Public Notices

Business Observer

PAGES 21-28

PAGE 21 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** FEBRUARY 4 - FEBRUARY 10, 2022

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
UCN: 532021CP0044160000XX
PROBATE DIVISION
IN RE: ESTATE OF
ROBERT D. SCHWARTZ
Deceased.

The administration of the estate of ROBERT D. SCHWARTZ, deceased, whose date of death was August 15, 2021, and whose social security number is N/A , is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker Street, Lakeland, FL 33801. The names and addresses of the petitioners and the petitioners' 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 February 4, 2022.

Petitioner:
ROBERT D. SCHWARTZ, JR.
C/O TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD. STE 202A
SARASOTA, FL 34237
Attorney for Petitioner:
TIMOTHY W. GENSMER, ESQ.
TIMOTHY W. GENSMER, P.A.
2831 RINGLING BLVD, STE 202A
SARASOTA, FL 34237
Telephone: 941-952-9377
Florida Bar No.586242
February 4, 11, 2022 22-00140K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-000002
IN RE: ESTATE OF
KENNETH WAYNE WARD,
Deceased.

The administration of the estate of KENNETH WAYNE WARD, deceased, whose date of death was August 8, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-12, 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.

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: February 4, 2022.

LINDA WARD
Personal Representative
2600 Harden Blvd., #240
Lakeland, FL 33803
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:
jrivera@hnh-law.com
February 4, 11, 2022 22-00157K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.:
2021-CP-532021CP0042370000XX
IN RE: ESTATE OF
GENESIS A. AMBROCIO, JR.,
Deceased.

The administration of the estate of GENESIS A. AMBROCIO, JR., deceased, whose date of death was October 2021, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is February 4, 2022.

Personal Representative[s]:
GENESIS A. AMBROCIO, SR.
c/o K. Wade Boyette, Jr., Esquire
Attorney for Personal
Representative[s]:
K. WADE BOYETTE, JR., Esquire
Florida Bar No. 0977111
BOYETTE, CUMMINS
& NAILOS, PLLC
1635 E. Highway 50,
Suite 300
Clermont, FL 34711
Telephone: 352-394-2103
Fax: 352-394-2105
Email: wboyette@bcnlawfirm.com
pwheeler@bcnlawfirm.com
February 4, 11, 2022 22-00142K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE DIVISION
File # 2022CP000259
IN RE: THE ESTATE OF
KAREN L VANFLEET
Deceased.

The administration of the estate of Karen L Vanfleet, deceased, File Number 2022CP000259, 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 petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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, including unmatured, contingent or unliquidated claims, 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 WILL BE FOREVER BARRED.

The date of first publication of this Notice is February 4, 2022.

James P Vanfleet,
Petitioner
564 S 175 W
Layton, UT 84041
Attorney for Petitioner:
/s/ Michael J. Heath
Michael J. Heath, Esq.
Attorney for Petitioner
167 108th Avenue,
Treasure Island, FL 33706
Florida Bar #0010419, SPN 02642718
Phone 727.360.2771
Fax 727.360.8980
February 4, 11, 2022 22-00141K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
2022CP-000138
IN RE: Estate of
BONNY JUNE BATES,
Deceased.

The administration of the estate of BONNY JUNE BATES, deceased, whose date of death was November 22, 2021, 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.

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 February 4, 2022.

Personal Representative:
Arthur E. Bates, Jr.
136 Churchill Dr.
Alabaster, AL 35114
Attorney for Personal Representative:
/s/ William J. Twyford
William J. Twyford, Esquire
Florida Bar No. 0782505
Twyford Law, LLC
Post Office Box 411
Winter Haven, Florida 33882
Tel: (863) 585-5283
e-mail: wjt@Twyfordlawllc.com
February 4, 11, 2022 22-00172K

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2022 CP 111
IN RE: THE ESTATE OF
BENJAMIN HARRISON
NORMAN, JR.
Deceased.

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

You are hereby notified than an Order of Summary Administration has been entered in the administration of the estate of BENJAMIN HARRISON NORMAN, JR., deceased, File Number 2022 CP 111, by the Circuit Court for Polk County, Florida, Probate Division, the address of which P.O. Box 9000, Drawer CC-4, Bartow, Florida 33830-9000; that the Decedent's date of death was September 29, 2021; that the total value of the estate is $12,150.00, and that the names and addresses of those to whom it has been assigned by such order are

Name Address
Judy A. Norman
511 North 5th Street
Lake Wales, Florida, 33853

ALL INTERESTED PERSONS ARE NOTIFIED THAT

All creditors of the decedent and persons having claims or demands against the estate of the Decedent, other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 4, 2022.

Person Giving Notice:
/s/ Judy A. Norman
Judy A. Norman
511 North 5th Street
Lake Wales, Florida, 33853
Attorney for Person Giving Notice :
/s/ Carol L. Hill
Carol L. Hill, Esquire
Florida Bar No. 52227
chill@carol-hill.com
10 E Wall Street
Frostproof, FL 33843
(863) 635-4400
Fax (863) 978-1761
February 4, 11, 2022 22-00165K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2021 CP 003706
Division: Probate
IN RE: ESTATE OF
JEFFREY MANNARD KOERNER,
Deceased.

The administration of the estate of Jeffrey Mannard Koerner, deceased, whose date of death was August 12th, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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 February 4, 2022.

Jared Martin Koerner
Personal Representative
A. Paul Cain, Esquire
Attorney for Personal Representative
Florida Bar Number 1022280
Rise Up Legal
Post Office Box 1656
Ponte Vedra Beach, FL 32004
Telephone: (904) 877-1010
Fax: (904) 877-1010
Primary: service@RiseUpLegal.com
Secondary: APC@CainAttorneys.com
February 4, 11, 2022 22-00146K

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 Jo'velle Exotic Rentals located at 1227 Iguana Loop, in the County of Polk, in the City of Davenport, Florida 33897 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 1st day of February, 2022.

Jovielle Santiago
February 4, 2022 22-00168K

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 Apex Kitchen and Bath located at 3 WEAR ST, in the County of Polk, in the City of LAKELAND, Florida 33815-3355 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at LAKELAND, Florida, this 2nd day of February, 2022.

Daisy Rodriguez
February 4, 2022 22-00175K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2022-CP-000019-0000-XX
Division 14
IN RE: ESTATE OF
EMMETT EDWARD HOLLOWAY
JR.
Deceased.

The administration of the estate of Emmett Edward Holloway Jr., deceased, whose date of death was November 1, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO 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 February 4, 2022.

Personal Representative:
Linda Ann Holloway
2025 Sylvester Road, Unit I-3
Lakeland, Florida 33803
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
February 4, 11, 2022 22-00156K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021 CP 004347
Division Probate
IN RE: ESTATE OF
BARBARA KING S/K/A
JEANIE BANK CLINARD S/K/A
JEANNIE BANKS CLINARD
Deceased.

The administration of the estate of Barbara King s/k/a Jeanie Bank Clinard s/k/a Jeannie Banks Clinard, deceased, whose date of death was September 14, 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, 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.

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 February 4, 2022.

Personal Representative:
John J. King
7025 Indian Creek Park Dr
Lakeland, Florida 33813
Attorney for Personal Representative:
Mark J. Atwater, Esq.
Florida Bar Number: 130878
Daniel Medina, B.C.S.
Florida Bar Number: 0027553
MEDINA LAW GROUP, P.A.
402 S. Kentucky Ave,
Suite 660
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com;
mark@medinapa.com
February 4, 11, 2022 22-00145K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022CP0001330000XX
IN RE: ESTATE OF
MARYLAND R. KYER,
a/k/a MARYLAND ROSE KYER,
Deceased.

The administration of the estate of MARYLAND R. KYER, a/k/a MARYLAND ROSE KYER, deceased, whose date of death was April 14, 2020, 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.

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 February 4, 2022.

Personal Representative:
Andrew P. Cummings
c/o Therrel Baisden, LLP
1 SE 3rd Avenue, Suite 2950
Miami, FL 33131
Attorney for Personal Representative:
Michael Marquez
Florida Bar Number: 69910
THERREL BAISDEN, LLP
1 SE 3rd Avenue, Suite 2950
Miami, FL 33131
Telephone: (305) 371-5758
Fax: (305) 371-3178
Primary Email:
MMarquez@TherrelBaisden.com
Secondary Email:
Probate@TherrelBaisden.com
MManresa@TherrelBaisden.com
February 4, 11, 2022 22-00144K

FIRST INSERTION

Notice is hereby given that KENDRA KINCADE, OWNER, desiring to engage in business under the fictitious name of WILD FOR KIDS EARLY LEARNING ACADEMY located at 610 PINECREST DR., BARTOW, FLORIDA 33830 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.

February 4, 2022 22-00167K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE No. 2021CA-003014-0000-00
REVERSE MORTGAGE FUNDING LLC,
Plaintiff vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STEPHEN F. HUMPHREY, DECEASED, et al.,
Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STEPHEN F. HUMPHREY, DECEASED
2993 W. CAMPBELL RD
LAKELAND, FL 33810

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida:

ALL THAT CERTAIN LAND SITUATE IN POLK COUNTY, STATE OF FLORIDA.
LOT 2, INDIAN HIEGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGE 3, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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.

WITNESS MY HAND AND SEAL OF SAID COURT on this 13th day of Dec. 2021.

STACEY M. BUTTERFIELD
As Clerk of said Court
(SEAL) By: /s/ Asuncion Nieves
As Deputy Clerk

Prepared by:
Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(58341.1114)
February 4, 11, 2022 22-00163K

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2019-CA-004180
DIVISION: SECTION 11
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST WILLIAM E HART AKA WILLIAM ERD HART, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 4, 2022, and entered in Case No. 53-2019-CA-004180 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust , is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against William E Hart aka William Erd Hart, deceased, Unknown Party #1 n/k/a Ricky Partin, Unknown Party #2 n/k/a Julia Partin, United States of America Acting through Secretary of Housing and Urban Development, City of Lakeland, Florida, Shirley Hart, Roxan Jarvis, Keith Hart, Kenneth Hart, William Hart are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the February 21, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 53, FOX LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 49 AND 50 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 342 FOX LAKE DR 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 this 27 day of January, 2022.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Lynn Vouis
Florida Bar #870706
Lynn Vouis, Esq.
CT - 19-018146
February 4, 11, 2022 22-00135K

FIRST INSERTION

NOTICE OF SERVICE BY PUBLICATION, STATE OF NORTH CAROLINA, CATAWBA COUNTY, In the Court of General Jurisdiction, Superior Court Division, Before the Clerk, Special Proceedings File Number 21 SP 239.

In the Matter of the Determination of Surplus Funds Paid to the Clerk of Court of Catawba County, North Carolina in File Number 17 CVD 2709. USAA Federal Savings Bank, Petitioner, versus Bradley T. Barr, individually, and April Marie Hacker, individually, spouse of Bradley T. Barr, Respondents. TO: Bradley T. Barr, individually, Respondent. Take Notice that a pleading seeking relief against you has been filed in the above-entitled Special Proceeding. The Nature of the Relief being sought is a Determination of the Distribution of Surplus Funds paid to and currently held in the custody of the Catawba County Clerk of Court pursuant to the action set out in File Number 17 CVD 2709. You are required to make defense to this pleading no later than 10 days after the date of the last publication of this Notice on February 18, 2022. Upon your failure to make any such defense, the Petitioner seeking service by publication against you will apply to the Court for the above stated relief sought. This the 4 day of February, 2022. Elizabeth Brown, Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 110 Frederick Street, Suite 200, Greenville, South Carolina 29607-2532.
Feb. 4, 11, 18, 2022 22-00150K

FIRST INSERTION

Notice of Self Storage Sale

Please take notice A+ Storage - Winter Haven located at 2700 Eloise Loop Road, Winter Haven, FL 33884 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 2/21/2022 at 11:00am. Unless stated otherwise the description of the contents are household goods and furnishings. James Barris unit #2321; Jodi Foster unit #4436. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
February 4, 11, 2022 22-00149K

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 HOMEPRO : Located at 1429 Wallace Manor Pass : Polk County in the City of Winter Haven : Florida, 33880-1848 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this January day of 31, 2022
MARRINO MICHAEL A
February 4, 2022 22-00159K

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
LV10134

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2019CA-002523-0000-00
WILLIAM COLAS,
Plaintiff(s) VS.
DANIEL TUTTLE, ET AL
Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on SEPTEMBER 20, 2021 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

Lot 11, Block 16, AUBURNDALE HEIGHTS, a subdivision according to the Plat thereof recorded in Plat Book 2, Page 13, of the Public Records of Polk County, Florida, together with the East 1/2 of a close alley lying West of the same.

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 4th day of MARCH, 2022.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 28th day of January, 2022.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P.O. Box 9000
Bartow, Florida 33831-9000
(SEAL) By Carolyn Mack
Deputy Clerk

Jonathan S. Arias, Esq.
The Onyx Group
8325 NE 2nd Ave, Suite 315
Miami, FL 33138
786-504-5760
February 4, 11, 2022 22-00137K

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. 2019CA004567000000
PENNYMAC LOAN SERVICES, LLC;
Plaintiff, vs.
LUIS ALFREDO RAMIREZ, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated January 18, 2022, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realforeclose.com on March 3, 2022, the following described property:

LOT 17, WILLOW BEND - PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 163, PAGES 1 THOUGH 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 170 LAZY WILLOW DR, DAVENPORT, FL 33897-0000

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.

Andrew Arias, Esq.
FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 19-09817 /
CASE NO.: 2019CA004567000000
February 4, 11, 2022 22-00169K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. 2019CA003746
Division 04
SELECT PORTFOLIO SERVICING, INC.
Plaintiff, vs.
REGINA I. BROWN A/K/A REGINA IRENE BROWN A/K/A GINA I. BROWN, CHRISTOPHER T. BROWN A/K/A CHRISTOPHER TODD BROWN A/K/A CHRISTOPHER BROWN, BRANCH BANKING AND TRUST COMPANY F/K/A CITRUS AND CHEMICAL BANK, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 4, 2022, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 74, CARLISLE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 4007 GLEN GARRY RD E, LAKELAND, FL 33813; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on April 12, 2022 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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

Dated this 28th Day of January, 2022.
By:/s/ Jennifer M. Scott
Jennifer M. Scott
Jennifer M. Scott
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
328202/1910384/CMP
February 4, 11, 2022 22-00154K

FIRST INSERTION

Notice is hereby given that FLORIDA HANDLING SYSTEMS, INC., OWNER, desiring to engage in business under the fictitious name of MAZZELLA FHS located at 2651 SR 60 W, BARTOW, FLORIDA 33830 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.
February 4, 2022 22-00152K

FIRST INSERTION

Notice is hereby given that Citrus Shores Inc., owner, desiring to engage in business under the fictitious name of ASP – America's Swimming Pool Company, located at 169 Cypress Way, Lake Alfred, FL 33850, intends to register the said name in Polk County, with the Division of Corporations, FL Dept. of State pursuant to section 865.09 of the Florida Statutes.
February 4, 2022 22-00151K

FIRST INSERTION

Notice is hereby given that SARAH S SACRA, CRAIG A SACRA, OWNERS, desiring to engage in business under the fictitious name of CRESTWOOD CUTS located at 3532 CRESTWOOD COURT, LAKELAND, FLORIDA 33812 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.
February 4, 2022 22-00153K

FIRST INSERTION

Notice is hereby given that JACKSON INVESTMENT PROPERTIES, LLC, OWNER, desiring to engage in business under the fictitious name of TDK911LLC located at 354 OLD BRIDGE CIRCLE, DAVENPORT, FLORIDA 33897 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.
February 4, 2022 22-00155K

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2020CC-001191-0000-00
ASSOCIATION OF POINCIANA VILLAGES, INC.
Plaintiff(s) VS.
DUANE B. SPENCER, ET AL
Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on AUGUST 11, 2021 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

Lot 7, Block 351, Village 7, Neighborhood 2W, POINCIANA SUBDIVISION, according to the plat thereof recorded in Plat Book 55, at Page(s) 18 of the of the Public Records of POLK, County, Florida.
Parcel Identification No.: 28-27-33-934460-351070.
Property Address: 422 St Johns Lane, Poinciana, FL 34759.

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 17TH day of FEBRUARY, 2022.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 14th day of January, 2022.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P.O. Box 9000
Bartow, Florida 33831-9000
(SEAL) By Yashica Black
Deputy Clerk

Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P.O. Box 9000
Bartow, FL 33831-9000
February 4, 11, 2022 22-00134K

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2019CC-000952-0000-00
ASSOCIATION OF POINCIANA VILLAGES INC
Plaintiff(s) VS.
CHANDER P SINGH
Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on OCTOBER 16, 2021 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

Lot 19, Block 3141, POINCIANA, Neighborhood 5, Village 7, according to the plat thereof recorded in Plat Book 61, pages 29 through 52, public records of Polk County, Florida.
Parcel Identification No.: 28-28-15-935360-052330.
Property Address: 2183 Rio Grande Canyon Loop, Poinciana, FL 34759.

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 17TH day of FEBRUARY, 2022.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 14th day of January, 2022.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P.O. Box 9000
Bartow, Florida 33831-9000
(SEAL) By Yashica Black
Deputy Clerk

Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P.O. Box 9000
Bartow, FL 33831-9000
February 4, 11, 2022 22-00133K

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.: 2020CA-003653-0000-00
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
UNKNOWN HEIRS, BENFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO CLAIM AN INTEREST IN THE ESTATE OF REBECCA BURRESS A/K/A REBECCA ANN BURRESS A/K/A BECKY BURRESS; RACHEL BURRESS A/K/A RACHEL MICHELLE BURRESS; SARAH BURRESS A/K/A SARAH ELIZABETH BURRESS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Order on Amended Motion to Reset Foreclosure Sale Date dated the 10th day of January 2022 and entered in Case No. 2020CA-003653-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN HEIRS, BENFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO CLAIM AN INTEREST IN THE ESTATE OF REBECCA BURRESS A/K/A REBECCA ANN BURRESS A/K/A BECKY BURRESS; RACHEL BURRESS A/K/A RACHEL MICHELLE BURRESS; SARAH BURRESS A/K/A SARAH ELIZABETH BURRESS; 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 at www.polk.realforeclose.com at 10:00am on the 11th day of March 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 69, INDIAN TRAILS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

Dated this 27th day of January 2022.
By: Christine Hall
Christine Hall, Esq.
Bar No. 103732
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
2200 W Commercial Blvd, Ste 103
Fort Lauderdale, FL 33309
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
22FL373-0004
February 4, 11, 2022 22-00136K

FIRST INSERTION

Notice is hereby given that BRADSTON DAVE PARTON, TAMMY LYNN ISER, OWNERS, desiring to engage in business under the fictitious name of PARTON CONSULTING located at 472 TERRANOVA ST, WINTER HAVEN, FLORIDA 33884 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.
February 4, 2022 22-00160K

FIRST INSERTION

Notice is hereby given that ALEXIS JEHANNE HOOPER, OWNER, desiring to engage in business under the fictitious name of HAIR BY HOOPER located at 1012 CLEARVIEW AVE, LAKELAND, FLORIDA 33801 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.
February 4, 2022 22-00161K

FIRST INSERTION

Notice is hereby given that ASHLEY D DIXON, OWNER, desiring to engage in business under the fictitious name of ASHLEY EVERYTHING located at 3875 HAMPSTEAD LN, LAKELAND, FLORIDA 33810 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.
February 4, 2022 22-00162K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2021 CP 3843
IN RE: THE ESTATE OF ROBERT PAUL DELABRUERE, SR. aka ROBERT DE LA BRUERE, Deceased.

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

You are hereby notified than an Order of Summary Administration has been entered in the administration of the estate of ROBERT PAUL DELABRUERE, SR. deceased, File Number 2021 CP 3843, by the Circuit Court for Polk County, Florida, Probate Division, the address of which P.O. Box 9000, Drawer CC-4, Bartow, Florida 33830-9000; that the Decedent's date of death was May 3, 2021; that the total value of the estate is $30,000 and that the names and addresses of those to whom it has been assigned by such order are

Name Address
Matthew R. Smith
1561 Fall Brook Road
Lyndonville, VT 05851
Lisa M. DeLaBruere
4647 S. Silver Fox Terrace
Inverness, FL 34452
Robert P. DeLaBruere, Jr.
P.O. Box 15
Island Pond, VT 05846
Stephen B. Smith
4990 Weddington Road
Concord, NC 28027
Andrea D. DeLaBruere
355 Autumn Pond Way, Unit 301
Essex, VT 05452
Roberta L. Jordan
1721 Cross Road
Jay, VT 05859
Rhiannon L. Esposito
151 Dole Hill Road
Danville, VT 05828
Isaiah R. DeLaBruere
1363 Route 105 W
Island Pond, VT 05846
Christine L. O'Rourke
P.O. Box 948
Lyndonville, VT 05851

ALL INTERESTED PERSONS ARE NOTIFIED THAT

All creditors of the decedent and persons having claims or demands against the estate of the Decedent, other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 4, 2022.

Person Giving Notice:
/s/ Lisa M. DeLaBruere
Lisa M. DeLaBruere
4647 S. Silver Fox Terrace
Inverness, FL 34452
Attorney for Person Giving Notice :
/s/ Carol L. Hill
Carol L. Hill, Esquire
Florida Bar No. 52227
chill@carol-hill.com
10 E Wall Street
Frostproof, FL 33843
(863) 635-4400
Fax (863) 978-1761
February 4, 11, 2022 22-00143K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2019-CA-003119
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF PURVIS ADAMSON A/K/A PURVIS R. ADAMSON, SR., et al.,
Defendants.

NOTICE is hereby given that, Stacy M. Butterfield Clerk of the Circuit Court of Polk County, Florida, will on the 25th day of February, 2022, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 67, Whispering Pines Subdivision, according to map or plat thereof as recorded in Plat Book 139, Pages 21 and 22, of the Public Records of Polk County, Florida.

Property Address: 118 Pine Rustle Ln, Auburndale, FL, 33823

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 on this 2nd day of February, 2022.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave,
Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
February 4, 11, 2022 22-00173K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE: 532021CP0044130000XX
IN RE: ESTATE OF RODRIGO WARREN VALLEJO, a/k/a RODRIGO VALLEJO, Deceased.

The administration of the estate of RODRIGO WARREN VALLEJO, a/k/a RODRIGO WARREN VALLEJO, deceased, whose date of death was November 11, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, Florida 33831. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 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 February 4, 2022.

James Thornton Kirk,
Personal Representative
15647 Stable Run Drive
Spring Hill, Florida 34610
Christina Green Rankin, Esquire
FLA BAR 0651621
Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755
Phone: (727) 441-8813
cgrankin@greenlawoffices.net
zcreamer@greenlawoffices.net
February 4, 11, 2022 22-00171K

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532021CP0033150000XX
IN RE: ESTATE OF PEDRO E. GONZALES, Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of PEDRO E. GONZALES, deceased, File Number 532021CP0033150000XX; by the Circuit Court for Polk County, Florida, Probate Division, the address of which is Clerk of Court 255 N Broadway Ave, Bartow, FL 33830; that the decedent's date of death was August 18, 2021; that the total value of the estate is $6,062.54 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Creditors:
HINES NORMAN HINES, PL
315 South Hyde Park Avenue
Tampa, FL 33606
MARISOL SANCHEZ
511 Walnut St.
Auburndale, FL 33823
Beneficiaries:
Address
DEMETRIA CORTEZ
511 Walnut St.
Auburndale, FL 33823

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 4, 2022.

Person Giving Notice:
DEMETRIA CORTEZ
Petitioner
511 Walnut St.
Auburndale, FL 33823
Attorney for Person Giving Notice:
ROBERT D. HINES
Attorney for Petitioner
Email: rhines@hnh-law.com
Secondary Email:
afriedrich@hnh-law.com
Florida Bar No. 413550
Hines Norman Hines, PL
315 South Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
February 4, 11, 2022 22-00164K

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. 2019CA003094000000
PENNYMAC LOAN SERVICES, LLC;
Plaintiff, vs.
ROBERT SPANGLER II, ROBERT SPANGLER, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated January 18, 2022, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realforeclose.com , on March 3, 2022, the following described property:

LOTS 473 AND 474 OF SOUTH LAKE WALES UNIT NUMBER SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 247 JEFFERSON ST, LAKE WALES, FL 33859

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.

Andrew Arias, Esq.
FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 19-02288 /
CASE NO.: 2019CA003094000000
February 4, 11, 2022 22-00170K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2022-CP-000007-0000-XX
Division: Probate
IN RE: ESTATE OF MIRTHA A. VALLEJO, Deceased

The administration of the Estate of Mirtha A. Vallejo, deceased, whose date of death was December 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 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.

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 February 4, 2022.

Personal Representatives:
Sergio R. Vallejo
875 Hanover Way
Lakeland, Florida 33813
Mirtha V. Crosby
632 N. Longview Place
Longwood, Florida 32779
Attorney for Personal Representatives:
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
February 4, 11, 2022 22-00166K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021CP-004251
Division Probate
IN RE: ESTATE OF BRENDA TICE Deceased.

The administration of the estate of Brenda Tice, deceased, whose date of death was August 6, 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, 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.

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 February 4, 2022.

Personal Representative:
Wesley Tice
628 Hemlock Lane
Lakeland, Florida 33810
Attorney for Personal Representative:
Daniel Medina, B.C.S
Florida Bar Number: 0027553
Mark J. Atwater, Esq.
Florida Bar Number: 1030878
MEDINA LAW GROUP, P.A.
402 S. Kentucky Ave, Suite 660
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com
Secondary E-Mail:
mark@medinapa.com;
whitney@medinapa.com
February 4, 11, 2022 22-00147K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP0000340000XX
Division: 14 ("Hill")
IN RE: ESTATE OF JAMES PHILIP CARR, JR. a/k/a JAMES CARR, Deceased.

The administration of the estate of JAMES PHILIP CARR, JR., deceased, whose date of death was May 28, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Avenue, Probate Division, 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 February 4, 2022.

Personal Representative:
Helen Carr
612 Windmill Lane
Silver Spring, FL 20905
Attorney for Personal Representative:
/s/ Holly O'Neill
Holly O'Neill
E-mail Addresses:
holly.oneill@nelsonmullins.com,
elaine.hulen@nelsonmullins.com
Florida Bar No. 173215
Nelson Mullins Riley & Scarborough
360 South Rosemary Avenue,
Suite 1410
West Palm Beach, FL 33401
Telephone: (561) 832-3300
4854-1291-1366 v.1 15273/00006
February 4, 11, 2022 22-00174K

Q&A

Q 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?

A 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

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

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
LV10184

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

FIRST INSERTION

NOTICE OF ACTION/
CONSTRUCTIVE SERVICE
NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.:
2021-CA-003244-0000-00
WILMINGTON SAVINGS FUND SOCIETY FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A,
Plaintiff, vs.
ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF MAXINE S. MAYER, Deceased; et al.,
Defendants.
TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF MAXINE S. MAYER, Deceased
Last Known Address: Unknown
Current Address: Unknown

YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a mortgage on real property located in Polk County, Florida has been filed and commenced in this Court and you are required to serve a copy of your written defenses, if any, to it on Melisa Manganelli, Esq., of the Law Offices of Mandel, Manganelli & Leider, P.A., Attorneys for Plaintiff, whose address is 1900 N.W. Corporate Boulevard, Ste. 305W, Boca Raton, Florida 33431 and whose email address for service of documents is servicesmandel@gmail.com and file the original with the Clerk of the above styled Court within 30 days after first publication of Notice, on or before, 2022, otherwise a default will be entered against you for the relief prayed for in the Complaint, to wit: the foreclosure of a mortgage on the following described property:

BEGIN AT A POINT 30.0 FEET NORTH AND 725.0 FEET EAST OF THE SOUTHWEST CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, RUN THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID NE ¼ OF SW ¼ A DISTANCE OF 65.0 FEET; RUN THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID NE ¼ OF SW ¼ A DISTANCE OF 190.0 FEET; RUN THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID NE ¼ OF SW ¼ A DISTANCE OF 65.0 FEET; RUN THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NE ¼ OF SW ¼ A DISTANCE OF 190.0 FEET TO THE POINT OF BEGINNING.

Street address: 1745 W. Chase St., Lakeland, FL 33815

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

This notice shall be published once each week for two consecutive weeks in the Business Observer.

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 at Polk County, Florida this 24th day of January, 2022.

STACY M. BUTTERFIELD, CPA
As Clerk of the Circuit Court
(SEAL) BY: Kaylea Olivier
As Deputy Clerk

Melisa Manganelli, Esq.,
Law Offices of Mandel,
Manganelli & Leider, P.A.,
Attorneys for Plaintiff,
1900 N.W. Corporate Boulevard,
Ste. 305W,
Boca Raton, Florida 33431
servicesmandel@gmail.com
February 4, 11, 2022 22-00138K

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 ANTOJITOS DIVINA : Located at 215 Richburg Rd : Polk County in the City of Winter Haven : Florida, 33880-5640 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this January day of 31, 2022
HUIPIO LUZ DIVINA
February 4, 2022 22-00158K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2020CA002897000000
NATIONSTAR MORTGAGE LLC, D/B/A MR. COOPER
Plaintiff(s), vs.
JOSEPH CARL SHANLEY, JR.; THE UNKNOWN SPOUSE OF JOSEPH CARL SHANLEY, JR.;
Defendant(s).
TO: JOSEPH CARL SHANLEY JR AKA JOSEPH C SHANLEY JR
LAST KNOWN ADDRESS: 405 1ST STREET NORTHEAST, FORT MEADE, FL 33841
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF JOSEPH CARL SHANLEY JR AKA JOSEPH C SHANLEY JR
LAST KNOWN ADDRESS: 5619 BELMONT AVE APT 1101 DALLAS, TX 75206
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:

LOT 11, FORT SITE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT 42, PAGE(S) 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address:
405 1st Street Northeast,
Fort Meade, FL 33841

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original 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.

DATED this the 26th day of January, 2022.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Kaylea Olivier
Deputy Clerk

Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 20-003274-1
February 4, 11, 2022 22-00139K

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.
2020CC-002106-0000-00
ASSOCIATION OF POINCIANA VILLAGES INC
Plaintiff(s) VS.
MICHAEL BACCAS , ET AL
Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on OCTOBER 6, 2021 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

Lot 6, Block 405, of Poinciana Neighborhood 2 West, Village 7, according to the Plat thereof, as recorded in Plat Book 55, at page 5 through 18, of the Public Records of Polk County, Florida.

Parcel Identification No.:
28-27-33-934460-405060.
Property Address:
Mediterranean Drive,
Poinciana, FL 34759.

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 17TH day of FEBRUARY, 2022.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 14th day of January, 2022.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P.O. Box 9000
Bartow, Florida 33831-9000
(SEAL) By Yashica Black
Deputy Clerk

Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P.O. Box 9000
Bartow, FL 33831-9000
February 4, 11, 2022 22-00132K

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Notice is hereby given that on 02/28/2022 at 09:00 AM the following vehicles(s) may be sold at public sale at 4709 CRUMP RD. UNIT 16, WINTER HAVEN, FL 33881 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. JS4JC31C6N4101532 1992 SUZU The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is: Lien Amount:2705.68 Lienor Name: ROSSI'S BODY SHOP AND DETAILING Lienor Address: 4709 CRUMP RD. UNIT 16, WINTER HAVEN, FL 33881 Lienor Telephone #: 863-421-6700 MV License #: MV82686 Location of Vehicles: 4709 CRUMP RD. UNIT 16, WINTER HAVEN, FL 33881 The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the POLK County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.
February 4, 2022 22-00148K

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
POLK COUNTY
CASE NO. 2021CA002090000000
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
JOYCE LEE ELLERBE A/K/A JOYCE ESSARY ELLERBE, et al.
Defendants.
To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DONALD DAVID ELLERBE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 8, BLOCK 2, OF FAIRVIEW, LAKELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 1, 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 McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before Feb. 21, 2022, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer (Polk) 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 demand 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 this Court this 14th day of Jan., 2022.

Stacy M. Butterfield
Clerk of the Court
(SEAL) By Tamika Joiner
As Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLC
225 E. Robinson St. Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: MRService@mccalla.com
6864985
21-00142-1
Jan. 28; Feb. 4, 2022 22-00127K

SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
Case No.: 21-CA-003679
MARKEISHA SMITH and NORSHAWNDRA SMITH,
Plaintiffs, vs.
STEPHEN WAINWRIGHT, ALISON WAINWRIGHT, TOWN CENTER RESERVE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., and JOE G. TEDDER, POLK COUNTY TAX COLLECTOR,
Defendants.
To: STEPHEN WAINWRIGHT
110 Reserve Drive,
Davenport, Florida 33896
ALISON WAINWRIGHT
110 Reserve Drive,
Davenport, Florida 33896

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following described real property in Polk County, Florida:

Lot 31, of Reserve at Town Center, according to the Plat Thereof, as Recorded in Plat Book 117, at Page(s) 39, 40, and 41 of the Public Records of Polk County, Florida

Parcel ID No.:
02-26-27-701009-00310
Property Address: 110 Reserve Drive, Davenport, Florida 33896

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Cheyenne Whitfield, the Plaintiffs' attorney, whose address is 10150 Highland Manor Drive, Suite 200, Tampa, Florida 33610, on or before 2/17/22, 2022, and 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: 1/10/22

STACY M. BUTTERFIELD
As Clerk of the Court
(Seal) By: Kaylea Olivier
As Deputy Clerk

Cheyenne Whitfield,
the Plaintiffs' attorney,
10150 Highland Manor Drive,
Suite 200,
Tampa, Florida 33610
Jan. 21, 28; Feb. 4, 11, 2022
22-00084K

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
Case Number:
53-2021CA-003324-0000-00
FIRST MORTGAGE CORPORATION OF WINTER HAVEN, a Florida corporation,
Plaintiff, vs.
MICHAEL R. MICHAUD, ALEXIS B. MICHAUD, husband and wife, THE RIGHT WAY ASSOCIATES, INC. d/b/a WCCR, a dissolved Florida corporation, KAREN MACK, dba ALLIED BUILDING PRODUCTS CORP, an unregistered fictitious entity, UNKNOWN TENANT #1 and UNKNOWN TENANT #2,
Defendants.
TO: THE RIGHT WAY ASSOCIATES, INC. d/b/a WCCR, a dissolved Florida corporation, and KAREN MACK, dba ALLIED BUILDING PRODUCTS CORP, an unregistered fictitious entity, claiming to have any right, title, or interest in the lands hereinafter described

YOU ARE NOTIFIED that an action to quiet the title to the following property in Polk County, Florida:

Lot 9, TIMBER WOOD UNIT III SUBDIVISION, as shown by map or plat thereof as recorded in Plat Book 74, Page 50, 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 Krista Mahalak, plaintiff's attorney, whose address is P.O. Box 7608, Winter Haven, Florida 33883, within 30 days after the first publication of this Notice of Action, and file the original with the Clerk of the 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.

Witness my hand and seal this 3rd day of January, 2022.

STACY M. BUTTERFIELD
Clerk of the Court
(Court Seal) Kaylea Olivier
As Deputy Clerk

Krista Mahalak,
plaintiff's attorney,
P.O. Box 7608,
Winter Haven, Florida 33883
Jan. 14, 21, 28; Feb. 4, 2022
22-00047K

SUBSEQUENT INSERTIONS

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. 2021CA003405000000
CALIBER HOME LOANS, INC.,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM R. DAUGHERTY, DECEASED, et. al.
Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM R. DAUGHERTY, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 147, CHRISTINA WOODS ANNEX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE(S) 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 2/21/22/ (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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK 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.

WITNESS my hand and the seal of this Court at County, Florida, this 13th day of January, 2022

CLERK OF THE CIRCUIT COURT
Stacy M. Butterfield
Clerk of Court
BY: Kaylea Olivier
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
21-110737 - MaJ
Jan. 28; Feb. 4, 2022 22-00102K

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CIVIL DIVISION
Case #: 2020CA000380000000
DIVISION: 4
Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I
Plaintiff, -vs.-
Kristin Edwards; William H. Edwards, Jr.; Homeowners Association of Lake and Golf Estates, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants
Defendant(s).
TO: Kristin Edwards: LAST KNOWN ADDRESS: 6729 Canterbury Drive Northeast, Winter Haven, FL 33881
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

LOT 92, LAKE 'N GOLF ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1981, MAKE: FLEETWOOD/SANDPIPER, VIN#: FLFL2A111334216 AND VIN#: FLFL2B111334216.

more commonly known as 6729 Canterbury Drive Northeast, Winter Haven, FL 33881.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately there after; 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.

WITNESS my hand and seal of this Court on the 7th day of December, 2021.

Default - 1-13-2022

Stacy M. Butterfield
Circuit and County Courts
By: Lori Armijo
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
2424 North Federal Highway,
Suite 360,
Boca Raton, FL 33431
20-322641 FC01 CGG
Jan. 28; Feb. 4, 2022 22-00100K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT
OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CASE NO.: 2018CA004553000000
CITIMORTGAGE, INC.,
Plaintiff, VS.
LEAH J. PETTY; 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 December 15, 2021 in Civil Case No. 2018CA004553000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, CITIMORTGAGE, INC. is the Plaintiff, and LEAH J. PETTY; 1. UNKNOWN SPOUSE OF LEAH J. PETTY N/K/A CHRIS COK; UNITED STATES ATTORNEY'S OFFICE, MIDDLE DISTRICT OF FLORIDA; MIDLAND FUNDING LLC; PORTFOLIO RECOVERY ASSOCIATES, LLC; CAVALRY SPV I, LLC, AS ASSIGNEE OF GE CAPITAL RETAIL BANK/DILLARD'S; 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, GRANTEES, 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 March 15, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 52 OF THE UNRECORDED PLAT OF VALENCIA WOOD PHASE I AND FURTHER DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 44 FEET OF LOT 664 AND THE SOUTHWESTERLY 30 FEET OF LOT 663, ELOISE WOODS, EAST LAKE MARIAM UNIT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 32 AND 32A, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND ALSO:

COMMENCE AT THE SW CORNER OF THE NORTHEASTERLY 44 FEET OF LOT 664 OF ELOISE WOODS, EAST LAKE MIRIAM UNIT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 32 AND 32A OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 41° 16' 39" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID NORTHEASTERLY 44 FEET, 51.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45° 49' 31" WEST 94.80 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 664;THENCE NORTH 48° 54' 19" EAST ALONG SAID NORTHWESTERLY BOUNDARY 7.8 FEET TO THE NORTHWEST CORNER OF SAID NORTHEASTERLY 44 FEET; THENCE SOUTH 41° 16' 39" EAST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID NORTHEASTERLY 44 FEET 98.06 FEET TO THE POINT OF BEGINNING.

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

IMPORTANT

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 11:59:24
Zachary Y. Ullman Esq
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1468-1131B
Jan. 28; Feb. 4, 2022 22-00098K

SECOND 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@exllegal.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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice A+ Storage - Winter Haven located at 2700 Eloise Loop Road, Winter Haven, FL 33884 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 2/14/2022 at 11:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Robert Hernandez unit #600; Shane Smith unit #4452. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Jan. 28; Feb. 4, 2022 22-00105K

SECOND 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 Statues: 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

SECOND 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
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 # 141700
Jan. 28; Feb. 4, 2022 22-00097K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
POLK COUNTY
CASE NO. 2021CA002090000000
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
JOYCE LEE ELLERBE A/K/A JOYCE ESSARY ELLERBE, et al.
Defendants.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DONALD DAVID ELLERBE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMINTS
ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 8, BLOCK 2, OF FAIRVIEW, LAKELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before Feb. 21, 2022, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer (Polk) 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 demand 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 this Court this 14th day of Jan., 2022.

Stacy M. Butterfield
Clerk of the Court
By /s/ Tamika Joiner
As Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLC
225 E. Robinson St. Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: MRService@mccalla.com
6864985
21-00142-1
Jan. 28; Feb. 4, 2022 22-00101K

SECOND 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

SECOND 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@mghpa.com
Secondary E-Mail: trish@mghpa.com
Jan. 28; Feb. 4, 2022 22-00103K

SECOND 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

SECOND 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.

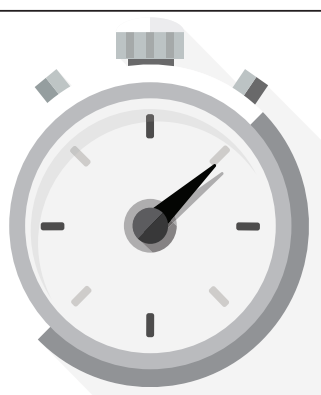
Submitted by:
Lydia S. Zbrzeznj, Esq.
Southern Atlantic Law Group, PLLC
520 6th Street NW
Winter Haven, FL 33881
Attorney for Plaintiff
Jan. 28; Feb. 4, 2022 22-00128K

SECOND 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



SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
0/101-68

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
LV10239

SECOND 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@qpwblaw.com
E-mail: mdeleon@qpwblaw.com
Matter # 127978
Jan. 28; Feb. 4, 2022 22-00120K

SECOND 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, v.
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 THEREOF 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@exllegal.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

SECOND 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 REYNOSA 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

SECOND 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

SECOND 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@qpwblaw.com
E-mail: mdeleon@qpwblaw.com
Matter#142207
Jan. 28; Feb. 4, 2022 22-00121K

SECOND 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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, AND TRUSTEES OF RAFAEL MALDONADO, DECEASED , et al.
Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, 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

SECOND 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-FFC, 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 ASSOCIATON, 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 following 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

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. 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@flclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
Jan. 28; Feb. 4, 2022 22-00113K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 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, GRANTEES, 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, ACCORDING 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

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.: 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 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 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

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 f 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

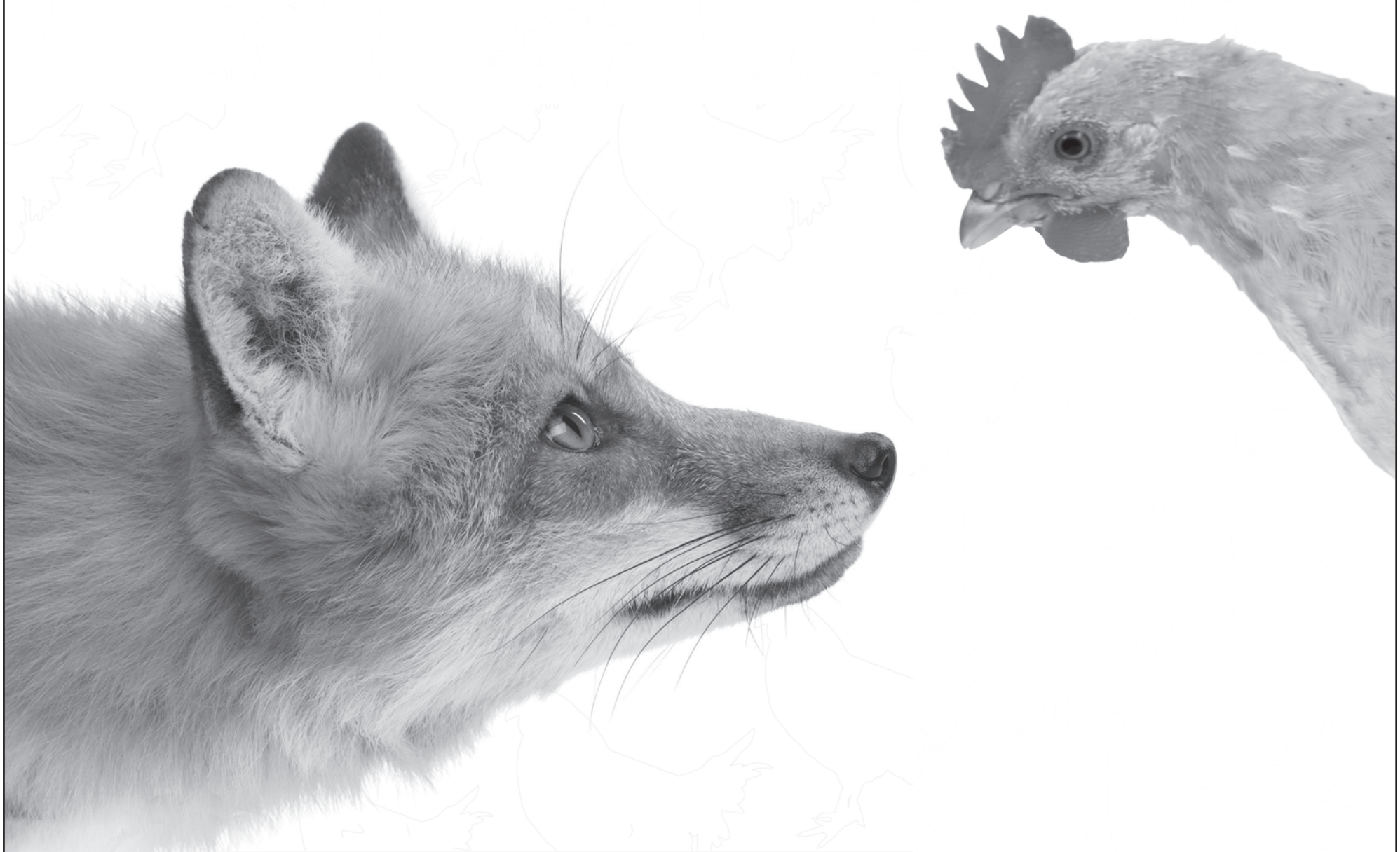
Procedural due process, as granted by the U.S. Constitution and interpreted by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he 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

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