

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2022-CP-000736-0000-XX
IN RE: ESTATE OF
LORRI C. TAYLOR,
Deceased.

The administration of the estate of LORRI C. TAYLOR, deceased, whose date of death was October 30, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, 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: March 25, 2022.

GARY TAYLOR

Personal Representative
4000 Glen Saint Mary Road
Lake Wales, FL 33898

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:
mmerkel@hnh-law.com
Mar. 25; Apr. 1, 2022 22-00450K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-1872
IN RE: ESTATE OF
JEFFREY L. WELLS, aka
JEFFERY LYNN WELLS
Deceased.

The administration of the estate of JEFFREY L. WELLS, also known as JEFFERY LYNN WELLS, deceased, whose date of death was February 1, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Po Box 9000, Drawer CC-1, 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: March 25, 2022.

JULIE ANN WELLS
Personal Representative
1616 Lakewood Drive South
Lakeland, FL 33813

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:
mmerkel@hnh-law.com
Mar. 25; Apr. 1, 2022 22-00458K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-002487-0000-XX
Division Probate
IN RE: ESTATE OF
DANNY WADE HARE
Deceased.

The administration of the estate of Danny Wade Hare, deceased, whose date of death was July 3, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 25, 2022.

Personal Representative:

Michele L. Veenstra
5392 SW 84th Place
Ocala, Florida 34476

Attorney for Personal Representative:
Craig F. Snyder, Attorney
Florida Bar Number: 0841293
CRAIG F. SNYDER, P.A.
4495 Military Trail, Ste. 205
Jupiter, FL 33458
Telephone: (561) 627-8774
Fax: (561) 627-7388
E-Mail: service@estatebiz.net
Secondary E-Mail:
csnyder@estatebiz.net
Mar. 25; Apr. 1, 2022 22-00464K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, TENTH
JUDICIAL CIRCUIT, FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
REF: 2021-CP-003662
UCN: 532021CP0036620000XX
JUDGE: HILL
IN RE: ESTATE OF
BRUCE MARTIN FEDERLICK
Deceased

The administration of the estate of BRUCE MARTIN FEDERLICK, deceased, whose date of death was June 20, 2021, is pending in the Circuit Court for Polk County, Florida Probate Division, the address of which is Probate Drawer Box CC-4, P.O. Box 9000, Bartow, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: March 25, 2022.

Personal Representative:
MICHAEL W. PORTER
535 49th Street North
St. Petersburg, Florida 33710

Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North,
St. Petersburg, FL 33710
Telephone (727) 327-7600
Primary Email:
Mike@mwplawfirm.com
Mar. 25; Apr. 1, 2022 22-00439K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FL
PROBATE DIVISION
FILE NO. 2022-CP-000768
JUDGE: HILL
IN RE: ESTATE OF
JUSTIN WILLIAM OSNES,
DECEASED.

The administration of the estate of JUSTIN WILLIAM OSNES (the "Decedent"), whose date of death was January 6, 2022, is pending in the Circuit Court for Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer Number 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 the 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 the Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT 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: March 25, 2022.

SUSAN C. OSNES
3520 Sandalwood Circle, Unit 2323
Naples, FL 34109

Personal Representative
QUARLES & BRADY LLP
Kimberly Leach Johnson, Esq.
Florida Bar No. 335797
Email: kimberly.johnson@quarles.com
1395 Panther Lane, Suite 300
Naples, Florida 34109
Telephone: (239) 262-5959
Facsimile: (239) 434-4999
Attorneys for Personal Representative
QB72619521.1
Mar. 25; Apr. 1, 2022 22-00448K

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 769
IN RE: THE ESTATE OF
DEBORAH M. VAN ETVELDT
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 administration of the estate of DEBORAH M. VAN ETVELDT, deceased, File Number 2022 CP 769, 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 December 30, 2021; that the total value of the estate is \$32,000.00 and that the names and addresses of those to whom it has been assigned by such order are

Name Address
ROBERT VAN ETVELDT
1568 Scrub Jay Trail,
Frostproof, FL, 33843

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: March 25, 2022.

Person Giving Notice:
/s/ Robert Van Etveldt
ROBERT VAN ETVELDT
1568 Scrub Jay Trail
Frostproof, FL, 33843

Attorney for Personal 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
Mar. 25; Apr. 1, 2022 22-00459K

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Solterra Resort Community Development District ("District"), located in Lake County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Lake County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida

law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on April 18, 2022 to the attention of Larry Krause, District Manager, by email to: lkrause@dpfgmc.com ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submission of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

March 25, 2022 22-00462K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA IN AND
FOR POLK COUNTY PROBATE,
GUARDIANSHIP AND TRUST
DIVISION
Case No. 2022-CP-0008830000XX
IN RE: ESTATE OF
GLENDA C. FONTAINE,
DECEASED.

The administration of the estate of Glenda C. Fontaine, deceased, whose date of death was February 27, 2021, is pending in the Circuit Court of Polk County, Florida, Probate Division, Case No. 2022-CP-0008830000XX, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice has been 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.

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds

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

ALL CLAIMS NOT SO FILED 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.

DATE OF FIRST PUBLICATION of this Notice to Creditors: March 25, 2022

STEPHEN S. BEEBE
5940 Pier Place Drive
Lakeland, Florida 33813
Personal Representative
Merritt A. Gardner
Florida Bar No. 210900
Miles C. Gardner
Florida Bar No. 1012063
GARDNER LAW FIRM
Kennedy Square,
Suite 600
4950 W. Kennedy Square
Tampa, Florida 33609
Tele: (813) 288-9600
Email: MGardner@MAGardner.com
Miles@MAGardner.com
Attorneys for Personal Representative
Mar. 25; Apr. 1, 2022 22-00449K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 22CP-215
Division Probate
IN RE: ESTATE OF
JOSEPH K. FUQUA
Deceased.

The administration of the estate of Joseph K. Fuqua, deceased, whose date of death was June 2, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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: March 25, 2022.

Personal Representative:
/s/ Althea J. Fuqua
Althea J. Fuqua
1322 Timeridge Drive
Bartow, Florida 33809

Attorney for Personal Representative:
/s/ Rebecca L. Nichols
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Rebecca L. Nichols, Esq.
Florida Bar Number: 72264
Stone Law Group, P.L.
3200 US Hwy 27 S.,
Suite 201
Sebring, Florida 33870
Telephone: (863) 402-5424
Fax: (863) 402-5425
E-Mail: rebecca@stonelawgroupfl.com
Secondary E-Mail:
tami@stonelawgroupfl.com
Mar. 25; Apr. 1, 2022 22-00463K

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of MITCHELL L. UDOWITCH, will, on April 6, 2022, at 10:00 a.m., at 4472 Arlington Park Drive, Lot #86, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1988 PALM MOBILE HOME, VIN: PH091344A,

TITLE NO.: 0044983849, and VIN: PH091344B, TITLE NO.: 0044597412 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
Mar. 25; Apr. 1, 2022 22-00440K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2016CA001950000000 US BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB 9, Plaintiff, vs. MARY L. HARRIS A/K/A MARY HARRIS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 24, 2021, and entered in 2016CA001950000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006- CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9 is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MARY L. HARRIS A/K/A MARY HARRIS, DECEASED; NANCY HARRIS-JACKSON; DENA HARRIS; REGINA HARRIS; and JUSTIN HARRIS are the Defendant(s).

BOUNDARY THEREOF; RUN THENCE NORTHEASTERLY 51.35 FEET TO THE POINT OF BEGINNING; THENCE DEFLECT 76° 48' 30" LEFT AND RUN NORTHERLY 145 FEET; THENCE DEFLECT 76° 48' 30" RIGHT AND RUN NORTHEASTERLY 108.00 FEET; THENCE DEFLECT 103° 11' 30" RIGHT AND RUN SOUTHERLY 145 FEET; THENCE DEEFLECT 76° 48' 30" RIGHT AND RUN SOUTHWESTERLY 108 FEET TO THE POINT OF BEGINNING. Property Address: 1803 LAKE DEESON DR, LAKELAND, FL 33805

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 16 day of March, 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: fmail@raslg.com By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 16-014204 - NaC Mar. 25; Apr. 1, 2022 22-00427K

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE: 2021-CC-005633 VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. NAHUM CORDOVA JR; UNKNOWN SPOUSE OF NAHUM CORDOVA JR; AND UNKNOWN TENANT(S), Defendant.

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

Lot 12, Block A, VILLAGES AT BRIDGEWATER VILLAGE 3, according to the Plat thereof as recorded in Plat Book 159, Page(s) 30 through 32, inclusive, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 6610 Caspian Court, Lakeland, FL 33805 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon

MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the 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.

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

Default Date: February 2, 2022 WITNESS my hand and seal of this Court on the 27 day of Dec, 2021

Stacy Butterfield Circuit and County Courts (SEAL) By: Asuncion Nieves Deputy Clerk MANKIN LAW GROUP, Attorneys for Plaintiff, 2535 Landmark Drive, Suite 212, Clearwater, FL 33761 Mar. 25; Apr. 1, 2022 22-00447K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA PROBATE DIVISION File Number: 22-CP-7380 IN RE: The Estate of: ELIZABETH FLORENCE LOWTHER Deceased.

The administration of the estate of ELIZABETH FLORENCE LOWTHER, deceased, whose date of death was November 20, 2021, and whose social security number is XXX-XX-3443 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which, is 355 Broadway Avenue, Bartow, Florida 33830. The names and addresses of 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 are 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 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 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 FOREVER BARRED.

The date of first publication of this notice is March 25, 2022.

Petitioner: Valerie Spoto 8226 Stoner Hills Drive Riverview Florida 33569 Attorney for Petitioner: By: /s/Thomas J. Gallo Thomas J. Gallo, Esq. THOMAS J. GALLO, ATTORNEY, P.A. FBN: 0723983 2240 Lithia Center Lane Valrico, Florida 33596 (813) 815-4529 Mar. 25; Apr. 1, 2022 22-00438K

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2021-CA-001190 CARLISLE GRAND HOMEOWNERS'ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. ANTHONY WAYNE CLARK JR., UNKNOWN SPOUSE OF ANTHONY WAYNE CLARK JR. & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated December 14, 2021, and in Case No. 2021-CA-001190 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which CARLISLE GRAND HOMEOWNERS' ASSOCIATION, INC., the Plaintiff and ANTHONY WAYNE CLARK JR.; CASSANDRA CLARK the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00 a.m. on April 13, 2022, the following described property set forth in the Final Summary Judgment:

Lot 135, Carlisle Grand Phase 2, according to the map or plat thereof, as recorded in Plat Book 164, Pages 14, of the Public Re-

cords 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 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 this 21st day of March 2022.

By: /s/ Sarah E. Webner Sarah E. Webner, Esq. Florida Bar No. 92751 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff Mar. 25; Apr. 1, 2022 22-00442K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2020-CA-003241 DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2000-4, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2000-4, Plaintiff, vs. W. DENNIS MADDOX A/K/A WALLACE MADDOX A/K/A WALLACE D. MADDOX A/K/A WALLACE DENNIS MADDOX A/K/A W. D. MADDOX, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 08, 2021, and entered in 53-2020-CA-003241 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2000-4, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2000-4 is the Plaintiff and W. DENNIS MADDOX A/K/A WALLACE MADDOX A/K/A WALLACE D. MADDOX A/K/A WALLACE DENNIS MADDOX A/K/A W. D. MADDOX; KENDRA MADDOX A/K/A KENDRA L. MADDOX A/K/A KENDRALYNN MADDOX A/K/A KENDRA LYNN MADDOX-WEAVER; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; and HERTZ ENTERPRISE 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 April 19, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 11 OF UNRECORDED PLAT DESCRIBED AS: THE

EAST 165 FEET OF THE WEST 1155 FEET OF THE SOUTH 660 FEET OF THE SE 1/ 4 OF THE SW 1/ 4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTH AND WEST OF THE STATE ROAD S-17. TOGETHER WITH 1993 EAGLE TRIPLE WIDE MOBILE HOME BEARING VIN #S GAFLN54A728666ET, GAFLN54B728666ET AND GAFLN54C728666ET Property Address: 1153 LAKE LOWERY RD, HAINES CITY, FL 33844

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

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 March, 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: fmail@raslg.com By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 20-016345 - CaB Mar. 25; Apr. 1, 2022 22-00446K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2019CA003061000000 LNV CORPORATION, Plaintiff, vs. DAVID M. WERNER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 05, 2019, and entered in 2019CA003061000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein LNV CORPORATION is the Plaintiff and DAVID M. WERNER is 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 April 18, 2022, the following described property as set forth in said Final Judgment, to wit:

START 1339 FEET NORTH AND 1853 FEET EAST OF THE SW CORNER OF SECTION 32, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 570 FEET TO THE POINT OF BEGINNING; THENCE RUN EAST 127 FEET; THENCE SOUTH 166.30 FEET; THENCE WEST 127 FEET; THENCE NORTH 166.30 FEET TO THE POINT OF BEGINNING.

Property Address: 295 N ECHO DR, LAKE ALFRED, FL 33850 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 21 day of March, 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: fmail@raslg.com By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 19-355735 - NaC Mar. 25; Apr. 1, 2022 22-00445K

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.: 2020CA003293 TOWD POINT MORTGAGE TRUST 2018-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. IRA THOMAS LAMBETH A/K/A IRA T. LAMBETH, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 1, 2022, and entered in Case No. 2020CA003293 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Towd Point Mortgage Trust 2018-6, U.S. Bank National Association, as Indenture Trustee, is the Plaintiff and Ira Thomas Lambeth a/k/a Ira T. Lambeth, Lynda Lambeth, JPMorgan Chase Bank, National Association, successor by merger to Chase Bank USA, N.A., Unknown Party #1 N/K/A Nancy Fox, Unknown Party #2 N/K/A Jeremy Fox, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the April 14, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 25, BLOCK B, JENNY ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1995 HIGHWAY TRAILER; DOUBLEWIDE MOBILE HOME BEARING TITLE NUMBERS 69347921 AND 69347922; VIN NUMBERS FLFLS79A11882HL21 AND FLFLS79B11882HL21. A/K/A 1631 SILS RD, LAKE WALES, FL. 33898

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 18 day of March, 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-20-006355 Mar. 25; Apr. 1, 2022 22-00429K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2018CA003978 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. LINDA DILL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2021, and entered in 2018CA003978 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and LINDA DILL, FLORIDA HOUSING FINANCE CORPORATION; CASTLE CREDIT CO HOLDINGS, LLC; THE INDEPENDENT SAVINGS PLAN COMPANY DBA ISPC; VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC.; and BRIDGEWATER MASTER ASSOCIATION, INC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on April 18, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK E, VILLAGES AT BRIDGEWATER VILLAGE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGES 44 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

OF POLK COUNTY, FLORIDA. Property Address: 2148 ONTARIO WAY, LAKELAND, FL 33805

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 21 day of March, 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: fmail@raslg.com By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 18-152411 - CaB Mar. 25; Apr. 1, 2022 22-00443K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2018CA-003057-0000-00 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. BRIAN REUSCHLING A/K/A BRIAN J. REUSCHLING, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 20, 2021, and entered in 53-2018CA-003057-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and BRIAN REUSCHLING A/K/A BRIAN J. REUSCHLING; UNKNOWN SPOUSE OF BRIAN REUSCHLING A/K/A BRIAN J. REUSCHLING; FLORIDA HOUSING FINANCE CORPORATION; ASSOCIATION OF POINCIANA VILLAGES, INC.; and POINCIANA VILLAGE THREE ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on April 18, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 764, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 27

THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 813 CARDINAL WAY, KISSIMMEE, FL 34759

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 21 day of March, 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: fmail@raslg.com By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 18-195582 - CaB Mar. 25; Apr. 1, 2022 22-00444K

FIRST INSERTION

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

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

CASE NO. 2020CA-002311-0000-00
THOMAS LAKE HOMEOWNERS ASSOCIATION INC A FLORIDA NOT FOR PROFIT CORPORATION Plaintiff(s) VS. MIGUEL E TORRES-BRUNO, ET AL Defendant(s)

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.

Notice is hereby given that pursuant to a Final Judgment entered on November 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 107, OF GRANDE RESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 42 AND 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 134 Woodpecker Ct., Davenport, FL 33897 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 14th day of April, 2022.

WITNESS my hand and the seal of the Court on this 4th day of March, 2022.

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

Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P.O. Box 9000
Bartow, FL 33831-9000
Mar. 25; Apr. 1, 2022 22-00428K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION

to the plat thereof as recorded in Plat Book 88, Page 46, of the Public Records of Polk County, Florida, LESS the West 45.32 feet thereof, AND ALSO the West 2.4 fee of Lot 33, Lake Gibson Village, as recorded in Plat Book 88, Page 46, of the Public Records of Polk County, Florida. Parcel ID: 24-27-19-161358-000321

CASE NO. 53-2021CA-002169-0000-00
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CIM TRUST 2019-R5, Plaintiff, vs. MARIA N. RANGEL A/K/A MARIA RANGEL, et al., Defendants.

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.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 3, 2022 in Civil Case No. 53-2021CA-002169-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Bartow, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CIM TRUST 2019-R5 is Plaintiff and MARIA N. RANGEL A/K/A MARIA RANGEL, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of April, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 32-B, Lake Gibson Village, further described as: Lot 32 of Lake Gibson Village, according

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

S/Sara Collins
Sara B. Collins, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 E. Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1673
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 053992
6913515
20-00808-2
Mar. 25; Apr. 1, 2022 22-00425K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

an action to foreclose a mortgage on the following property:

LOT 2 OVERLOOK VIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 83, PAGE 14, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CASE NO. 2016CA-000056-0000-00
CIT BANK N.A., Plaintiff, vs.

PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALICE M. BURGER, DECEASED, et. al. Defendant(s),

TO: SHEILA PERKINS, and whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALICE M. BURGER, DECEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLOYD PERKINS, DECEASED,

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 11th day of March, 2022.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Asuncion Nieves
DEPUTY CLERK
Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
15-080905
Mar. 25; Apr. 1, 2022 22-00434K

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

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

CASE NO. 2018CA001824000000
CIT BANK, N.A., Plaintiff, vs. ANTONIO MARTINEZ AND AURORA MARINEZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 20, 2021, and entered in 2018CA001824000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and ANTONIO MARTINEZ; AURORA MARTINEZ; UNITED STATES OF AMERICA ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and TOWN OF DUNDEE, FLORIDA 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 April 11, 2022, the following described property as set forth in said Final Judgment, to wit:

LOTS 372, 373, 374 AND 375 OF D.L. HART SUBDIVISION, DUNDEE FLORIDA AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY,

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. 2022-CA-000060
Wilmington Savings Fund Society, as Trustee of Discovery Mortgage Loan Trust Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LLOYD NEIL STEGER A/K/A LLOYD STEGER, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, ET AL. Defendants.

TO: Margaret E. Hill a/k/a Margaret Hill
Last Known Address:
1104 Slaters Creek Rd.
Goodlettsville, TN. 37072
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 28, BLOCK 814, POINCIANA, NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written

FLORIDA IN PLAT BOOK 23, PAGE 10.

Property Address: 718 MARTIN LUTHER KING JR STREET, DUNDEE, FL 33838

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 16 day of March, 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 Bruneas
Ashley Bruneas, Esquire
Florida Bar No. 1017216
Communication Email:
ashbruneas@raslg.com
18-152005 - CaB
Mar. 25; Apr. 1, 2022 22-00426K

defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before 4/21/22, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 3/15/22.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: Kaylea Olivier
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
2001 NW 64th St,
Suite 130
Ft. Lauderdale, FL 33309
Case No. 2022-CA-000060
File # 21-F00678
Mar. 25; Apr. 1, 2022 22-00432K

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

LOT 67, SEYBOLD ON DUNSON ROAD, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 102, PAGE(S) 44, 4 5 AND 46, AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CASE NO. 2021CA003393000000
PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALEXANDER G. WHITESIDE, DECEASED AND MARIA WHITESIDE, et. al. Defendant(s),

TO: DANEEN WHITESIDE, MARIA WHITESIDE, and UNKNOWN SPOUSE OF MARIA WHITESIDE whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALEXANDER G. WHITESIDE, 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.

WITNESS my hand and the seal of this Court at County, Florida, this 16th day of March, 2022.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Lori Armijo
DEPUTY CLERK
Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
21-089643
Mar. 25; Apr. 1, 2022 22-00433K

FIRST INSERTION

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

CASE NO. 532022CA000562000000
WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ANNA LOUISE HENRY A/K/A ANNA HENRY F/K/A ANNA OVERTON, DECEASED, ET AL. Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ANNA LOUISE HENRY A/K/A ANNA HENRY F/K/A ANNA OVERTON, DECEASED
Current Residence Unknown, but whose last known address was:
4108 HANCOCK AVE, LAKE LAND, FL 33813

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

LOT 3, BLOCK 10, TIER 6, TOWN OF HASKELL, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 5A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal,

PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before April 22, 2022 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 16 day of March, 2022.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Asuncion Nieves
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000007562
Mar. 25; Apr. 1, 2022 22-00457K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2022CA000242000000
Global Proceeds, LLC Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Rosalia Baker a/k/a Rosalia M. Baker a/k/a Rosalia Mildred Baker, Deceased, et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Rosalia Baker a/k/a Rosalia M. Baker a/k/a Rosalia Mildred Baker, Deceased
Last Known Address: Unknown

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

THE EAST 70 FEET OF LOTS 20, 21, AND 22, DAISY D. BOOTH'S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK 48, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before April 14, 2022, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on March 8, 2022.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By Asuncion Nieves
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Case No. 2022CA000242000000
File # 21-F01279
Mar. 25; Apr. 1, 2022 22-00437K

FIRST INSERTION

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

CASE NO. 2021-CA-003215-0000-00
SCOTT HEIMSTADT Plaintiff, v. THE UNKNOWN TRUSTEE OF THE RUBY B. KIPPENBERGER REVOCABLE TRUST DATED DECEMBER 29, 1992 AND HIMES BARGO, INDIVIDUALLY AND AS TRUSTEE OF THE RUBY B. KIPPENBERGER REVOCABLE TRUST DATED DECEMBER 29, 1992, Defendants.

TO: THE UNKNOWN TRUSTEE OF THE RUBY B. KIPPENBERGER REVOCABLE TRUST DATED DECEMBER 29, 1992 AND HIMES BARGO, INDIVIDUALLY AND AS TRUSTEE OF THE RUBY B. KIPPENBERGER REVOCABLE TRUST DATED DECEMBER 29, 1992
YOU ARE HEREBY NOTIFIED that an action to quiet title on the following real property in Polk County, Florida:

THE NORTH ONE-HALF of the following described parcel: The West 14 feet of Lot 37 and all of Lots 38 through 46, inclusive, and the North 28 feet of Lot 47, GIBSONIA UNIT NO. 14, according to the plat thereof, recorded in Plat Book 11, Page 30, of the Public Records of Polk County, Florida, LESS Road Right-of-Way for State Road 35 and 700 (U.S. 98) (Official Records Book 2050, Page 585). LESS AND EXCEPT: Begin at the Northeast corner of the above described parcel; thence run South 90°00'00" West, along the North line of said parcel, 315.70 feet; thence run South 09°08'55" East, 56.91

feet; thence run South 00°39'28" West, 86.28 feet to the South line of said parcel; thence run South 89°56'55" East, along said South line, 306.03 feet to the Southeast corner of said parcel; thence run North 00°00'00" West along the East line of said parcel 142.75 feet to the Point of Beginning. TOGETHER WITH an easement for ingress and egress over the Northerly 10 feet of the South onehalf of the above described parcel.

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Amended Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before April 21, 2022, 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 Amended 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: 3/15/22
Stacy M. Butterfield
Clerk of the Court
By: Deputy Clerk
Mar. 25; Apr. 1, 8, 15, 2022 22-00435K

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2021-CA-002130 FOUNTAIN PARK HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. FORD C. DESIR; UNKNOWN SPOUSE OF FORD C. DESIR & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgement dated March 3, 2022, and in Case No. 2021-CA-002130 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which FOUNTAIN PARK HOMEOWNERS ASSOCIATION, INC. is the Plaintiff and FORD C. DESIR & UNKNOWN SPOUSE OF FORD C. DESIR the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00 a.m. on April 18, 2022, the following described property set forth in the Final Summary Judgment:

Lot 22, Fountain Park - Phase 1, according to the plat thereof, as recorded in Plat Book 146, Page(s) 7 through 11 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 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 this 11th day of March 2022.
By: /s/ Sarah E. Webner
Sarah E. Webner, Esq.
Florida Bar No. 92751
WONSETLER & WEBNER, P.A.
717 North Magnolia Avenue
Orlando, FL 32803
Primary E-Mail for service:
Pleadings@kwpalaw.com
Secondary E-Mail:
office@kwpalaw.com
(P) 407-770-0846 (F) 407-770-0843
Attorney for Plaintiff
March 18, 25 2022 21-00388K

SECOND INSERTION

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

CIVIL DIVISION
Case #: 2016-CA-004014
DIVISION: 4

Select Portfolio Servicing, Inc. Plaintiff, vs.- Justin Thomas Thirion a/k/a Justin T. Thirion a/k/a Justin Thirion; Ashley Lynn Alexander a/k/a Ashley Lynn Thirion a/k/a Ashley L. Thirion a/k/a Ashley Thirion; Dennis Wayne Alexander a/k/a Dennis W. Alexander; Marjorie L. Alexander; Unknown Spouse of Ashley Lynn Alexander a/k/a Ashley Lynn Thirion a/k/a Ashley L. Thirion a/k/a Ashley Thirion; Unknown Spouse of Dennis Wayne Alexander a/k/a Dennis W. Alexander; Public Employees Federal Credit Union; 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, Devises, 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, Devises, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2016-CA-004014 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Select Portfolio Servicing, Inc., Plaintiff and Justin Thomas Thirion a/k/a Justin T. Thirion a/k/a Justin Thirion are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on June 24, 2022, the following described property as set forth in said Final Judgment, to-wit:

THE FOLLOWING DESCRIBED LAND IN POLK COUNTY, FLORIDA, TO-WIT: BEGIN AT THE INTERSEC-

SECOND INSERTION

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

CASE NO. 532021CA003554000000

MIDFIRST BANK Plaintiff, v. JEROMY BLAKE ALBERTSON, ET AL. Defendants.
TO: MAISY GEORGIE ALBERTSON Current residence unknown, but whose last known address was: 443 SPIKE CT, POINCIANA, FL 34759-4027

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

LOT 33, BLOCK 3, POINCIANA, NEIGHBORHOOD 1, VILLAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 8 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 4/18/22 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 9th day of March, 2022.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Kaylea Olivier
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000007343
March 18, 25, 2022 22-00400K

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.: 2020CA000082000000

WELLS FARGO BANK, N.A., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE,; FLORENCE ANN TUCKEY; JEFFREY TUCKEY; JEFFREY TUCKEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PAUL; CYNTHIA FUTCH; 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, GRANTEE, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 24, 2022 in Civil Case No. 2020CA000082000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE,; FLORENCE ANN TUCKEY; JEFFREY TUCKEY; JEFFREY TUCKEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PAUL; CYNTHIA FUTCH; 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,

SECOND 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.: 53-2018-CA-001479
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. JOHNNIE SHIELDS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 16, 2022, and entered in Case No. 53-2018-CA-001479 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, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Johnnie Shields, deceased, Johnnie Shields, Jr., a possible Heir to the Estate of Johnnie Shields, deceased, Polk County, Florida, Shanta Leandra Shields, a possible Heir to the Estate of Johnnie Shields, deceased, The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Eddie Belle Shields, deceased, a possible Heir to the Estate of the Estate of Johnnie Shields, deceased, United States of America acting through Secretary of Housing and Urban Development, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder

WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, 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 April 11, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 17 AND 18, BLOCK L, LAKE PARKER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 2, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 7 day of March, 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: 2022-03-07 14:54:05
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1252-911B
March 18, 25, 2022 22-00408K

SECOND INSERTION

for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the April 4, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 6, LESS THE EAST 25 FEET THEREOF, LINDUS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 860 CODY PARK, BABSON PARK, FL 33827

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 11 day of March, 2022.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
CT - 18-011454
March 18, 25, 2022 22-00407K

SECOND INSERTION

OF FLORIDA, DEPARTMENT OF REVENUE, KAITLYN BENTON, AND UNKNOWN TENANTS/ OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure to Plaintiff entered in this cause on December 13, 2021, 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 12, BLOCK A, CRYSTAL SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA

and commonly known as: 2325 N CRYSTAL LAKE DR, LAKE LAND, FL 33801; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M. on-line at www.polk.realforeclose.com on May 2, 2022 at 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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
Case #: 2018-CA-002161
DIVISION: 15

Wells Fargo Bank, National Association Plaintiff, vs.- Sheryl L. Rogers a/k/a Sheryl Rogers; Unknown Spouse of Sheryl L. Rogers a/k/a Sheryl Rogers; Polk County, Florida; United States of America, Acting Through the Secretary of Housing and Urban Development; Florida State University Credit Union; Winchester Estates Homeowners Association of Polk County, 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, Devises, 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, Devises, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-002161 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, National Association

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.: 2020CA-000329-0000-00

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. BARBARA M. REEDER; ASSOCIATION OF POINCIANA VILLAGES, INC.; FLORIDA HOUSING FINANCE CORPORATION; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Reset Foreclosure Sale Date dated the 5th day of March 2022 and entered in Case No. 2020CA-000329-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and BARBARA M. REEDER ASSOCIATION OF POINCIANA VILLAGES, INC. FLORIDA HOUSING FINANCE CORPORATION POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; 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 5th day of April 2022 the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 1047, VILLAGE 7, NEIGHBORHOOD 4, POINCIANA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE

4 THROUGH 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 110 INCON-U CT, POINCIANA, FL 34759
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
18-312331 FC01 WNI
March 18, 25, 2022 22-00411K

4 THROUGH 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 110 INCON-U CT, POINCIANA, FL 34759
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 11th day of March 2022.
By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Florida Bar Number: 93156
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
19-04227
March 18, 25, 2022 22-00389K

SECOND INSERTION

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Mulberry located at 6615 N Church Ave, Mulberry, FL 33860 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 4/6/2022 at 1:00pm. Unless stated otherwise the description of the contents are household goods and furnishings. Shaquilla Williams unit #1024; Patricia Perry unit #739; Stephanie Sikora unit #746. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
March 18, 25, 2022 22-00385K

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 22CP-0599
IN RE: ESTATE OF
ARTHUR STEVEN ANDERSON,
Deceased,
SSN: XXX-XX-0106

The administration of the estate of ARTHUR STEVEN ANDERSON, deceased, whose date of death was February 7, 2022, and whose Social Security Number is XXX-XX-0106, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 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 NO-

TICE 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 SO FILED 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 the first publication of this notice is the 18th day of March, 2022.

Signed on this 14th day of March, 2022.
Personal Representative:
Barbara D. Sotos
9724 West Pebble Dr.
Palos Park, IL 60464
Attorney for Personal Representative:
Michael A. Johnson
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email:
majlaw@tampabay.rr.com
March 18, 25, 2022 22-00403K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021CP0004129
IN RE: ESTATE OF
QUEEN VANESSA SHERMAN,
Deceased.

The administration of the estate of QUEEN VANESSA SHERMAN, deceased, whose date of death was October 17, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer J-109 Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 March 18, 2022.

Personal Representative:
Quentin O. Holy
504 Central Ave., Apt 24
Albany, NY 12206
Attorney for Personal Representative:
Bruce Marger
BATTAGLIA, ROSS,
DICUS & McQUAID, P.A.
5858 Central Avenue
St. Petersburg, FL 33701
(727) 381-2300
FBN: 50380
Primary Email: bmarg@brdwlw.com
Secondary Email:
mflah@brdwlw.com
March 18, 25, 2022 22-00392K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 22CP-0657
IN RE: ESTATE OF
Jeanette Whitehall
deceased.

The administration of the estate of Jeanette Whitehall, deceased, Case Number 22CP-0657, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 18, 2022.

Barbara Plankenhorn
Personal Representative
Address: 118 Bayberry Drive,
Polk City, FL 33868
MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
March 18, 25, 2022 22-00418K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
File No. 2022 CP 348
Division Probate
IN RE: ESTATE OF
DONNA MAY WINTERS
Deceased.

The administration of the estate of Donna May Winters, deceased, whose date of death was March 9, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ae., 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 March 18, 2022.

Personal Representative:
Douglas Scott Hopwood
5477 Citrus Hill Dr.
Polk City, Florida 33868
Attorney for Personal Representative:
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N. US HWY 27,
Ste. F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 314-8881
E-Mail: attpatricksmith@gmail.com
Secondary E-Mail:
becky.attorneypatricksmith@gmail.com
March 18, 25, 2022 22-00391K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022-CP-345
IN RE: ESTATE OF
THUY THI DUONG,
Deceased.

The administration of the estate of THUY THI DUONG, deceased, whose date of death was July 31, 2021, is pending in the Circuit Court for Polk County Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 March 18, 2022.

Personal Representative:
CONG BA NGUYEN
618 Pavare Court
Winter Haven, Florida 33884
Attorney for Personal Representative:
NORBERTO S. KATZ, ESQUIRE
Florida Bar No.: 399086
425 West Colonial Drive,
Suite 104
Orlando, Florida 32804
Telephone: (407) 849-7072
Fax: (407) 849-7075
E-Mail: velizkatz@velizkatzlaw.com
Secondary: ydiaz@velizkatzlaw.com
March 18, 25, 2022 22-00393K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.: 2022-CA-000582

TERRIE PELTIER,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES and ALL
OTHER PARTIES CLAIMING
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF CHRISTINE SINES,
f/k/a CHRISTINE ROBERTS,
deceased; GARY ALAN SINES,
ROBERT C. CARY, DANIEL J.
ROBERTS, and CHRISTINA
HELENE LEWIS a/k/a CHRISTINA
HELENE THIGPEN and ZONA
LONG BAIL BONDS, INC.
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and all other parties claiming interest by, through under or against the ESTATE OF CHRISTINE SINES f/k/a CHRISTINE ROBERTS, deceased.

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

LOT 12, GODFREY MANOR,
ACCORDING TO THE MAP
OR PLAT TEHREOF, RE-
CORDED IN PLAT BOOK 44,
PAGE 27, 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 this action, on Law Offices of Howard W. Mazloff, P.A., attorney for Plaintiff, whose address is 9200 S. Dadeland Boulevard, Suite 420, Miami, Florida 33156, and file the original with the Clerk of the Court, within 30 days after the first date of publication of this notice, either before April 18, 2022 or immediately thereafter, otherwise a default may be against you for the relief demanded in the Complaint.

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

DATED on March 10th 2022.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Lori Armijo
Deputy Clerk of the Court

Law Offices of
Howard W. Mazloff, P.A.,
attorney for Plaintiff,
9200 S. Dadeland Boulevard,
Suite 420,
Miami, Florida 33156
March 18, 25, 2022 22-00401K

SECOND INSERTION

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

532022CA000049000000
MIDFIRST BANK
Plaintiff, v.

GAYOUL DERILUS, ET AL.
Defendants.

TO: ARIEL DERILUS
Current residence unknown, but whose last known address was:
1920 DUNWOODIE ST.,
ORLANDO, FL 32839

-and-
ERMIONEDA DERILUS
Current residence unknown, but whose last known address was:
4387 FAWN LILY WAY,
KISSIMMEE, FL 34746

-and-
FEDELET DERILUS, GAYOUL DERILUS, FEDELINA DERILUS and FRANZEN DERILUS

Current residences unknown, but whose last known address was:
703 FLAGSTONE STREET,
HAINES CITY, FL 33844-6403

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

LOT 114, STONEWOOD
CROSSINGS PHASE 1, AC-
CORDING TO PLAT THERE-
OF, AS RECORDED IN
MAP BOOK 135, PAGES 39
THROUGH 42, INCLUSIVE,
OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before April 18, 2022 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 11 day of March, 2022.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: Asuncion Nieves
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000007370
March 18, 25, 2022 22-00410K

SECOND INSERTION

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

CASE NO. 53-2022-CA-000299
CIS FINANCIAL SERVICES, INC.,
Plaintiff, vs.

ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER, AND
AGAINST THE ESTATE OF HELEN
A. MCDONOUGH, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS, et al.
Defendants.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF HELEN A. MCDONOUGH, 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:

LOTS 28 AND 28A OF HATCHWOOD ESTATES, PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LOT 28A FURTHER DESCRIBED AS THE SOUTH 251.00 FEET OF THE NORTH 1506.00 FEET OF TRACT A, OF SAID HATCHWOOD ESTATES PHASE TWO. TOGETHER WITH THAT CERTAIN 2004 HOMES OF MERIT DOUBLEWIDE MOBILE HOME

VIN#S FLHMBA165449888A AND FLHMBA165449888B AND TITLE #89238209 AND #89238272.

has been filed against you and you are required to file a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Morgan B. Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before April 18, 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 11 day of March, 2022
Stacy M. Butterfield
Clerk of the Court
(SEAL) By Asuncion Nieves
As Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLC
225 E. Robinson St. Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: MRSservice@mccalla.com
6899745
21-00330-1
March 18, 25, 2022 22-00413K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2022-CP-000737-0000XX
Division Probate
IN RE: ESTATE OF
TERRY M. GRIMM,
a/k/a Terry Michael Grimm,
Deceased.

The administration of the estate of Terry M. Grimm a/k/a Terry Michael Grimm, deceased, whose date of death was January 28, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, 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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 18, 2022.

Personal Representative:
/s/Jeffrey A. Baskies
Jeffrey A. Baskies
3020 North Military Trail
Suite 100
Boca Raton, Florida 33431
Attorney for Personal Representative:
/s/ Justin M. Savioli
Justin M. Savioli, Esq.
Florida Bar Number: 572454
Katz Baskies & Wolf PLLC
3020 North Military Trail, Suite 100
Boca Raton, FL 33431
Telephone: (561) 910-5700
Fax: (561)910-5701
E-Mail:
Justin.Savioli@katzbaskies.com
Alt. E-Mail: eservice@katzbaskies.com
{00326648.DOC / }
March 18, 25, 2022 22-00394K

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 Order on Plaintiff's Emergency Motion to Cancel and Reschedule Foreclosure Sale entered on March 1, 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 April 5, 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: March 9, 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
March 18, 25, 2022 22-00387K

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com | SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com | LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com | HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com

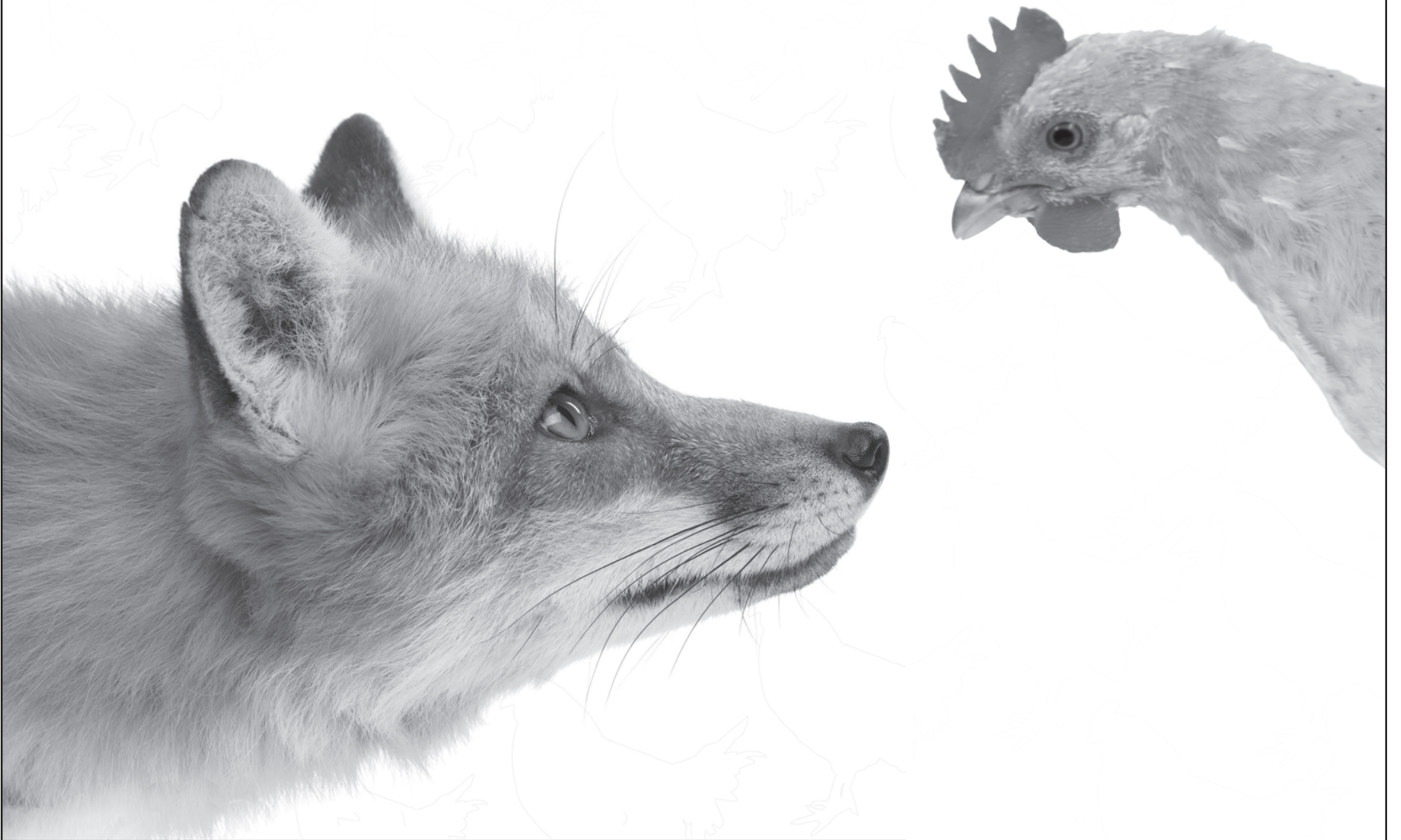
Check out your notices on:
www.floridapublicnotices.com

Business Observer

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



PUBLIC NOTICES

An American Tradition

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

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

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

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

• **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

• **Business and commerce notices**

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

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

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

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

The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

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

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

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

THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

WHY NEWSPAPERS?

Newspapers are the primary source

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

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

Newspaper tradition

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

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

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

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

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

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

Newspapers: The best medium for public notices

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

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

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

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

Notices become historical records

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

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

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

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

Newspaper notices protect due process

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

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

