

POLK COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY FLORIDA
PROBATE DIVISION
File No.: 2022CP0015490000XX
Division: 14 HILL
IN RE: ESTATE OF
LAURENCE EDWARD WOOD, SR.
Deceased.

The administration of the Estate of LAURENCE EDWARD WOOD, SR., deceased, whose date of death was September 9, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912, file number 2022CP0015490000XX, Division 14 Hill. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 3, 2022.

Personal Representative:
Serena Teepale a/k/a Serena Daley
3309 Wilbur Avenue
Manchester, New Jersey 08759
Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar No. 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax Number: (727)290-4044
Email:
filings@FLprobatesolutions.com
Secondary:
ryan@FLprobatesolutions.com
June 3, 10, 2022 22-00870K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY FLORIDA
PROBATE DIVISION
File No. 2022-CP-000004
IN RE: ESTATE OF
SUSAN WARD a/k/a
Susan Lucilla Ward
Deceased.

The administration of the Estate of Susan Ward, deceased, whose date of death was May 13, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 3, 2022.

Personal Representative:
Serena Teepale a/k/a Serena Daley
3309 Wilbur Avenue
Manchester, New Jersey 08759
Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar No. 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax Number: (727)290-4044
Email:
filings@FLprobatesolutions.com
Secondary:
ryan@FLprobatesolutions.com
June 3, 10, 2022 22-00870K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 22CP-1782
IN RE: ESTATE OF
VIVIENNE LOISE SPENCER,
Deceased,
SSN: XXX-XX-3836

The administration of the estate of VIVIENNE LOISE SPENCER, deceased, whose date of death was February 20, 2022, and whose Social Security Number is XXX-XX-3836, 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 NOTICE ON THEM.

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

ALL CLAIMS NOT 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 3rd day of June, 2022.

Personal Representative:
Everton Spencer
4905 Waterstone Way
Mulberry, FL 33860
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
June 3, 10, 2022 22-00871K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP0015690000XX
Division Probate
IN RE: ESTATE OF
MATILDE LAO,
Deceased.

The administration of the estate of Matilde Lao, deceased, whose date of death was April 10, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 June 3, 2022.

Personal Representative:
Alina L. Keebler
1023 Beechwood Boulevard
Pittsburgh, PA 15206
Attorney for Personal Representative:
Luis A. Silva
E-Mail Addresses:
lsilva@leechtishman.com
Florida Bar No. 1004224
P.O. Box 1397
Fuscaldo & Lampl, LLC
8470 Enterprise Circle,
Suite 100
Lakewood Ranch, FL 23202
Telephone: 941-877-1830
June 3, 10, 2022 22-00852K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY FLORIDA
PROBATE DIVISION
UCN: 532022CP0015030000XX
IN RE: THE ESTATE OF
FRANCES MANSFIELD a/k/a
FRANCES W. MANSFIELD,
DECEASED

The administration of the estate of Frances Mansfield a/k/a Frances W. Mansfield, deceased, UCN: 532022CP0015030000XX, is pending in the Probate Court, Polk County, Florida, the address of which is:
Clerk of the Circuit Court
P.O. Box 9000
Drawer CC-4
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 the decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this court, WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this notice is June 3, 2022.

Personal Representative:
Sean Mansfield
169 Willow Street
West Roxbury, MA 02132
Attorney for Personal Representative:
Gary A. Carnal, Esq.
Carnal & Mansfield, P.A.
6720 Mango Avenue South
St. Petersburg, Florida 33707
Email: office@cmlapwa.com
Phone: 727-381-8181
Florida Bar Number: 210188
June 3, 10, 2022 22-00875K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE TENTH CIRCUIT COURT
IN AND FOR POLK COUNTY,
STATE OF FLORIDA
PROBATE DIVISION
FILE NO: 22-CP-001413
IN RE: ESTATE OF
WILHELMENIA B. SIMMONS,
Deceased.

The administration of the Estate of WILHELMENIA B. SIMMONS, deceased, whose date of death was January 17, 2022, File Number 22-CP-001413, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Clerk of Court, PO Box 9000, Drawer CC-4, Bartow, FL 33831.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice 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 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 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE WILHELMENIA B. SIMMONS'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 3 day of June, 2022.

Personal Representative:
Therthea Tuncyina BABA GANA
Gerald L. Hemness, Jr., Esq.
Counsel for Personal Representative
Florida Bar #67695
100 Ashley Dr. South,
Ste. 600
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemness.com
June 3, 10, 2022 22-00856K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. Case No.
2022CP0018630000XX
Section: 14
IN RE: ESTATE OF
FONG SIN GIN
Deceased.

The administration of the estate of FONG SIN GIN, deceased, whose date of death was November 21, 2020, 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 June 3, 2022.

Personal Representative:
MAY G. CHAN
100 Haverhill Lane
Schaumburg, Illinois 60193
Attorney for Personal Representative:
JACQUELINE R. BOWDEN GOLD
Attorney
Florida Bar Number: 109399
RARICK & BESKIN, P.A.
6500 Cowpen Rd.,
Suite 204
Miami Lakes, FL 33014
Telephone: (305) 556-5209
Fax: (305) 362-9525
E-Mail: JBowden@raricklaw.com
Secondary E-Mail:
Service@raricklaw.com
June 3, 10, 2022 22-00854K

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TENTH JUDICIAL
CIRCUIT IN AND FOR POLK
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 22CP-1681
IN RE: ESTATE OF
MICKEY LEE LOSINSKI,
Deceased,
SSN: XXX-XX-2922

The administration of the estate of MICKEY LEE LOSINSKI, deceased, whose date of death was June 24, 2020, and whose Social Security Number is XXX-XX-2922, 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 SER-

VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT 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 3rd day of June, 2022.

Personal Representative:
Lisa J. Losinski
1976 Vista View Dr.
Lakeland, FL 33813
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
June 3, 10, 2022 22-00855K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 532022CP0016510000XX
Division Probate
IN RE: ESTATE OF
EDWIN J. COGHLAN,
Deceased.

The administration of the estate of Edwin J. Coghlan, deceased, whose date of death was April 25, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Avenue Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands

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

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

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

NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is June 3, 2022.

Personal Representative:
Joyce Dale
9885 Three Lakes Circle
Boca Raton, FL 33428
Attorney for Personal Representative:
Aaron Millman
E-Mail Addresses:
amillman@millmanlawgroup.com
vicki@millmanlawgroup.com
Florida Bar No. 85149
Millman Law Group
2101 NW Corporate Blvd.,
Suite 410
Boca Raton, FL 33431
Telephone: 5614636480
June 3, 10, 2022 22-00853K

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

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

**OR E-MAIL:
legal@businessobserverfl.com**

**Business
Observer**

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**

FIRST INSERTION

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

CASE NO. 2022CA000408000000 SERENO HOMEOWNERS ASSOCIATION INC., a Florida non-profit Corporation, Plaintiff, vs.

JORGE LUIS VEGA-BAEZ, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated May 24, 2022 in Case No. 2022CA000408000000 in the County Court in and for Polk County, Florida wherein SERENO HOMEOWNERS ASSOCIATION INC., a Florida non-profit Corporation, is Plaintiff, and JORGE LUIS VEGA-BAEZ, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on JUNE 28, 2022. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 381, SERENO PHASE TWO, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 166, PAGES 41 THROUGH 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A: 3308 SONDER DR, DAVENPORT, FL 33896.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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: May 28, 2022
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
1855 Griffin Road, Suite A-423
Dania Beach, FL 33004
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@fclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
June 3, 10, 2022 22-00863K

FIRST INSERTION

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

CASE NO.: 53-2020-CA-000982 LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs.

JUAN ROSADO A/K/A JUAN ANTONIO ROSADO, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 25, 2022, and entered in Case No. 53-2020-CA-000982 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Lakeview Loan Servicing, LLC., is the Plaintiff and Juan Rosado a/k/a Juan Antonio Rosado, Juan A Rosado, Jr., a/k/a Juan Antonio Rosado, Jr., a/k/a Juan Antonio Rosado a/k/a Antonio Rosado, Jr., Auria Ivelisse Rosado, Hillcrest Homes of Lake Davenport Homeowners Association, Inc., Unknown Party#1 N/K/A Lucero Rosado, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the June 24, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, HILLCREST HOMES OF LAKE DAVENPORT

PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGES 9 AND 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 102 HILLCREST RD DAVENPORT FL 33897
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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.

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 - 20-001737
June 3, 10, 2022 22-00865K

FIRST INSERTION

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

Case #: 2018-CA-004932 DIVISION: 7

Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F Plaintiff, -vs-

Salvatore Guardascione; Alisha Renee Guardascione a/k/a Alisha R. Guardascione; Unknown Spouse of Salvatore Guardascione; First Data Merchant Services LLC, Successor by Merger to First Data Merchant Services Corporation; 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-004932 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F, Plaintiff and Salvatore Guardascione are

defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on September 19, 2022, the following described property as set forth in said Final Judgment, to-wit:

LOT 2, HIGHLAND COURT, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 75, PAGE 28, IN 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 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
18-316758 FC01 CCG
June 3, 10, 2022 22-00866K

FIRST INSERTION

Notice is hereby given that DIANA IMELA ROJAS, OWNER, desiring to engage in business under the fictitious name of AMA & APAS MEXICAN FOOD located at 350 HWY 630, FROSTPROOF, FLORIDA 33843

intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 3, 2022 22-00862K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of NIGHTINGALE MOBILE MASSAGE : Located at 9119 Lake Buffum Rd N : Polk County in the City of Fort Meade : Florida, 33841-8402 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Fort Meade Florida, this June day of 01, 2022
MCKNIGHT LORIE ANN
June 3, 2022 22-00877K

FIRST INSERTION

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

CASE NO. 2021CA002742000000 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs.

PATRICIA A. MASON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 24, 2022, and entered in 2021CA002742000000 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 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA A. MASON, DECEASED; GEORGE L. MASON; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JAMES E. KERSEY, JR; LINDA KERSEY; DAWN MUEHLER LEIVA; MELANIE RUTH MOSS; SCOTT LEWIS MASON; TROY ALLEN MASON; CLERK OF COURT OF POLK COUNTY, FLORIDA; STATE OF FLORIDA DEPARTMENT OF REVENUE; PUBLIX 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 June 23, 2022, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF LAKELEND, COUNTY OF POLK AND STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 103 OF FOR-

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PAINTING WITH A TWIST : Located at 6264 Cypress Gardens Blvd : Polk County in the City of Winter Haven : Florida, 33884 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this June day of 01, 2022
LEMONDS TAYLOR
June 3, 2022 22-00878K

ESTGREEN PHASE TWO, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 67, PAGES 44 AND 45. BEING THE SAME PROPERTY DESCRIBED IN DEED BOOK 2819 PAGE 1002, DATED 01/26/1990 RECORDED 01/30/1990, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 3119 FORESTGREEN DRIVE N, LAKELAND, FL 33811

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 27 day of May, 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/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
20-080079 - CaB
June 3, 10, 2022 22-00874K

FIRST INSERTION

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

CASE NO.: 2021CA002507 NEWREZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

DYLAN C. WOODS; UNKNOWN SPOUSE OF DYLAN C. WOODS; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ROCKRIDGE FARMETTES PROPERTY OWNERS ASSOCIATION, INC.; SHAZARN MOHAMMED; THE CLERK OF THE 10TH CIRCUIT FOR POLK COUNTY, FLORIDA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order dated May 19, 2022 entered in Civil Case No. 2021CA002507 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and DYLAN C. WOODS; UNKNOWN SPOUSE OF DYLAN C. WOODS; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ROCKRIDGE FARMETTES PROPERTY OWNERS ASSOCIATION, INC.; SHAZARN MOHAMMED; THE CLERK OF THE 10TH CIRCUIT FOR POLK COUNTY, FLORIDA, are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on July 6, 2022 the following described

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

LOT 17, ROCKRIDGE FARMETTES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 78, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH 1988 ALLEN HERSHALL MOBILE HOME, I.D. #CLFL80373, TITLE NO. 0046345237.
Property Address: 12544 Farmettes Road, 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.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: ftrealprop@kelleykronenberg.com
/s/ Jason M. Vanslette
Jason M. Vanslette, Esq.
FBN: 92121
File No: M2000086-JMV
Case No.: 2021CA002507
June 3, 10, 2022 22-00864K

FIRST INSERTION

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

CASE NO. 2019CA003800000000 UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Plaintiff, v.

THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF THE ESTATE OF HUBERT CHAMBERLAIN, A/K/A HUBERT N. CHAMBERLAIN A/K/A HUBERT NATHANIEL CHAMBERLAIN, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; NIGEL GOLD CHAMBERLAIN, SR.; JEFFREY M. CHAMBERLAIN; LATOYA WIGGINS F/K/A LATOYA CHAMBERLAIN; Defendants.

Notice is hereby given that, pursuant to the Amended Final Judgment of Foreclosure entered on January 31, 2022, and an Order on Motion to Cancel and Reschedule Foreclosure sale scheduled for May 31, 2022, entered on May 25, 2022, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOTS 3 AND 4 IN BLOCK "J" OF OLIVE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6,

PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 2017 OAKLEY AVE, HAINES CITY, FL 33844-4506

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on June 29, 2022, beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 27th day of May, 2022.
eXL Legal, PLLC
Designated Email Address: efling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000004336
June 3, 10, 2022 22-00849K

FIRST INSERTION

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

CASE No. 2021CA-003014-0000-00 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STEPHEN F. HUMPHREY, DECEASED, et. al, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA-003014-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STEPHEN F. HUMPHREY, DECEASED, et. al., are Defendants, Clerk of the Circuit Court, Stacy M. Butterfield, will sell to the highest bidder for cash at, WWW.POLK.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 15th day of July, 2022, the following described property:

ALL THAT CERTAIN LAND SITUATE IN POLK COUNTY,

STATE OF FLORIDA. LOT 2, INDIAN HIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGE 3, PUBLIC RECORDS POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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

DATED this 27th day of May, 2022.
GREENSPOON MARDER LLP
TRADE CENTRE SOUTH,
SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1:
Karissa.Chin-Duncan@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
58341.1114 / AJBruhn
June 3, 10, 2022 22-00847K

FIRST INSERTION

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

CASE NO.: 53-2020-CA-000525 FREEDOM MORTGAGE CORPORATION Plaintiff, vs.

JAMES C. MILLS A/K/A JAMES CARL MILLS, STEPHANIE MILLS; UNKNOWN SPOUSE OF JAMES C. MILLS A/K/A JAMES CARL MILLS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated the 23rd day of May 2022, and entered in Case No. 53-2020-CA-000525, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and JAMES C. MILLS A/K/A JAMES CARL MILLS, STEPHANIE MILLS; UNKNOWN SPOUSE OF JAMES C. MILLS A/K/A JAMES CARL MILLS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00am on the 22nd day of July 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 4, WOODHAVEN, AN UNRECORDED SUBDIVISION, DESCRIBED AS FOLLOWS: THE SOUTH 137 FEET OF THE NORTH 2223 FEET OF THE EAST 330 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. SUBJECT TO AN EASEMENT

FOR ROAD PURPOSES OVER THE WEST 30 FEET THEREOF AND SUBJECT TO AN EASEMENT FOR DRAINAGE, BRIDLE PATH AND UTILITIES, INCLUSIVE OVER THE EAST 15 FEET THEREOF.

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 27th day of May 2022.
By: /s/Migdalia Jordan
Migdalia Jordan, Esq.
Florida Bar No. 125410
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
2200 W Commercial Blvd, Ste 103
Fort Lauderdale, FL 33309
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
SERVICE@MGS-LEGAL.COM
22FL373-0109
June 3, 10, 2022 22-00844K

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. 53-2022-CA-001358 CALIBER HOME LOANS, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NOEL SILVA, DECEASED, et al.
Defendant(s).
 TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NOEL SILVA, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 LOT 44, OAKVIEW, A SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE(S) 12 AND 13, OF THE

PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 6/29/2022 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and the seal of this Court at County, Florida, this 23 day of May, 2022
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT (SEAL) BY: Asuncion Nieves DEPUTY CLERK
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-025058
 June 3, 10, 2022 22-00851K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case No. 2021-CC-3946 Texag Investments, LLC., Plaintiff, v. Estate of Charles A. Mossholder, Sr., and The Heirs of Charles A. Mossholder Sr. Defendants.
 NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated the 18th day of May, 2022, and entered in Case No.: 2021-CC-3946 of the County Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Texag Investments, LLC, is the Plaintiff; and, the Estate of Charles A. Mossholder, Sr.; the Heirs of Charles A. Mossholder Sr.; the Unknown Heirs of Charles A. Mossholder, Sr.; Eileen Rauch; Loretta Polk; Laurie Youngblood; Charles A. Mossholder, Jr.; and, any and all unknown tenants-in-possession of the below described real property are the Defendants.
 The Clerk of Court, STACY BUTTERFIELD, CPA, shall sell the property to the highest bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of June, 2022 at 10:00 a.m. EST on the following described real property as set forth in the said Final Judgment, to wit:
 East 37.5 feet of Lot 13, Block 4, less the North 10 feet thereof, CAIN AND FLETCHER'S ADDITION TO MULBERRY, according to the plat thereof recorded in Deed Book 56, Page 1,

Public Records of Polk County, Florida.
 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 26 day of May, 2022. MACKAY LAW GROUP, P.A. 1402 Third Avenue West Bradenton, Florida 34205 (941) 746-6225 (941) 748-6584 (FAX) Attorneys for Texag Investments LLC. By: Peter Mackey Florida Bar No. 0629138 pmackey@mackeylaw.com June 3, 10, 2022 22-00841K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO. 2020CA-000241-0000-00 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. DONZETTA F. MCCALL AKA DONZETTA FAY MCCALL, et al. Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2020CA-000241-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and, DONZETTA F. MCCALL, AKA DONZETTA FAY MCCALL, et. al., are Defendants, Clerk of the Circuit Court, Stacy M. Butterfield, will sell to the highest bidder for cash at, WWW.POLK.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 18th day of July, 2022, the following described property:
 LOT 21, BLOCK A, PADGETT ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATED this 27th day of May, 2022. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0907 / AJBruhn June 3, 10, 2022 22-00846K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532022CA000535000000 SOUTHERN DUNES MASTER ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs. GILDARDO MARTIN, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated May 18, 2022 in Case No. 532022CA000535000000 in the Circuit Court in and for Polk County, Florida wherein SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and GILDARDO MARTIN, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on JUNE 22, 2022. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:
 LOT 131, OF KOKOMO BAY PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, AT PAGE(S) 3 AND 4, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.
 A/K/A: 2825 KOKOMO LOOP, 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 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: May 20, 2022 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff 1855 Griffin Road, Suite A-423 Dania Beach, FL 33004 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 June 3, 10, 2022 22-00848K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE No. 2021CA-002704-0000-00 THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES, Plaintiff, vs. STEWART, DENNIS, et. al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA-002704-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein, THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES, Plaintiff, and, STEWART, DENNIS, et. al., are Defendants, Clerk of the Circuit Court, Stacy M. Butterfield, will sell to the highest bidder for cash at, WWW.POLK.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 19th day of July, 2022, the following described property:
 BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, RUN THENCE EAST 280 FEET, THENCE RUN SOUTH 200 FEET, MORE OR LESS, TO THE PEACE RIVER CANAL, THENCE RUN NORTHWESTERLY, ALONG SAID CANAL, TO THE WEST LINE OF THE NW 1/4 OF THE NE 1/4, THENCE RUN NORTH 85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. AND ALSO THE SOUTH 53

FEET OF THE WEST 280 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 25 FEET OF THE SOUTH 210 FEET OF SAID SW 1/4 OF SE 1/4.
 Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.
 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 26th day of May, 2022. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: David.Merkur@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ David Merkur David Merkur, Esq. Florida Bar No. 64381 34689.1256 / AJBruhn June 3, 10, 2022 22-00843K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE No. 2021CA-001801-0000-00 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LINDA L. BURTON AKA LINDA LEE BURTON, DECEASED, et. al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA-001801-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LINDA L. BURTON AKA LINDA LEE BURTON, DECEASED, et. al., are Defendants, Clerk of the Circuit Court, Stacy M. Butterfield, will sell to the highest bidder for cash at, WWW.POLK.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 18th day of July, 2022, the following described property:
 LOT 16, BLOCK 117, POIN-

CIANA, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE OFFICIAL PLAT THERETO AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATED this 27th day of May, 2022. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0907 / AJBruhn June 3, 10, 2022 22-00845K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532022CA000012000000 MIDFIRST BANK Plaintiff, v. CHAD COTTEN; JYNA COTTEN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC Defendants.
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 23, 2022, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:
 LOT 191, THE RIDGE AT SWAN LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGE(S) 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 1931 AMBER SWEET CIR, DUNDEE, FL 33838-4266 at public sale, to the highest and best bidder, for cash, online at www.polk.

realforeclose.com, on June 27, 2022 beginning at 10:00 AM.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated at St. Petersburg, Florida this 26 day of May, 2022. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000007368
 June 3, 10, 2022 22-00842K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of GRAHAM ALUMINUM AND HOME IMPROVEMENT : Located at 3632 US Highway 92 E Ste 9 : Polk County

in the City of Lakeland : Florida, 33801-9690 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Lakeland Florida, this June day of 01, 2022 AFFORDABLE GUTTERS INC
 June 3, 2022 22-00876K

FIRST INSERTION

Notice is hereby given that JUAN OLIVO NUNEZ, OWNER, desiring to engage in business under the fictitious name of DESPIERTA located at 2651 LANTANA LN, LAKELAND, FLORIDA 33801 intends to register

the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 June 3, 2022 22-00873K

FIRST INSERTION

NOTICE OF ACTION NOTICE OF SERVICE BY PUBLICATION IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022-CC-1319-0000 FIELDS MOTORSCARS OF FLORIDA, INC. a Florida corporation, Plaintiff/Lienholder, vs. WESTLAKE SERVICES, LLC d/b/a WESTLAKE FINANCIAL SERVICES, a foreign corporation and NICKOLAS ANTONIUS MELLS, an individual, Defendants.
 TO: ANTONIUS MELLS 1046 Durango Loop Street Davenport, FL 33897 512.200.5546
 YOU ARE HEREBY NOTIFIED that a Complaint for Recovery of a Bond, Enforcement of a Motor Vehicle Repair, Lien, Breach of Contract and Demand for Hearing has been filed and commenced in this court and you are required to serve a copy of your written defenses, if any, to Marc E. Brandes, Esquire of Kurkin Forehand Brandes LLP, attorney for Plaintiff, whose address is 18851 NE 29th Avenue Suite 303, Aventura, Florida and file the original with the clerk of the above styled court on or before July 1, 2022; otherwise a default will be entered against you for the relief prayed for in the Complaint.
 This notice shall be published once each week for three consecutive weeks in the Business Observer.
 WITNESS my hand and the seal of said court at Polk County, Florida on this 25th day of May 2022.
 Stacy M. Butterfield, C.P.A., Clerk of Courts (SEAL) By: Asuncion Nieves Deputy Clerk
 Marc E. Brandes, Esquire Kurkin Forehand Brandes LLP, attorney for Plaintiff, 18851 NE 29th Avenue Suite 303, Aventura, Florida June 3, 10, 17, 2022 22-00867K

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of: TAMPA BAY RISING REAL ESTATE, intends to register said name with the Secretary of State, State of Florida in compliance with Section 865.09 (Chapter 90-267) Florida Statutes.
 Dated at Lakeland, Polk County, Florida, June 1, 2022. TOM n CASS LLC
 June 3, 2022 22-00879K

FIRST INSERTION

Notice is hereby given that DYMESHA TEASIA HAMILTON, OWNER, desiring to engage in business under the fictitious name of MEMESDELIGHTFULTREATS located at 6066 CITRUS HIGHLANDS COURT, BARTOW, FLORIDA 33830 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 June 3, 2022 22-00872K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JERRYS CERAMIC COATINGS AND HANDYMAN : Located at 530 S 7th St : Polk County in the City of Lake Wales : Florida, 33853-4977 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Lake Wales Florida, this May day of 25, 2022 RIMES JERRY
 June 3, 2022 22-00860K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SPARTA ARMS AMMO & ACCESSORIES : Located at 701 42nd NW : Polk County in the City of Winter Haven : Florida, 33881 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Winter Haven Florida, this May day of 25, 2022 JUST CHRIS Q LLC
 June 3, 2022 22-00858K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PETE'S QUALITY PINESTRAW : Located at PO Box 705 : Polk County in the City of Eagle Lake : Florida, 33839-0705 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Eagle Lake Florida, this May day of 25, 2022 VILLARREAL PEDRO
 June 3, 2022 22-00859K

FIRST INSERTION

Notice is hereby given that the following vehicles will be sold at public auction pursuant to F.S. 713.585 on the sale dates at the locations below at 9:00 a.m. to satisfy labor and storage charges.
 2006 SUZUKI JS1GW71A562102107 Total Lien: \$5050.00 Sale Date:06/27/2022 Location: THE SECRET COLLISION CENTER LLC 3411 RECKER HWY WINTER HAVEN, FL 33880 (863)875-7784 Pursuant to F.S. 713.585 the cash amount per vehicle would be sufficient to redeem that vehicle from the lienor. Any interested party has a right to a hearing prior to the sale by filing a demand for the hearing with the Clerk of the Circuit Court in Polk and mailing copies of the same to all owners and lienors. The owner/lienholder has a right to recover possession of the vehicle by posting bond pursuant to F.S. 559.917 and if sold any proceeds remaining from the sale will be deposited with the Clerk of Circuit Court for disposition.
 June 3, 2022 22-00857K

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. **2022CA000950000000**
Wells Fargo Bank, N.A.

The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Rachael Patricia Strickland a/k/a Rachel P. Strickland, Deceased; et al Defendants.

TO: The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Rachael Patricia Strick-

land a/k/a Rachel P. Strickland, Deceased, The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Willard W. Strickland a/k/a Willard Winford Strickland, Deceased and The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Willard Eugene Strickland a/k/a Willard E. Strickland, Deceased

Last Known Address: Unknown

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

LOT 1, RESUBDIVISION OF LOT 46, BLOCK 2, COUNTRY CLUB ESTATES, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED ON PLAT BOOK 10, PAGE 31 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the 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 June 15, 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 May 9, 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. 2022CA000950000000
File # 22-F00183
June 3, 10, 2022 22-00850K

FIRST INSERTION

Notice is hereby given that SISTERS ENTERTAINMENT LLC, OWNER, desiring to engage in business under the fictitious name of XTRA LOADED located at 304 E PINE ST, LAKE LAND, FLORIDA 33801 intends to register

the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
June 3, 2022 22-00861K

SUBSEQUENT INSERTIONS

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION
CASE NO.: 2020-CA-000173
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
DEBRA VIGUIE; SCOTT VIGUIE; CHAMPION'S RESERVE OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIE(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order Granting Plaintiff's Motion to Reset Foreclosure Sale entered on May 18, 2022, and the Summary Final Judgment of Foreclosure entered on January 7, 2022, in Case No. 2020-CA-000173 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is Plaintiff, and Debra Viguie, Scott Viguie and Champion's Reserve Owners Association, Inc., are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 22nd day of June, 2022, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

LOT 162 AS SHOWN ON THE

PLAT ENTITLED "CHAMPION'S RESERVE PHASE 2A" AND RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN PLAT BOOK 166, PAGES 39 & 40.
Street Address: 308 Whirlaway Drive, Davenport, FL 33837.

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (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.

Dated this 23rd day of May, 2022.

Sokolof Remtulla, PLLC
By: /s/ Shafin Remtulla, Esq.
Shafin A. Remtulla, Esq.
Bar No: 64055
SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
May 27; June 3, 2022 22-00824K

SUBSEQUENT INSERTIONS

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.

532021CA002747000000
REVERSE MORTGAGE FUNDING LLC,
Plaintiff, vs.
LAJUAIA A. KEEN; UNKNOWN SPOUSE OF LAJUAIA A. KEEN; STACY K. SNELLINGS N/K/A STACY KEEN; UNKNOWN SPOUSE OF STACY K. SNELLINGS N/K/A STACY KEEN; TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 18, 2022 and entered in Case No. 532021CA002747000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is Plaintiff and LAJUAIA A. KEEN; UNKNOWN SPOUSE OF LAJUAIA A. KEEN; STACY K. SNELLINGS N/K/A STACY KEEN; UNKNOWN SPOUSE OF STACY K. SNELLINGS N/K/A STACY KEEN; UNKNOWN SPOUSE OF STACY K. SNELLINGS N/K/A STACY KEEN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. STACY M. BUTTERFIELD, the Clerk of the

Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on July 5, 2022, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING PROPERTY SITUATED IN THE STATE OF FLORIDA, COUNTY OF POLK, DESCRIBED AS FOLLOWS:
THE WEST 210 FEET OF THAT PART OF THE SW 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 29 EAST, LYING SOUTH OF OLD STATE ROAD #79 AND NORTH OF HIGHWAY #60 AS PRESENTLY LOCATED.

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 24th day of May 2022.

Marc G. Granger, Esq.
Bar No.: 146870
Kahane & Associates, P.A.
8201 Peters Road, Suite 3000
Plantation, Florida 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
May 27; June 3, 2022 22-00833K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION
CASE NO.: 2022CA000595
CITIMORTGAGE, INC.
Plaintiff(s), vs.
CLINTON TERRY THOMPSON; STEFANIE V. ROWELL A/K/A STEFANIE VACHON THOMPSON, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS AND TRUSTEES OF STEFANIE V. ROWELL A/K/A STEPHANIE VACHON THOMPSON, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF STEFANIE V. ROWELL A/K/A STEFANIE VACHON THOMPSON; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: STEFANIE V. ROWELL A/K/A STEFANIE VACHON THOMPSON, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS AND TRUSTEES OF STEFANIE V. ROWELL A/K/A STEPHANIE VACHON THOMPSON, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:

Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 27 South, Range 23 East, Polk County, Florida, run West 678 feet and North 455 feet for point of beginning, run thence North 90 feet, run thence East 160 feet, run thence South 90 feet, run thence West 160 feet to the point of beginning; being Lot 11, Block "B" of unrecorded GIBSONIA MANOR.
Property address: 5525 Annette Street, Lakeland, FL 33810
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Default Date: June 20, 2022
DATED this the 13th day of May, 2022.
CLERK OF THE CIRCUIT COURT
Stacy M. Butterfield
As Clerk of the Court
(SEAL) BY: Asuncion Nieves
Deputy Clerk
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 21-008413-1
May 27; June 3, 2022 22-00807K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION
CASE NO.: 2020CA003063
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST
Plaintiff(s), vs.
BRYAN F. DUNCAN; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 13, 2022 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of June, 2022 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

BEGIN 810 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, RUN NORTH 305 FEET, WEST 205 FEET, SOUTH 305 FEET, EAST TO BEGINNING; ALL BEING IN SECTION 23, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; LESS PORTIONS CONVEYED TO POLK COUNTY BY QUIT CLAIM DEEDS RECORDED IN DEED BOOK 820, PAGE 241 AND O.R. BOOK 149, PAGE 468, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME WITH VIN NUMBERS

GMHGA1119715339A AND GMHGA1119715339B : and that certain 1997, 80X28 GC45540, Mobile Home Serial Number(s): GMHGA1119715339A GMHGA 1119715339B.
Property address: 1250 South Grady Avenue, Lakeland, FL 33815

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
Respectfully submitted,
PADGETT LAW GROUP
HEATHER GRIFFITHS, ESQ.
Florida Bar # 91444
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
Collateral Trust vs. Bryan F. Duncan
TDP File No. 19-019780-1
May 27; June 3, 2022 22-00801K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL DIVISION
Case No. **2022CA000973**
Division 08

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-C-TT Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF GWENDOLYN GODDARD A/K/A GWENDOLYN COX GODDARD, DECEASED; CALVIN GODDARD A/K/A WINBAN CALVIN GODDARD, JR. AS KNOWN HEIR OF GWENDOLYN GODDARD A/K/A GWENDOLYN COX GODDARD, DECEASED; OSWALD COX A/K/A OSWALD L. COX A/K/A OSWALD COX GODDARD, AS KNOWN HEIR OF GWENDOLYN GODDARD A/K/A GWENDOLYN COX GODDARD, DECEASED, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF GWENDOLYN GODDARD A/K/A GWENDOLYN COX GODDARD, DE CEASED, et al. Defendants.
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS UNKNOWN
UNKNOWN SPOUSE OF GWENDOLYN GODDARD A/K/A GWENDOLYN COX GODDARD
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
807 NORTH 5TH STREET
HAINES CITY, FL 33844

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:
LOT 6 AND 7, BLOCK F OF SAMPLE BRO'S ADDITION TO HAINES CITY, ACCORD-

ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 43, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA.

commonly known as 807 NORTH 5TH STREET, HAINES CITY, FL 33844 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before June 15, 2022, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: May 9, 2022.

CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
By: /s/ Asuncion Nieves
(COURT SEAL)
Deputy Clerk

Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
327878/2116906/
May 27; June 3, 2022 22-00825K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 53-2019-CA-002533
REVERSE MORTGAGE FUNDING, LLC,
Plaintiff, vs.
TROLL M. STAMPS, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 16, 2020 in Civil Case No. 53-2019-CA-002533 of the Circuit Court in and for Polk County, Bartow, Florida, wherein REVERSE MORTGAGE FUNDING, LLC is Plaintiff and TROLL M. STAMPS, 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 21st day of June, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 3, Block 746, Poinciana, Neighborhood 5 North, Village 3, according to the plat thereof,

as recorded in Plat Book 54, Page 27 through 42, of the Public Records of Polk County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 0146803
6961839
19-00796-2
May 27; June 3, 2022 22-00802K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2019CA002150000000
LAKE MEADOWS HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation,
Plaintiff, vs.
JASODA SIGNH, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated May 19, 2022 in Case No. 2019CA002150000000 in the County Court in and for Polk County, Florida wherein LAKE MEADOWS HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and JASODA SIGNH, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on JUNE 23, 2022. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 61, LAKE MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 39-40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 513 VISTA WAY

LANE, EAGLE LAKE, FL 33839. 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: May 23, 2022
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
1855 Griffin Road,
Suite A-423
Dania Beach, FL 33004
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@fclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
May 27; June 3, 2022 22-00823K

FOURTH INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION IN THE CIRCUIT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No. 2022DR-001138
Division: Family
SEC. 01
IN RE: THE MATTER OF THE ADOPTION OF: EDDY JOSUE VASQUEZ

VASQUEZ, Eddy Alberto, Petitioner, VASQUEZ, Maria E. Petitioner, MARTINEZ, Amelia Sarahy, Respondent.
 TO: AMELIA SARAHY MARTINEZ
 Last known address is LA ALDEA DE SAMBO CREEK, LA CEIBA, ATLAN-TIDA, HONDURAS

YOU ARE NOTIFIED that a Joint Petition for Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner, EDDY ALBERTO VASQUEZ Whose address is 1170 PINECREST DRIVE BARTOW FLORIDA 33830 On or before MAY 16 2022, and file the original with the clerk of this Court at 255 N. BROADWAY AVE., BARTOW, FL 33830 Before service on Petitioner or immediately thereafter. If you fail to do so, a default

may be entered against you for the relief demanded in the petition.

The minor child is identified as follows:
 Date of Birth: May 8, 2009
 Place of Birth: Olanchito, Yoro, Honduras
 Physical Description of Respondent: Age: 39
 Race: White
 Hair Color: Brown
 Approximate Height: 5'0"
 Approximate Weight: 135 lbs.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk office.

Dated 04/08/2022
 STACY M. BUTTERFIELD
 CLERK OF THE CIRCUIT COURT
 (SEAL) Shari Reed
 {Deputy Clerk}
 May 13, 20, 27; June 3, 2022
 22-00725K

FOURTH INSERTION

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

CASE NO.: 2022-CA-000347
HERITAGE ENTERPRISES FL, LLC, Plaintiff, v.
ERNST ZWAHLEN; MARC A REMZE; MARGARET LUDWIG; NORA REMZE; KRESSINA SANCHEZ; LEE REMZE; ZELMA TORO; JOSE M. CANINO; CRUZ M. QUINONES; and ALICE A. PEREIRA, Defendants.

To ERNST ZWAHLEN; MARC A. REMZE; MARGARET LUDWIG; NORA REMZE; LEE REMZE:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

INDIAN LAKE EST UNIT 4 SEC 8 31 30 PB 39 PG 30 BLK 168 LOT 10 More commonly known as: 0 Allamanda Drive, Indian Lake Estates FL 33855 AND/OR INDIAN LAKE ESTS UNIT 5 SEC 7 31 30 PB 39 PG 31 BLK 199 LOT 12 More commonly known as: 3701 Allamanda Drive, Lake Wales FL 33898 has been filed by Plaintiff, HERITAGE ENTERPRISES FL, LLC, and you are

required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before June 6, 2022 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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 on this 29 day of April, 2022.

Stacy M. Butterfield
 Clerk of the Circuit Court
 (SEAL) By: Asuncion Nieves
 Deputy Clerk
 Alisa Wilkes, Esq.
 Wilkes & Mee, PLLC
 13400 Sutton Park Dr., S, Suite 1204
 Jacksonville, FL 32224
 May 13, 20, 27; June 3, 2022
 22-00713K

SECOND INSERTION

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

CASE NO. 2020CA000194000000
FLAGSTAR BANK, FSB, Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT JOHN ADAMICK, DECEASED; CHELSEA OAKS TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.; MICHELLE LADINES; SARAH ADAMICK; YVONNE LACROSSE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 18, 2022, and entered in Case No. 2020CA000194000000 of the Circuit Court in and for Polk County, Florida, wherein FLAGSTAR BANK, FSB is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT JOHN ADAMICK, DECEASED; CHELSEA OAKS TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.; MICHELLE LADINES; SARAH ADAMICK; YVONNE LACROSSE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit

Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on June 22, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 19, IN BLOCK B, OF CHELSEA OAKS PHASE TWO-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 156, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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.

DATED May 23, 2022.
 By: /s/ Sheena M. Diaz
 Sheena M. Diaz
 Florida Bar No.: 97907
 Roy Diaz, Attorney of Record
 Florida Bar No. 767700
 Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 499 NW 70th Ave., Suite 309
 Fort Lauderdale, FL 33317
 Telephone: (954) 564-0071
 Facsimile: (954) 564-9252
 Service E-mail: answers@dallegal.com
 2491-175421 / SM2
 May 27; June 3, 2022 22-00804K

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
January 24, 2022

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

TIMESHARE PLAN:
ORLANDO BREEZE RESORT
 An undivided fractional fee interest (described below) in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number (described below) together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Contract Number: 6557797 --
DAVID WAYNE CROUCH and GLENDA SMITH CROUCH, ("Owner(s)"), 10454 S WILLIAMS RD, CONROE, TX 77303 and 445 GARRISON DR, LUFKIN, TX 75901, Week 6 in Unit No. 0408 / Unit Type: AMBASSADOR / Fractional

Interest 1.923% / Principal Balance: \$25,842.41 / Mtg Doc #2019122408

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: **THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**
 By: Jerry E. Aron, P.A., Trustee,
 2505 Metrocentre Blvd, Ste 301,
 West Palm Beach, FL 33407
 May 27; June 3, 2022 22-00838K

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.: 2021CA002687000000
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, VS.
TOBE EVANS; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment. Final Judgment was awarded on April 22, 2022 in Civil Case No. 2021CA002687000000, 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 TOBE EVANS; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

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

LOT 9, BLOCK C OF SAMPLE BROS. ADDITION TO HAINES CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 20 day of May, 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: 2022-05-20 14:10:07
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1395-416B
 May 27; June 3, 2022 22-00831K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 22-CP-920
IN RE: ESTATE OF MARGARET LOUISE JACKSON, Deceased.

The administration of the estate of MARGARET LOUISE JACKSON, deceased, whose date of death was March 29, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 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: May 27, 2022.

ROBERT D. HINES, ESQ.
Personal Representative
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 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:
 jriversa@hnh-law.com
 May 27; June 3, 2022 22-00806K

SECOND INSERTION

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

CASE NO. 2021CA002299000000
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL3 TRUST, Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RANDALL GREATENS A/K/A RANDALL J. GREATENS, DECEASED; KEATHEL CHAUNCEY, ESQ., AS TRUSTEE ONLY, UNDER THE POLK 8 LAND TRUST; ERIK GREATENS; KOLLIN KYLE GREATENS, A MINOR, BY AND THROUGH OSCAR HERRINGTON AND DIANE HERRINGTON, HIS LEGAL GUARDIANS; FLORAL LAKES HOMEOWNER'S ASSOCIATION, INC.; STATE OF FLORIDA; CLERK OF COURT FOR POLK COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 17, 2022 and entered in Case No. 2021CA002299000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL3 TRUST is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RANDALL GREATENS A/K/A RANDALL J. GREATENS, DECEASED; KEATHEL CHAUNCEY, ESQ., AS TRUSTEE ONLY, UNDER THE POLK 8 LAND TRUST; ERIK GREATENS; KOLLIN KYLE GREATENS, A MINOR, BY AND THROUGH OSCAR HERRINGTON AND DIANE

HERRINGTON, HIS LEGAL GUARDIANS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FLORAL LAKES HOMEOWNER'S ASSOCIATION, INC.; STATE OF FLORIDA; CLERK OF COURT FOR POLK COUNTY, FLORIDA; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on July 1, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 214, FLORAL LAKES, A PLANNED DEVELOPMENT COMMUNITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 30 TO 38 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 TOGETHER WITH THAT CERTAIN 1985 EATON METAL PRODUCTS, CO. DOUBLEWIDE MOBILE HOME WITH VIN#1305216A, TITLE #40854348 AND VIN #13005216B, TITLE #40854344.

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 24th day of May 2022.
 Marc G. Granger, Esq.
 Bar. No.: 146870
 Kahane & Associates, P.A.
 8201 Peters Road,
 Suite 3000
 Plantation, Florida 33324
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 May 27; June 3, 2022 22-00832K

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION

CASE NO. 532019CA003853000000
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
BEREDNA SANTANA; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LAKE SMART ESTATES COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 25, 2022 and an Order Resetting Sale dated May 18, 2022 and entered in Case No. 532019CA003853000000 of the Circuit Court in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and BEREDNA SANTANA; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LAKE SMART ESTATES COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00

a.m., on August 16, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 84, LAKE SMART ESTATES, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 147, PAGES 28 THROUGH 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.


ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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.

DATED 5/20/22.
 By: s/ Jeffrey M. Seiden, Esq.
 Jeffrey M. Seiden
 Florida Bar No.: 57189
 Roy Diaz, Attorney of Record
 Florida Bar No. 767700
 Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 499 NW 70th Ave., Suite 309
 Fort Lauderdale, FL 33317
 Telephone: (954) 564-0071
 Facsimile: (954) 564-9252
 Service E-mail: answers@dallegal.com
 6734-174190 / SM2
 May 27; June 3, 2022 22-00803K

SAVE TIME
 E-mail your Legal Notice
legal@businessobserverfl.com
 Sarasota & Manatee counties
 Hillsborough County | Pasco County
 Pinellas County | Polk County
 Lee County | Collier County
 Charlotte County



Wednesday 2PM Deadline
Friday Publication

Business Observer

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532022CP0013520000XX
IN RE: ESTATE OF
CLAUDIA OLENA BRENNAN,
Deceased.

The administration of the estate of
CLAUDIA OLENA BRENNAN, De-
ceased, whose date of death was Febru-
ary 13, 2022, is pending in the Circuit
Court for POLK County, Florida, Pro-
bate Division, the address of which is
330 W Church St. Bartow, FL 33830.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.

All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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

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

The date of first publication of this
notice is May 27, 2022.

TRACEY BRENNAN,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
May 27, June 3, 2022 22-00811K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001025-0000 XX
Division Probate
IN RE: ESTATE OF
JANET E. BROCK
Deceased.

The administration of the estate of
Janet E. Brock, deceased, whose date of
death was January 12, 2022, is pending
in the Circuit Court for Polk County,
Florida, Probate Division, the address
of which is P.O. Box 9000, Bartow, Flor-
ida 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 oth-
er 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 WITH-
IN 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 SEC-
TION 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 May 27, 2022.

Personal Representative:
Ronald W. Blessing

9009 Tavolini Terrace
Windermere, FL 34786
Attorney for Personal Representative:
Randy C. Bryan, Attorney
Florida Bar Number: 990957
Law Offices of Hoyt & Bryan, LLC
254 Plaza Drive
Oviedo, Florida 32765
Telephone: (407) 977-8080
Fax: (407) 977-8078
E-Mail: randy@hoytbryan.com
Secondary E-Mail:
patti@hoytbryan.com
May 27, June 3, 2022 22-00812K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
53-2022-CP-001732-0000-XX
IN RE: Estate of
JAMES FREDERICK MORGAN,
Deceased.

The administration of the estate of
James Frederick Morgan, deceased,
whose date of death was February 8,
2022, is pending in the Circuit Court
for Polk County, Florida, Probate Div-
ision, the address of which is 255
N Broadway Ave, Bartow, FL 33830.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.

All creditors of the decedent and oth-
er 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 WITH-
IN 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 SEC-
TION 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 May 27, 2022.

Personal Representative:
/s/ Nicolas Morgan

Nicolas Morgan
21 Beechstone
Portsmouth, New Hampshire 03801
Attorney for Personal Representative:
/s/ Amy Phillips
AMY L. PHILLIPS
Attorney for Petitioner
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipsllc.com
May 27, June 3, 2022 22-00814K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2021CP0018990000XX
IN RE: ESTATE OF
DEBORAH ZARA COLE,
Deceased.

The administration of the Estate of
Deborah Zara Cole, deceased, whose
date of death was February 4, 2021, is
pending in the Circuit Court for Polk
County, Florida, Probate Division, the
address of which is 225 North Broad-
way Avenue, Bartow, Florida 33830.
The names and addresses of the Per-
sonal Representatives and the Personal
Representatives' Attorney are set forth
below.

All creditors of the decedent and oth-
er 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 WITH-
IN 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 SEC-
TION 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 May 27, 2022

Personal Representatives:
Herman K. Coomber

1387 S. Washington Ave.
Clearwater, FL 33756
Tito O. Coomber
5768 Fountain Flat Dr.
Fort Worth, TX 76244
Attorney for Personal Representative:
Jeffrey S. Bunin, Esquire
Florida Bar Number: 60809
ADRIAN PHILIP THOMAS, P.A.
Las Olas Square - Suite 1050
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Telephone: (954) 764-7273
Fax: (954) 764-7274
legal-service@aptpa.com
jbunin@aptpa.com
emitrani@aptpa.com
May 27, June 3, 2022 22-00813K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 22CP-728
Division Probate
IN RE: ESTATE OF
MARY ANN VOORHEIS
Deceased.

The administration of the estate of
Mary Ann Voorheis, deceased, whose
date of death was October 10, 2021, is
pending in the Circuit Court for Polk
County, Florida, Probate Division, the
address of which is 255 N. Broadway
Avenue, Bartow, Florida 33830. The
names and addresses of the personal
representative and the personal
representative's attorney are set forth
below.

All creditors of the decedent and oth-
er 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 WITH-
IN 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 SEC-
TION 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 May 27, 2022.

Personal Representative:
/s/ Bruce R. Voorheis

Bruce R. Voorheis
86066 Eastport Drive
Fernandina Beach, Florida 32034
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
May 27, June 3, 2022 22-00808K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 22CP-811
Division Probate
IN RE: ESTATE OF
GEORGE RUSSELL OXLEY
Deceased.

The administration of the estate of
George Russell Oxley, deceased, whose
date of death was August 27, 2021, 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 oth-
er 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 WITH-
IN 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 SEC-
TION 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 May 27, 2022.

Personal Representative:
/s/ Patricia Lynn Oxley

Patricia Lynn Oxley
3127 Langdon Lane
Winter Haven, Florida 33884
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
May 27, June 3, 2022 22-00809K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-1529
IN RE: ESTATE OF
ALVIRA M. BRUNS,
aka ALVIRA MARY BRUNS
Deceased.

The administration of the estate of
ALVIRA M. BRUNS, also known as AL-
VIRA MARY BRUNS, deceased, whose
date of death was January 31, 2022, is
pending in the Circuit Court for Polk
County, Florida, Probate Division, the
address of which is 255 N. Broadway
Avenue, Bartow, FL 33830. The names
and addresses of the personal represen-
tative and the personal representative's
attorney are set forth below.

All creditors of the decedent and oth-
er 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 WITH-
IN 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 SEC-
TION 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 May 27, 2022.

REBECCA L. NIEMEYER
Personal Representative

3246 State Route 118
St. Henry, OH 45883
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:
jrvera@hnh-law.com
May 27, June 3, 2022 22-00834K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022 CP 001778
Division Probate
IN RE: ESTATE OF
ROBERT V. SYLVESTER,
Deceased.

The administration of the estate of
ROBERT V. SYLVESTER, deceased,
whose date of death was December 10,
2021, is pending in the Circuit Court for
Polk County, Florida, Probate Division,
the address of which is P.O. Box 9000,
Drawer # CC-4, Bartow, FL 33831-
9000. The names and addresses of the
personal representative and the per-
sonal representative's attorney are set

forth below.

All creditors of the decedent and oth-
er persons having claims or de-
mands against decedent's estate on
whom a copy of this notice is required
to be served must file their claims
with this court WITHIN 30 DAYS
AFTER THE DATE OF SERVICE
OF A COPY OF THIS NOTICE ON
THEM.

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

NOTWITHSTANDING THE
TIME PERIODS SET FORTH
ABOVE, ANY CLAIM FILED TWO
(2) YEARS OR MORE AFTER THE

DECEDENT'S DATE OF DEATH IS
BARRED.

The date of first publication of this
notice is May 27, 2022.

Personal Representative:
Ms. Kathleen Yule

619 Forest Lake Drive
Lakeland, FL 33804
Attorney for Personal Representative:
Bradley D. Magee, Esq.
Attorney for Personal Representative
Florida Bar No. 861730
BRADLEY D. MAGEE,
ATTORNEY AT LAW, P.L.
P.O. Box 3
Osprey, FL 34229
Telephone: (941) 918-9894
Email: magee-law@comcast.net
May 27, June 3, 2022 22-00839K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION

File Number: 2022 CP 1612
IN RE: THE ESTATE OF
DAVID ALLAN VANDYNE,
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 administra-
tion of the estate of DAVID ALLAN
VANDYNE, deceased, File Number
2022 CP 1612, 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 February 17, 2022; that the
total value of the estate is \$16,100.00
and that the names and addresses of
those to whom it has been assigned by
such order are

Name Address
ALBERT P. VANDYNE JR.
Trustee
1602 Campos Drive
The Villages, FL 32162

All creditors of the decedent and
persons having claims or demands
against the estate of the Decedent, oth-
er 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 DE-
MANDS NOT SO FILED WILL BE
FOREVER BARRED. NOTWITH-

STANDING ANY OTHER APPLI-
CABLE 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 May 27, 2022.

Person Giving Notice:
/s/ Albert P. VanDyne, Jr.

ALBERT P. VANDYNE, JR.
1602 Campos Drive
The Villages, FL 32162
Attorney for Personal Representative:
/s/ Carol L. Hill
Carol L. Hill, Esquire
Florida Bar No. 52227
chill@carol-hill.com
101 E Wall Street
Frostproof, FL 33843
(863) 635-4400
Fax (863) 978-1761
May 27, June 3, 2022 22-00810K

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

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

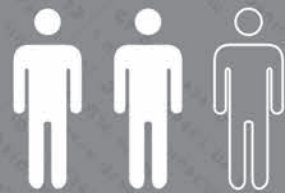
**Business
Observer**

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

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.



Why try to fix something that isn't broken?

2 OUT OF 3

U.S. adults read a newspaper in print or online during the week.



NEWS MEDIA ALLIANCE

www.newsmediaalliance.org

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 a 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.

