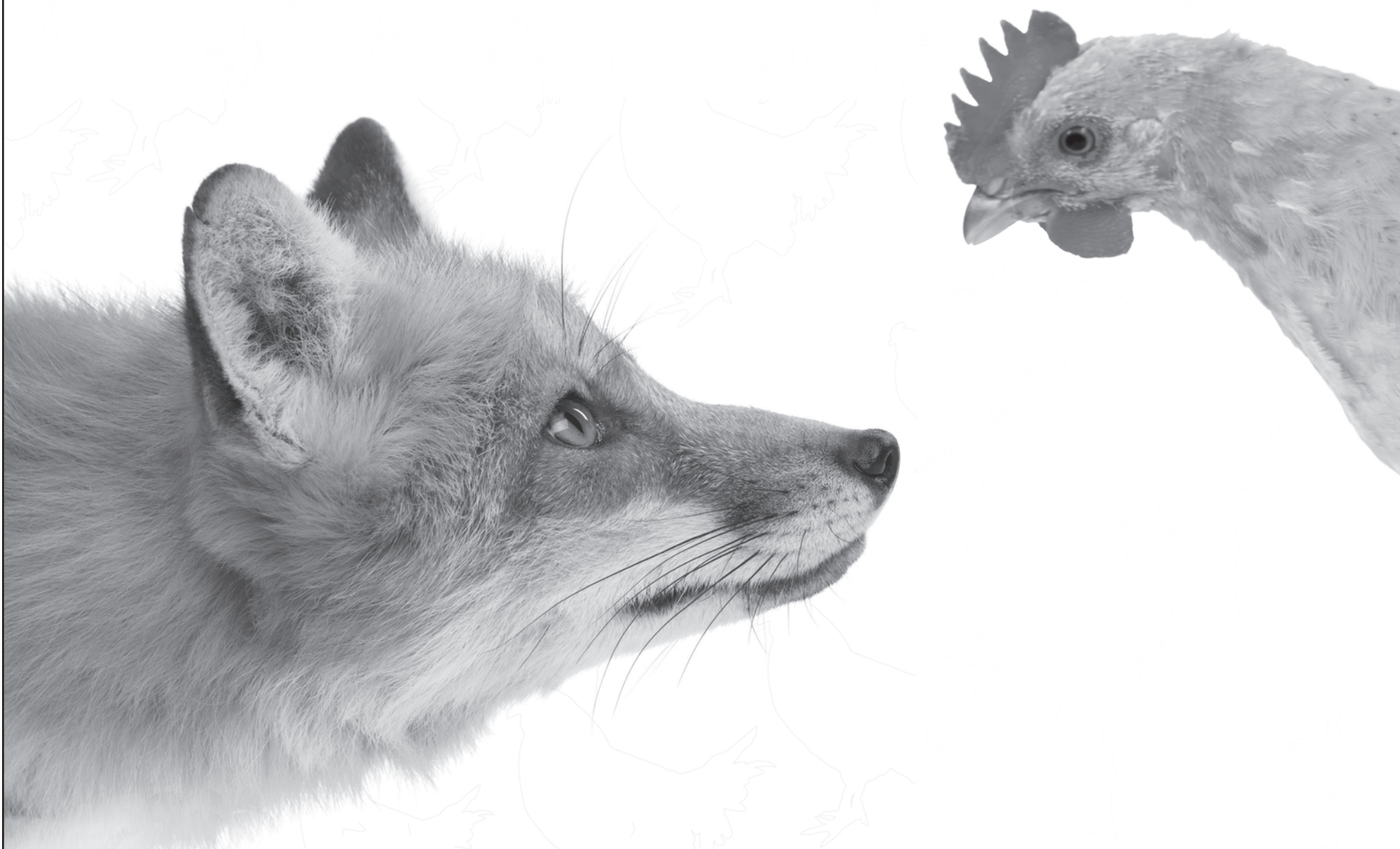
Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.



WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices in Newspapers

