

POLK COUNTY LEGAL NOTICES

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2021-CP-003638-0000-XX Division 14 - HILL II IN RE: ESTATE OF HUGUES HENDRICK Deceased.	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 August 5, 2022. Personal Representative: Rick Hardy Hendrick 59 Brown Street Valley Stream, New York 11580 Attorney for Personal Representative: Scott Wallace, Esq., Attorney Florida Bar Number: 0190969 Wallace & Packer, PL 14201 W. Sunrise Blvd., Suite 203 Sunrise, FL 33323 Telephone: (954) 236-0492 Fax: (954) 236-5437 E-Mail: swallace@floridaelderlaw.com Secondary E-Mail: pvishal@floridaelderlaw.com August 5, 12, 2022 22-01197K

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2022-CP-001919-0000-XX IN RE: Estate of NORMAN EARL JONES, JR., Deceased.	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 August 5, 2022. Personal Representative: /s/ Chad Jones Chad Jones 116 Brandy Chase Blvd Winter Haven, Florida 33880 Attorney for Personal Representative: AMY L. PHILLIPS Attorney for Petitioner Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 (863) 268-8292 amy@amyphillipspllc.com August 5, 12, 2022 22-01196K

FIRST INSERTION	
Request for Proposals (“RFP”) Construction Site Work Springs at Lake Alfred Project City of Lake Alfred, Florida Notice is hereby given that Meritage Homes of Florida, Inc. (“Developer”) will accept proposals from firms in- terested in providing labor, materials, and equipment for certain construc- tion site work, including but not lim- ited to earthwork, utilities, roadways, and stormwater management im- provements, for the project known as Springs at Lake Alfred , and located in the City of Lake Alfred, Florida. The project manual (“ Project Man- ual ”), comprised of proposal and con- tract documents, will be available for public inspection and may be obtained beginning August 5, 2022, at 1:00p.m. Contact Christopher Allen with Dew- berry at 321.354.9739 to obtain a copy of the Project Manual. There will be a pre-bid proposal conference at the offices of Meritage Homes, 5337 Mil- lenia Lakes Blvd. Suite 235, Orlando, FL 32839, on August 16, 2022, at 1:30 p.m. The Developer reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have indicated their intent to bid by attending the pre-proposal confer- ence and registering at that meeting. The Developer anticipates that the contract, or some portion thereof, may subsequently be assigned to the Springs at Lake Alfred Community Develop- ment District. In such event, the suc- cessful proposer will be required to	furnish a payment and performance bond for one hundred percent (100%) of the value of the contract (as described in the Project Manual), with a surety acceptable to the District, and in ac- cordance with Section 255.05, Florida Statutes. Firms desiring to provide services for this project must submit 1 electronically copy of the proposal documents no later than August 26, 2022, at 12:00 pm, to C. Allen at callen@Dewberry.com, the Project Engineer. Each proposer shall supply a bid bond, or cashier's check, made payable to the Developer and in the amount of 10% of the total bid with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation “RESPONSE TO REQUEST FOR PROPOSALS – CONSTRUCTION SITE WORK.” The Developer reserves the right to return unopened to the proposer any proposals received after the time and date stipu- lated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening. Ranking of proposals will be made on the basis of qualifications, price and other criteria, all as set forth in the Proj- ect Manual, and at the sole discretion of the Developer. There are no bid protest rights of any kind associated with this RFP. Any and all questions relative to this project shall be directed in writing only to callen@Dewberry.com. Christopher Allen, PE Project Engineer August 5, 2022 22-01220K

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 Lads Pressure Washer located at 2035 North Scenic Highway, in the County of Polk, in the City of Babson park, Florida	33827 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Babson park, Florida, this 2nd day of August, 2022. Levi Drawdy August 5, 2022 22-01223K

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2022-CP-0025100000-XX IN RE: ESTATE OF JOHN CHARLES HARRISON, Deceased.	The administration of the Estate of John Charles Harrison, deceased, whose date of death was August 19, 2021 is pending in the Circuit Court for Polk County, Florida, Probate Di- vision, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal rep- resentative'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 August 5, 2022. Personal Representative: Angela Marie Harrison 896 Eagle Rock Terrace Winter Haven, FL 33880 Attorney for Personal Representative: Seth S. Diamond, Esquire Florida Bar Number: 55714 Sloto & Diamond, PLLC 9100 S. Dadeland Boulevard, Suite 1607 Miami, Florida 33156 Telephone: (305) 379-1792 Fax: (305) 379-2328 E-Mail: eservice@slotolaw.com August 5, 12, 2022 22-01225K

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2022CA000078000000 CIVIC REAL ESTATE HOLDINGS III, LLC, Plaintiff, vs. GARCIA LAMAR PROPERTIES LLC; CITY OF WINTER HAVEN, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, whose name is fictitious to account for parties in possession, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Mortgage Foreclosure entered on June 6, 2022 and the Order Granting Plaintiff's Emergency Motion for an Order Cancelling July 21, 2022 Fore- closure Sale and Rescheduling Sale entered on July 19, 2022 and docketed July 20, 2022 in Civil Case Number 2022CA000078000000 in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein CIVIC REAL ESTATE HOLDINGS III, LLC is the Plaintiff and GARCIA LAMAR PROPERTIES LLC; CITY OF WINTER HAVEN, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER,	Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM 10/03/22 Yader Auto Body Shop LLC 910 N Swindel Ave Lakeland, FL 33815 2021 TOYT JTDEPMAE4MJ70221 \$8,463.10 August 5, 2022 22-01221K

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. 2014 FORD 3FA6POHD8ER236499 Total Lien: \$5496.54 Sale Date:09/05/2022 Location: CBA LAKELAND HEIGHTS LLC DBA: CHRISTIAN BROTHERS AUTOMOTIVE- LAKELAND HEIGHTS 6585 S FLORIDA AVE. LAKELAND, FL 33813 (863)204-0233 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. August 5, 2022 22-01222K	

FIRST INSERTION	
Notice of Sale Rainbow Title & Lien, Inc. will sell at public sale at auction the follow- ing vehicles to satisfy lien pursuant to Chapter 713.78 the Florida Statutes on 08/11/2022 at 10 A.M. *Sale will occur where vehicles are located* 2005 Ford VIN#3FRNW65E05V16896 At: 3177 SERENDIPITY WAY, DAVENPORT, FL Any person(s) claiming any interests in above vehicle contact: Rainbow Title & Lien Inc, 954-920-6020 *ALL AUCTIONS HELD WITH RESERVE* - some of the vehicles may have been re- leased prior to auction August 5, 2022 22-01226K	

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 DIVISION CASE NO. 532020CA000541000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JUNIOR R. BAMBERG; ELIZABETH C. BAMBERG; CACH, LLC; 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 pursu- ant to an Order or Summary Final Judgment of foreclosure dated July 29, 2022, and entered in Case No. 532020CA000541000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JU- NIOR R. BAMBERG; ELIZABETH C. BAMBERG; CACH, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TEN- ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER- ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROP- ERTY HEREIN DESCRIBED, are Def- endants, 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 September 27, 2022 , the following described property as set	forth in said Order or Final Judgment, to-wit: TRACT 12, STAGECOACH ESTATES, PHASE I, AN UN- RECORDED SUBDIVISION, MORE PARTICULARLY DE- SCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH- EAST CORNER OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, RUN THENCE NORTH 89° 32' 30" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 1237.30 FEET, RUN THENCE NORTH 17° 19' 05" EAST A DISTANCE OF 1145.83 FEET, RUN THENCE NORTH 43° 16' 25" WEST A DISTANCE OF 747.69 FEET, RUN THENCE NORTH 24° 56' 25" WEST A DISTANCE OF 1494.31 FEET, RUN THENCE NORTH 53° 37' 29" EAST A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, RUN THENCE NORTH 66° 52' 51" WEST A DISTANCE OF 882.24 FEET, RUN THENCE NORTH 65° 20' 19" EAST A DISTANCE OF 1500.0 FEET, RUN THENCE SOUTH 22° 17' 35" WEST A DISTANCE OF 876.16 FEET, RUN THENCE SOUTH 53° 37' 29" WEST A DISTANCE OF 272.52 FEET TO THE POINT OF BEGINNING; SUBJECT TO AN INGRESS- EGRESS EASEMENT ACROSS THE ENTIRE SOUTHEAST- ERLY 25.0 FEET THEREOF. TOGETHER WITH AN EASE- MENT FOR INGRESS-EGRESS AS DESCRIBED IN O.R. BOOK 1730, PAGE 1098, PUBLIC RE- CORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH

FIRST INSERTION	
OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN- KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT #1; UNKNOWN TENANT #2 N/K/A CORY COPELAND are the Defendants, Stacy M. Butterfield, the Polk County Clerk of Courts & Country Comptroller, will sell to the highest and best bidder for cash online at the following website: www.polk.realforeclose.com beginning at 10:00 a.m. EST on August 23, 2022 in accordance with Chapter 45, Florida Statutes, the following described prop- erty in Polk County, Florida, as set forth in the Final Judgment of Mortgage Foreclosure, to wit: THE SOUTH 1/2 OF THE WEST 100 FEET OF LOT 9, INMAN'S ALLOTMENT, AC- CORDING TO THE MAP OR PLAT THEREOF AS RECORD- ED IN PLAT BOOK 2, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA PROPERTY ADDRESS: 227 PALMETTO AVENUE NW, WINTER HAVEN, FLORIDA 33881 PARCEL IDENTIFICATION NUMBER: 26-28-20-559500-009060. THE SALE WILL BE MADE PURSU- ANT TO THE FINAL JUDGMENT. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER- SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDG- MENT.	IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: August 1, 2022 /s/ Ashland R. Medley, Esquire Ashland R. Medley, Esquire/ FBN: 89578 ASHLAND MEDLEY LAW, PLLC 3111 North University Drive, Suite 718, Coral Springs, FL 33065 Telephone: (954) 947-1524/ Fax: (954) 358-4837 Designated E-Service Address: FLEservice@AshlandMedleyLaw.com Attorney for the Plaintiff August 5, 12, 2022 22-01211K

FIRST INSERTION	
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to en- gage in business under the ficti- tious name of Grove Coast Lake Shop located at 769 N Lakeshore Blvd, in the County of Polk, in the City of Lake Wales, Florida 33853 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 1 day of August, 2022. Grove Coast LLC August 5, 2022 22-01193K	



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

00234

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

01084

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2021CA002302000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2, Plaintiff, vs. DESROY T. LEVY, ET AL. Defendants To the following Defendant(s): DEONE SHAYNA CANADY (UNABLE TO SERVE AT ADDRESS) Last Known Address: 2228 RALEIGH ST., HOLLYWOOD, FL 33020 1632 Additional Address: 20830 NW 23RD AVE., MIAMI GARDENS, FL 33056 1680 Additional Address: POE CANADY & ASSOCIATES, LLC 1317 EDGEWATER DRIVE SUITE 2773, ORLANDO, FL 32804 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 33, BLOCK A OF UN- RECORDED PORTION OF SECOND ADDITION TO WINSTON HEIGHTS, UNIT THREE: COMMENCE AT NORTHWEST CORNER OF LOT 24, BLOCK A, WIN- STON HEIGHTS, UNIT 3, A SUBDIVISION RECORDED IN PLAT BOOK 56, PAGE 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND RUN SOUTH 89°58'20" WEST 327.72 FEET; THENCE NORTH 0°19'30" WEST, 135.00 FEET FOR POINT OF BE- GINNING; THENCE SOUTH 83°05'30" WEST 99.06 FEET TO A POINT ON EASTERLY RIGHT OF WAY LINE OF MILNER DRIVE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE FOLLOWING A CURVE CONCAVE WESTERLY HA- VING A RADIUS OF 300 FEET THRU A CENTRAL ANGLE OF 12°24'51" AN ARC DIS- TANCE OF 65.00 FEET, SAID ARC HAVING A CHORD		
BEARING NORTH 12°51'39" WEST; THENCE NORTH 78°06'15" EAST 114.82 FEET; THENCE SOUTH 0°19'30" EAST 75.00 FEET TO POINT OF BEGINNING, AND BEING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. A/K/A 1123 MILNER DRIVE WEST, LAKELAND FL 33810		
has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CEN- TER DRIVE, SUITE #110, DEER- FIELD BEACH, FL 33442 on or before June 20, 2022 a date which is within thirty (30) days after the first publication of this Notice in the THE BUSINESS OBSERVER 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. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 12th day of May, 2022 STACY M. BUTTERFIELD POLK COUNTY CLERK OF COURT (SEAL) By Lori Armijo As Deputy Clerk J. Anthony Van Ness, Esq., VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH16788-21/ng August 5, 12, 2022		
22-01218K		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2018CA-004190-0000-00 FBC MORTGAGE, LLC, Plaintiff, vs. XIOMARA GAVILAN, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore- closure entered December 20, 2021 in Civil Case No. 2018CA-004190-0000- 00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein FBC MORT- GAGE, LLC is Plaintiff and XIOMARA GAVILAN, et al., are Defendants, the Clerk of Court, STACY BUTTER- FIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in ac- cordance with Chapter 45, Florida Statutes on the 2nd day of September, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 18, PATTERSON GROVES, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 138, PAGES 4 THROUGH 10,		
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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /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: MRSservice@mccalla.com Fla. Bar No.: 0146803 7015028 18-01219-2 August 5, 12, 2022		
22-01214K		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA000388000000 DIVISION: Civil Dv. 4 DELLA ESCOBIO, Plaintiff, v. A.J. MARTINO AS SUCCESSOR TRUSTEE OF THE FLORIDA LAND TRUST NO. 127 LAND TRUST AGREEMENT UTD NOVEMBER 2, 2009; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 representing tenants in possession, Defendants. TO Defendant Andrew "A.J." Martino as Successor Trustee of The Florida Land Trust No. 127 Land Trust Agreement UTD November 2, 2009, 1602 N. Florida Ave., Suite 102, Tampa, Florida 33602. YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property: Lot 134, of Unrecorded Clear- water Lake Estates, described as follows: The East 205.00 feet of the North 90.00 feet of the South 900.00 feet of the NE ¼ of the SW ¼ of Section 32, Town- ship 26 South, Range 25 East, in the Public Records of Polk Coun- ty, Florida has been filed against you and you are		
required to serve a copy of your written defenses, if any, to it on the plaintiff's attorney Sean P. Cronin, Esq., Stanton Cronin Law Group, PL, 6944 W. Line- baugh Ave., Suite 102, Tampa, Florida 33625, on or before 9-6-22, and file the original with the clerk of this court ei- ther before service on the plaintiff's at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint of 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of said Court on 7/29/22. Clerk of Circuit Court (SEAL) By: Kaylea Olivier Deputy Clerk Sean P. Cronin, Esq., Stanton Cronin Law Group, PL, 6944 W. Linebaugh Ave., Suite 102, Tampa, Florida 33625 August 5, 12, 2022		
22-01213K		

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 pursu- ant to a Final Judgment of Foreclosure dated May 24, 2022, and entered in 2021CA002742000000 of the Cir- cuit Court of the TENTH Judicial Circuit in and for Polk County, Flor- ida, 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, BENEFICIA- RIES, DEVISEES, GRANTEES, AS- SIGNEES, 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 DEVELOP- MENT; JAMES E. KERSEY, JR.; LIN- DA KERSEY; DAWN MUEHLER LEI- VA; MELANIE RUTH MOSS; SCOTT LEWIS MASON; TROY ALLEN MA- SON; CLERK OF COURT OF POLK COUNTY, FLORIDA; STATE OF FLORIDA DEPARTMENT OF REV- ENUE; 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 Au- gust 25, 2022, the following described property as set forth in said Final Judg- ment, to wit: ALL THAT CERTAIN PAR- CEL OF LAND SITUATE IN THE CITY OF LAKELAND, COUNTY OF POLK AND STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 103 OF		
FORESTGREEN 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. BE- ING 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 FOR- ESTGREEN DRIVE N, LAKE- LAND, FL 33811 Any person claiming an interest in the surplus from the sale, if any, oth- er than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Stat- utes, Section 45.031. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notification if the time before the scheduled ap- pearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2 day of August, 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 August 5, 12, 2022		
22-01217K		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2015CA002378000000 The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of The JPMorgan Chase Bank, National Association as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset- Backed Certificates, Series 2004-BC4, Plaintiff, vs. Ruth Mae Fields-Barnes, et al., Defendants. NOTICE IS HEREBY GIVEN pursu- ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2015CA002378000000 of the Circuit Court of the TENTH Ju- dicial Circuit, in and for Polk County, Florida, wherein The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of The JPMor- gan Chase Bank, National Association as Trustee for Specialty Underwriting and Residential Finance Trust Mort- gage Loan Asset- Backed Certificates, Series 2004-BC4 is the Plaintiff and Ruth Mae Fields-Barnes; Michelle R. Barnes; Unknown Tenant in Possession No. 1 are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose. com, beginning at 10:00 AM on the 8th day of September, 2022, the following		
described property as set forth in said Final Judgment, to wit: LOT 1 HEATH'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 10, 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 be- fore the clerk reports the surplus as unclaimed. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifica- tion if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 1st day of August, 2022. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDoes@brockandscott.com By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 Case No. 2015CA002378000000 File # 17-F00558 August 5, 12, 2022		
22-01210K		

FIRST INSERTION		
NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY CASE NO. 2022-CA-001424 Honorable Judge: Yancey PLANET HOME LENDING, LLC Plaintiff, vs. KENNETH ANTHONY; FELICIA ANTHONY; LONNIE B. ANTHONY, SR.; ET AL. Defendants, TO: LONNIE B. ANTHONY, SR, and UNKNOWN SPOUSE OF LONNIE B. ANTHONY, SR Last Known Address: 147 Sunset View Dr., Davenport, FL 33837 YOU ARE NOTIFIED that an ac- tion to Foreclose a Mortgage on the following property commonly known as 147 Sunset View Dr., Davenport, FL 33837 and more particularly described as follows: LOT 146, OF SUNSET RIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RE- CORDED IN PLAT BOOK 126, PAGE(S) 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA PARCEL ID: 27-26-18-704454-001460. has been filed against you and you are required to serve of a copy of your writ-		
ten defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attor- ney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before 9-2-2022, not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before ser- vice on the plaintiff's attorney or imme- diately 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED ON 27th day of July, 2022 STACY M. BUTTERFIELD, CPA POLK County Clerk of Court (SEAL) Asuncion Nieves As Deputy Clerk Matthew T. Wasinger, Esquire, the Plaintiff's attorney, 605 E. Robinson Street, Suite 730, Orlando, FL 32801 August 5, 12, 2022		
22-01219K		

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2019CA-003569-0000-00 PINGORA LOAN SERVICING, LLC, Plaintiff, vs. CHARLES V. WALL; KEATHEL CHAUNCEY ESQ., AS TRUSTEE, UNDER THE POLK 3 LAND TRUST; ESTATES OF AUBURNDALE HOMEOWNERS ASSOCIATION, INC, A FLORIDA NONPROFIT CORPORATION; UNKNOWN TENANT #1 IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY Defendants. NOTICE IS HEREBY GIVEN pursu- ant to an Order on Motion to Cancel and Reschedule Foreclosure Sale Date dated the 22nd day of July 2022, and entered in Case No. 2019CA-003569- 0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein PINGORA LOAN SERVICING, LLC is the Plain- tiff and ESTATES OF AUBURNDALE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NONPROFIT COR- PORATION C/O ARTEMIS LIFE- STYLES SERVICES, INC. KEATHEL CHAUNCEY ESQ., AS TRUSTEE, UNDER THE POLK 3 LAND TRUST UNKNOWN TENANT # 1 N/K/A THOMAS GRABOWSKI UNKNOWN TENANT # 2 N/K/A MICHELLE GRABOWSKI; and CHARLES V. WALL IN POSSESSION OF THE SUBJECT PROPERTY are defen- dants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bid- der for cash electronically at www.polk. realforeclose.com at, 10:00 AM on the 20th day of September 2022, the fol- lowing described property as set forth in said Final Judgment, to wit: LOT(S) 264 ESTATES OF AU-		
BURNDALE PHASE 2, AC- CORDING TO THE PLAT AS RECORDED IN PLAT BOOK 136, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS POLK COUNTY, FLORIDA. Property Address: 428 PALAS- TRO AVE AUBURNDALE, FL 33823 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2nd day of August 2022. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 20-01582 August 5, 12, 2022		
22-01216K		

FIRST INSERTION		
AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2020 CA 003280 Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of CSMC 2019-SPL1 Trust Plaintiff vs. LUIS VELEZ A/K/A LUIS A. VELEZ and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF LUIS VELEZ A/K/A LUIS A. VELEZ; THE ESTATE OF JOSE A. VELEZ; THE ESTATE OF IRAIDA VELEZ A/K/A IRAIDA V. VELEZ; UNKNOWN SPOUSE OF IRAIDA VELEZ A/K/A IRAIDA V. VELEZ; ASSOCIATION OF POINCIANA VILLAGES INC.; POINCIANA VILLAGE 5 ASSOCIATION INC.; POLK COUNTY CLERK OF COURT; MIDLAND FUNDING LLC; IRAIDA BARBOSA; WANDA BARBOSA; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property, Defendants Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Polk County, Florida will sell the following property situated in Polk County, Florida described as: LOT 28, BLOCK 747, POIN- CIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, AC- CORDING TO THE PLAT		
THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. at public sale, to the highest and best bidder for cash, at www.polk. realforeclose.com , at 10:00 a.m. on SEPTEMBER 9, 2022. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 12:00 P.M. (Noon) the day following the sale by cash or cashier's check. 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 pub- lished 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff By WILLIAM NUSSBAUM, III, ESQUIRE Florida Bar No. 66479 August 5, 12, 2022		
22-01224K		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 53-2019-CA-004652 NAVY FEDERAL CREDIT UNION, Plaintiff, vs. ADAM J. ACREMAN, et al., Defendants. NOTICE IS HEREBY GIVEN pursu- ant to a Summary Final Judgment of Foreclosure entered July 18, 2022 in Civil Case No. 53-2019-CA-004652 of the Circuit Court of the TENTH Ju- dicial Circuit in and for Polk County, Bartow, Florida, wherein NAVY FED- ERAL CREDIT UNION is Plaintiff and ADAM J. ACREMAN, et al., are Defen- dants, the Clerk of Court, STACY BUT- TERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in ac- cordance with Chapter 45, Florida Statutes on the 1st day of September, 2022 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 13, Block B, Montclair, ac- cording to the map or plat there- of as recorded in Plat Book 47, Page 2, 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 Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /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: MRSservice@mccalla.com Fla. Bar No.: 0146803 7014987 20-00719-4 August 5, 12, 2022		
22-01215K		

FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2018CA002402000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR6, Plaintiff, vs. ELIZABETH SONE A/K/A ANA ELIZABETH SONE, et al. Defendants NOTICE IS HEREBY GIVEN that pursuant to an Order Rescheduling Foreclosure Sale entered July 19, 2022 in Case No. 2018CA002402000000 in the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR6 ("Plaintiff") and ELIZABETH SONE A/K/A ANA ELIZABETH SONE; WIDES A. MARTE A/K/A WIDES MARTE, AS AN ACCOMODATION PARTY; ASSOCIATION OF POINCIANA VILLAGES, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.; REAL TIME RESOLUTIONS, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA ("Defendants"). Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com , at 10:00	a.m., on the 2ND day of SEPTEMBER, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 7, BLOCK 1002, POINCIANA, NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, INCLUSIVE, 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 28th day of July, 2022. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ J. Anthony Van Ness J. Anthony Van Ness, Esq. Florida Bar #: 391832 Email: TVanness@vanlawfl.com PHH11417-18/sap August 5, 12, 202222-01189K

FIRST 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. 532021CA002890000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WILLIE J. MILES, JR.; CITY OF POLK CITY, FLORIDA; KENNETH LAMAR SMITH; FREDERICK GENE SMITH; UNKNOWN SPOUSE OF FREDERICK GENE SMITH; CHARLENE MARIA MILES; 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 June 24, 2022 and an Order Resetting Sale dated July 21, 2022 and entered in Case No. 532021CA002890000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and WILLIE J. MILES, JR.; CITY OF POLK CITY, FLORIDA; KENNETH LAMAR SMITH; FREDERICK GENE SMITH; UNKNOWN SPOUSE OF FREDERICK GENE SMITH; CHARLENE MARIA MILES; 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 September 6, 2022 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 20 AND A PORTION OF LOT 21, BLOCK 91, AMENDED MAP OF POLK CITY, AC-	CORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID PORTION OF LOT 21 BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20 AND RUNNING NORTH ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 25.0 FEET; THENCE WESTERLY 151.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 20, THENCE EASTERLY ALONG THE NORTHERLY LOT LINE OF SAID LOT 20 TO THE POINT OF BEGINNING. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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. DATED 7/27/22. 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 1463-180400 / SM2 August 5, 12, 202222-01190K

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 Impressive Comic Books located at 912 Cambridge Dr., in the County of Polk, 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 1 day of August, 2022. Gary Kendra August 5, 202222-01209K

FIRST INSERTION	
Notice is hereby given that CLEMENT A CORNEJO, OWNER, desiring to engage in business under the fictitious name of BETHESDA POOL CLEANING located at 4030 N 10TH ST., HAINES CITY, FLORIDA 33844 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. August 5, 202222-01206K	

FIRST INSERTION	
Notice is hereby given that KAREN MARIE LLAGUNO, OWNER, desiring to engage in business under the fictitious name of MASSAGE & FACIALS BY KAREN located at 501 SWEET BAY CIRCLE, #501, WINTER HAVEN, FLORIDA 33884 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. August 5, 202222-01200K	

FIRST INSERTION	
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2019-CA-000873 WELLS FARGO BANK, N.A., Plaintiff, vs. GEORGE E. JENKINS A/K/A GEORGE JENKINS, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 13, 2022, and entered in Case No. 53-2019-CA-000873 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and George E. Jenkins a/k/a George Jenkins, Judy Jenkins, Florida Housing Finance Corporation, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com , Polk County, Florida at 10:00am EST on the August 30, 2022 the following described property as set forth in said Final Judgment of Foreclosure: LOTS 19, 20, 21 AND 22, BLOCK 6, AVON VILLA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 18, PAGE 5, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 4644 S. GARY AVE, LAKELAND, FL 33813 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 29 day of July, 2022. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. CT - 19-003341 August 5, 12, 202222-01203K	

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA-001499-0000-00 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ROHN D. GARDIN, et al., Defendants. TO: ROHN D. GARDIN Last Known Address: 8141 BRISTOL BAY AVE, LAKELAND, FL 33810 Current Residence Unknown UNKNOWN TENANT Current Residence: 8141 BRISTOL BAY AVE, LAKELAND, FL 33810 UNKNOWN SPOUSE OF ROHN D. GARDIN Last Known Address: 8141 BRISTOL BAY AVE, LAKELAND, FL 33810 Current Residence Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 113, DEVONSHIRE MANOR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 122, PAGE 25, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff,	whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before August 26, 2022, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) 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. WITNESS my hand and the seal of this Court this 20th day of July, 2022. STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By Lori Armijo As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, P.O. BOX 771270, CORAL SPRINGS, FL 33077 22-00574 August 5, 12, 202222-01204K

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 53-2022-CA-001308 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JAIRO ESTEBAN BENAVIDES CASAS, et al. Defendants. To: JAIRO ESTEBAN BENAVIDES CASAS 575 TORTUGAS STREET, HAINES CITY, FL 33844 LAURA ELIZABETH CASAS BOHORQUEZ 575 TORTUGAS STREET, HAINES CITY, FL 33844 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 101, ORCHID TERRACE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 176, PAGES 1 THROUGH 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins,	McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 8/26/22 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 20 day of July, 2022. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Kaylea Olivier Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 6998980 22-00290-1 August 5, 12, 202222-01194K

FIRST INSERTION	
Notice is hereby given that VALLE PLATEADO, LLC, OWNER, desiring to engage in business under the fictitious name of AGUA DE CIELO located at 188 FOXTAIL LOOP, DAVENPORT, FLORIDA 33837 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. August 5, 202222-01208K	

FIRST INSERTION	
Notice is hereby given that AARON SHAD JUSTICE, OWNER, desiring to engage in business under the fictitious name of AARON JUSTICE WELLNESS located at 6324 SILVER LAKES DRIVE EAST, LAKELAND, FLORIDA 33810 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. August 5, 202222-01205K	

FIRST INSERTION	
AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2022CA-001911-0000-00 AVAIL 1 LLC, a Delaware limited liability company, Plaintiff, vs. ESTATE OF KATHERINE S. MILLER, DECEASED THE HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KATHERINE S. MILLER, DECEASED, et al, Defendants. TO: ESTATE OF KATHERINE S. MILLER, DECEASED THE HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KATHERINE S. MILLER, DECEASED. 409 Willow Run Lakeland, Florida 33813 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida: Lot 28, WILLOW RUN, According To The Plat Thereof, As Recorded In Plat Book 68, Page 9, 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 the action, on Ritter, Zaretsky, Lieber & Jaime, LLP, Attorneys for Plaintiff, whose address is 2800 Biscayne Boulevard, Suite 500, Miami, Florida 33137, Attn. Vivian A. Jaime, Esq., and file the original with the Clerk within 30 days after the first publication of this notice in the BUSINESS OBSERVER, on or before 9-5-22, 2022; otherwise a default and a judgment may be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS MY HAND AND SEAL OF SAID COURT SAID ON 7/28/22. STACY M. BUTTERFIELD As Clerk of said Court (SEAL) By Kaylea Olivier Deputy Clerk Ritter, Zaretsky, Lieber & Jaime, LLP, Attorneys for Plaintiff, 2800 Biscayne Boulevard, Suite 500, Miami, Florida 33137, Attn. Vivian A. Jaime, Esq. August 5, 12, 202222-01195K	

FIRST INSERTION	
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2021-CA-002923 WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST GILBERT S. BINSTED AKA GILBERT SALVATORE BINSTED, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 6, 2022, and entered in Case No. 53-2021-CA-002923 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A. , is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Gilbert S. Binsted aka Gilbert Salvatore Binsted, deceased, Monica Keenan, Marcia Nellos, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com , Polk County, Florida at 10:00am EST on the August 23, 2022 the following described property as set forth in said Final Judgment of Foreclosure: LOT 7 OF UNRECORDED EN-	CHANTED OAKS DESCRIBED AS: THE SOUTH 85 FEET OF THE NORTH 355 FEET OF THE EAST 140 FEET OF THE WEST 470 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 24 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 1118 TRIMBLE DRIVE LAKELAND FL 33801 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 29 day of July, 2022. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar #16141 CT - 21-006336 August 5, 12, 202222-01202K

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2021CA003316 Division 15 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18 Plaintiff, vs. LAWRENCE E. LUCAS AND CRYSTAL A. LUCAS , et al. Defendants. TO: UNKNOWN SPOUSE OF CRYSTAL A. LUCAS LAST KNOWN ADDRESS: 4936 SW 30TH TERRACE FORT LAUDERDALE, FL 33312 CRYSTAL A. LUCAS BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 4936 SW 30TH TERRACE FORT LAUDERDALE, FL 33312 You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: CONDOMINIUM UNIT 104, BUILDING 4295, SUNSET LAKES, CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEROF RECORDED IN OFFICIAL RECORD BOOK 6846, PAGE 101, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.	commonly known as 4295 SUMMER LANDING DR APT 104, LAKELAND, FL 33810 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 8/18/2022, (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: July 12, 2022. CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (COURT SEAL) By: /s/ Asuncion Nieves Deputy Clerk Ryan Sutton Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 298100/2117163/wlp August 5, 12, 202222-01191K

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

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2022CA001787 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2017-RPL2, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JAMES E. DAVIS, JR. a/k/a JAMES DAVIS, JR., DECEASED; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). TO: UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, AS- SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UN- KNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UN- DER, OR AGAINST THE ESTATE OF JAMES E. DAVIS, JR. a/k/a JAMES			
DAVIS, JR., DECEASED Last Known Address: UNKNOWN TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM- ANTS 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, grant- ees, assignees, lienors, creditors, trust- ees, and all parties claiming an interest by, through, under or against the De- fendants, who are not known to be dead or alive, and all parties having or claim- ing to have any right, title or interest in the property described in the mortgage being foreclosed herein YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in POLK County, Florida, le- gally described as: LOT 32 OF THE REPEAT OF PINE TERRACE SUBDIVI- SION, AS SHOWN BY MAP OR PLAT THEREOF RE- CORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 35, PAGE 22. This property is located at the street ad- dress of: 1015 Inman Terrace, Winter- haven, FL 33881 YOU ARE REQUIRED to serve a copy of your written defenses on			
STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (COURT SEAL) Attorney for Plaintiff: Annalise Hayes DeLuca, Esq. Audrey J. Dixon, Esq. Ashley Elmore Drew, Esq. MCMICHAEL TAYLOR GRAY, LLC Attorney for Plaintiff 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: 404.474.7149 Email: ServiceFL@mtglaw.com August 5, 12, 202222-01192K			

FIRST INSERTION			
Notice of Self Storage Sale Please take notice A+ Storage - Win- ter Haven located at 2700 Eloise Loop Road, Winter Haven, FL 33884 intends to hold a sale to sell the property stored at the Facility by the below list of Oc-			
cupant who is in default at an Auction. The sale will occur as an online auc- tion via www.storageauctions.com on 8/22/2022 at 11:00am. Unless stated otherwise the description of the con- tents are household goods and furnish-			
ings. Desirae Padgett unit #3361; Pablo Varando unit #705. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. August 5, 12, 202222-01198K			

SUBSEQUENT INSERTIONS

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY CASE NO. 53-2022-CA-001349 NAVY FEDERAL CREDIT UNION, Plaintiff, vs. MICHAEL S. MCHENRY A/K/A MICHAEL SHAWN MCHENRY, et al. Defendants. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF PATRICK J. MCHENRY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: LOT 47, RIDGEWOOD LAKES VILLAGE 6, ACCORDING TO THE MAP OR PLAT THERE- OF, AS RECORDED IN PLAT BOOK 115, PAGE 28 AND 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you writen defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Col- lins, Attorney for Plaintiff, whose ad- dress is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 8-26-22, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer (Polk) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- mand in the complaint. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court this 20 day of July, 2022. Stacy M. Butterfield Clerk of the Court (SEAL) By: Kaylea Olivier As Deputy Clerk McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, 225 East Robinson Street, Suite 155, Orlando, FL 32801 6997866 22-00268-1 July 29; Aug. 5, 202222-01162K			
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.: 2020CA000409000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. LUIS KARRY AYALA; CITY OF LAKELAND, FLORIDA; MARK RAMNAUTH; THE UNKNOWN SPOUSE OF MARK RAMNAUTH; UNKNOWN TENANT whose name is fictitious to account for parties in possession Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on July 7, 2022 in Civil Case No. 2020CA000409000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and LUIS KARRY AY- LA; MARK RAMNAUTH; CITY OF LAKELAND, FLORIDA; UNKNOWN TENANT N/K/A RICARDO RODRI- GUEZ are Defendants. The Clerk of the Court, Stacy M. But- terfield, CPA will sell to the highest bid- der for cash at www.polk.realforeclose. com on August 11, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judg- ment, to wit: LOT 3, BLOCK C, NORTH FLORIDA HEIGHTS, AC- CORDING TO THE MAP OR PLAT THEREOF, AS RECORD- ED IN PLAT BOOK 15, PAGE 18, 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 21 day of July, 2022. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman Date: 2022-07-21 11:01:07 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1454-600B July 29; Aug. 5, 202222-01151K			
SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2022CA001532000000 HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1, Plaintiff, vs. UNKNOWN HEIRS OF MARIA G. WALLS, ET AL. Defendants To the following Defendant(s): UNKNOWN HEIRS OF MARIA G. WALLS (CURRENT RESIDENCE UNKNOWN) Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 9, SOUTH LAKELAND HEIGHTS UNIT #3, ACCORD- ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 28, PUBLIC RE- CORDS OF POLK COUNTY, FLORIDA. A/K/A 4508 S REMINGTON RD, LAKELAND FL 33813 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose ad- dress is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 8-25- 22 a date which is within thirty (30) days after the first publication of this Notice in the THE BUSINESS OB- SERVER 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 de- manded in the complaint. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 19th day of July, 2022 STACY M. BUTTERFIELD POLK COUNTY CLERK OF COURT By /s/ Kaylea Olivier As Deputy Clerk J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH17165-22/ng July 29; Aug. 5, 202222-01166K			

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT, TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2021-CC-005373 ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation, Plaintiff, v. FRENCH BOLEN, KNOWN HEIR OF COYET BOLEN, DECEASED, et al., Defendant. NOTICE IS HEREBY given pursu- ant to a Final Summary Judgment of Foreclosure dated July 22, 2022 and entered in Case No. 2021-CC-005373, in the County Court in and for Polk County, Florida wherein ASSOCIA- TION OF POINCIANA VILLAGES, INC., is the Plaintiff and FRENCH BOLEN, KNOWN HEIR OF COYET BOLEN, DECEASED, THE UN-			
KNOWN HEIRS, GRANTEES, DEVI- SEES, LIENERS, TRUSTEES, AND CREDITORS OF COYET BOLEN, DECEASED are the Defendants, I will sell to the highest bidder online at www.polk.realforeclose.com , at 10:00 A.M. on the 25th day of August, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 414, VILLAGE 7, NEIGHBORHOOD 2 WEST, POINCIANA SUBDIVISION, according to the map or plat thereof, recorded in Plat Book 58, Page 2, of the Public Records of Polk County, FL. Parcel Identification Num- ber:28-27-33-934460-414020. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.			
If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 1st day of August, 2022. /s/ Michael J. McCabe Michael J. McCabe, Esq. Florida Bar No. 0021108 McCabe & Ronsman 110 Solana Road, Suite 102 Ponte Vedra Beach, Florida 32082 service@flclegal.com August 5, 12, 202222-01201K			

SUBSEQUENT INSERTIONS

SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-0025150000XX IN RE: ESTATE OF HELEN JOAN POULOS Deceased. The administration of the estate of HELEN JOAN POULOS, deceased, whose date of death was May 27, 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 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 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 July 29, 2022. KAREN LEE HAWKINS Personal Representative 7569 Oxford Garden Circle Apollo Beach, FL 33572 JORDAN G. LEE Attorney for Personal Representative Florida Bar No. 10209 Shutts & Bowen, LLP 4301 W. Boy Scout Blvd., Suite 300 Tampa, FL 33607 Telephone: (813) 227-8183 Email: jlee@shutts.com Secondary Email: cgrant@shutts.com July 29; Aug. 5, 202222-01176K			
SECOND INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP-2001 Division PROBATE IN RE: ESTATE OF GARY HENRY ODELL Deceased. The administration of the estate of Gary Henry Odell, deceased, whose date of death was September 27, 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 repre- sentative'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 WITH- IN 3 MONTHS AFTER THE DATE OF THIS 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 July 29, 2022. Personal Representative: Daniel Medina Personal Representative Attorney for Personal Representative: Daniel Medina, B.C.S. Florida Bar Number: 0027553 MEDINA LAW GROUP, P.A. 402 S. Kentucky Ave, Suite 660 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com sam@medinapa.com Secondary E-Mail: sam@medinapa.com July 29; Aug. 5, 202222-01170K			

SECOND INSERTION			
has been filed against you and you are required to serve a copy of your writen defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con- gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 8/22/22/ (30 days from Date of First Publica- tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or im- mediately 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin- istrator, 255 N. Broadway Avenue, Bar- tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at County, Florida, this 15th day of July, 2022. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: Kaylea Olivier DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-021891 July 29; Aug. 5, 202222-01153K			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532022CA001489000000 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-GS4 Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF JAIME RIVAS, DECEASED, ET AL. Defendants. TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF JAIME RIVAS, DECEASED, Current Residence Unknown, but whose last known address was: 2266 BLACKWOOD DR, MULBERRY, FL 33860-5501 -and- ANA ESTER RIVAS, Current residence unknown, but whose last known address was:			
2266 BLACKWOOD DR, MULBERRY, FL 33860-5501 -and- MIGUEL ANGEL RIVAS, Current residence unknown, but whose last known address was: 453 N BUSINESS IH 35 APT 610, NEW BRAUNFELS, TX 78130-7885 YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow- ing property in Polk County, Florida, to-wit: LOT 72 OF PRESERVE AT SUNDANCE PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGE(S) 44 AND 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 8-29-22 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney			
or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the com- plaint petition. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave- nue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notification if the time before the scheduled ap- pearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of the Court on this 21st day of July, 2022. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: Kaylea Olivier Deputy Clerk eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000007707 July 29; Aug. 5, 202222-01178K			

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION Case No.: 53-2020-CA-002805 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCMBI TRUST, Plaintiff, RAMYAR MAJIDI AZAD, ET AL., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Mortgage Foreclosure dated June 14, 2022, and entered in Case No. 2020-CA-002805 of the Circuit Court of the Tenth 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 THE ASPEN GROWTH IV TRUST A DELAWARE STATUTORY TRUST is Plaintiff, and RAMYAR MAJIDI AZAD, ELHAM SOLTANI, UNKNOWN TENANT I AND UNKNOWN TENANT II are Defendants. Stacy M. Butterfield, CPA as the Clerk of the Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com with the sale to begin at 10:00 a.m. or as soon thereafter as is practicable, on August 15, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 77, VINTAGE VIEW, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 128,	PAGE(S) 19 THROUGH 22, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX ID NO.: 24-29-16-284562-000770 ADDRESS: 2925 Vintage View Circle, Lakeland, FL 33812 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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: July 20, 2022 /s/ Sean K. Mills Sean K. Mills, Esq. O'KELLEY & SOROHAN, LLC 301 E. Pine Street, Suite 125 Orlando, FL 32801 Phone: (407) 475-5350 Facsimile: (407) 475-5355 Florida Bar No.: 59342 July 29; Aug. 5, 2022 22-01188K

SECOND INSERTION	
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2019-CA-004811 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-NR1 MORTGAGE-BACKED NOTES, SERIES 2018-NR1, Plaintiff, vs. NAOMI B. BOATFIELD AKA NAOMI BOATFIELD, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 29, 2022, and entered in Case No. 53-2019-CA-004811 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-NR1 Mortgage-Backed Notes, Series 2018-NR1, is the Plaintiff and Naomi B. Boatfield aka Naomi Boatfield, Robert K. Boatfield aka Robert Boatfield, 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 August 15, 2022 the following described property as set forth in said Final Judgment of Foreclosure: COMMENCE AT THE SOUTHWEST CORNER OF LOT 91 OF WINONA PARK REALTY AND FRUIT COMPANY SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 62, PUBLIC RECORDS OF POLK COUNTY, FLOR-	IDA, LYING IN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 25 EAST; THENCE RUN SOUTH 89 DEGREES 58 MINUTES EAST 410 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 217.80 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES EAST 100 FEET; THENCE RUN SOUTH 217.80 FEET; THENCE RUN NORTH 89 DEGREES 58 MINUTES WEST 100 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES. A/K/A 345 BOLANDER ROAD, AUBURNDALE FL 33823 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 22 day of July, 2022. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 19-024348 July 29; Aug. 5, 2022 22-01168K

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO FLORIDA STATUTES, CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA Case No. 2021CC0064040000LK Civil Division Landlord/Tenant Action OSPREY LINKS, LLC, d/b/a SCHALAMAR CREEK, Plaintiff, v. ALAN EDWARD COFFEY; IF DECEASED, ALL BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF ALAN EDWARD COFFEY, AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, ELLEN E. COFFEY; IF DECEASED, ALL BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF ELLEN E. COFFEY, AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED AND WELLS FARGO BANK, N.A. f/k/a WACHOVIA BANK NA, Defendants. NOTICE IS GIVEN that pursuant to a Final Judgment for Damages and Foreclosure of Lien dated July 8, 2022, in the above-styled cause, and published in the Business Observer, I will sell to the highest and best bidder for cash at: www.polk.realforeclose.com, on the 30th day of August, 2022 beginning at 10:00 a.m., the following described property: The mobile home located on Plaintiff's property at 4770,	Devonwood Court, Lot #722, Lakeland, Florida 33801, a 2004 PALH Mobile Home, VIN #PH0615372AFL, Title #0091103812, VIN #PH-0615372BFL, Title #0091103861 and VIN #PH0615372CFL, Title #0091103909. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ J. Matt Bobo J. Matt Bobo Florida Bar No. 0113526 J. Allen Bobo Florida Bar No. 0356980 LUTZ, BOBO & TELFAIR, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236-5575 Telephone: (941) 951-1800 Facsimile: (941) 366-1603 Attorneys for Plaintiff mbobo@lutzbobo.com jabobo@lutzbobo.com July 29; Aug. 5, 2022 22-01169K

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2019 CA4535 INNOVA INVESTMENT GROUP, LLC, and MACANA INVESTMENTS, LLC Plaintiffs, vs. JORDAN SOLOMON; UNKNOWN SPOUSE OF JORDAN SOLOMON; DEBRA CHAVIS; UNKNOWN SPOUSE OF DEBRA CHAVIS; HORLANDO ARTEAGA, JOSE GUADALUPE RIVERA ARREDONDO, together with any heirs, devisees, grantees, Assignees, creditors, lienors, or trustees of said defendant(s), and all other persons claiming by, Through, under or against defendants; and, ANY UNKNOWN TENANT IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure rendered on June 30, 2022, entered in Case No. 2019-CA-4535, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Inno-va Investment Group, LLC and Macana Investments, LLC, are the Plaintiffs and JORDAN SOLOMON; UNKNOWN SPOUSE OF JORDAN SOLOMON; DEBRA CHAVIS; UNKNOWN SPOUSE OF DEBRA CHAVIS; HORLANDO ARTEAGA, JOSE GUADALUPE RIVERA ARREDONDO and UNKNOWN TENANT IN POSSESSION are the Defendants. Pursuant to said Final Judgment, the Clerk of the Court for Polk County will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 a.m. on August 29, 2022, the following described property as set forth in the Final Judgment of Foreclosure, to wit: LOT 11, BLOCK 18, WESWEGO	SUBDIVISION, UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 12, AT PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Address: 1139 North Swindell Avenue, Lakeland, FL 33805 IF YOU ARE A PERSON CLAIMING AN INTEREST OR RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF THE COURT NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, 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 July 9, 2022 By: /s/ Matthew Estevez Matthew Estevez, Esq. Florida Bar No. 027736 Matthew Estevez, P.A. 9600 NW 25th Street, Suite 2A Doral, Florida 33172 Telephone: (305) 846-9177 Designated E-mail: mse@mattestevex.com July 29; Aug. 5, 2022 22-01161K

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 53-2022-CA-000193 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-3, Plaintiff, vs. HUGO H. LEPE VILLATORO A/K/A HUGO H. LEPE-VILLATORO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 17, 2022, and entered in 53-2022-CA-000193 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-3 is the Plaintiff and HUGO H. LEPE VILLATORO A/K/A HUGO H. LEPE-VILLATORO; UNKNOWN SPOUSE OF HUGO H. LEPE VILLATORO A/K/A HUGO H. LEPE-VILLATORO N/K/A BERENA CASTELLANOS; SOUTHWIND HOME OWNERS ASSOCIATION OF SOUTH LAKELAND, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on August 16, 2022, the following described property as set forth in said Final Judgment, to wit:	LOT 2, SOUTHWIND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, AT PAGE(S) 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 5980 SOUTHWIND DR, MULBERRY, FL 33860 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 26 day of July, 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 21-141396 - CaB July 29; Aug. 5, 2022 22-01177K

SECOND INSERTION	
NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2021CA001566 DEL WEBB ORLANDO HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. JAMIE M. WARD & UNKNOWN SPOUSE OF JAMIE M. WARD & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants. Notice is given that under a Final Summary Judgment dated July 12, 2022, and in Case No. 2021CA001566 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which DEL WEBB ORLANDO HOMEOWNERS ASSOCIATION, INC., the Plaintiff and JAMIE M. WARD & UNKNOWN SPOUSE OF JAMIE M. WARD the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00 a.m. on October 6, 2022, the following described property set forth in the Final Summary Judgment: Lot 123, of Ridgewood Lakes Village 3A, according to the plat thereof as recorded in Plat Book 143, Pages 6 through 12 of the	Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand this 26th day of July 2022. By: /s/ Sarah E. Webner Sarah E. Webner, Esq. Florida Bar No. 92751 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff July 29; Aug. 5, 2022 22-01179K

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 532019CA004640000000 DIVISION: 7 Nationstar Mortgage LLC d/b/a Mr. Cooper Plaintiff, -vs.- Jerry Robert West; Keith Alan West a/k/a Keith A. West; Unknown Spouse of Jerry Robert West; Unknown Spouse of Keith Alan West a/k/a Keith A. West; Connect Credit Union, Successor in Interest to First & Seventh Districts D.O.T. Employees Credit Union; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 532019CA004640000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Jerry Robert West 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 6, 2022, the following described property as set forth in said Final Judgment, to-wit: THE SOUTH ONE-HALF OF LOT 1, BLOCK P, OF THE MITCHELL AND FRENCH'S ADDITION TO THE TOWN OF FORT MEADE, FLORIDA, AS RECORDED IN DEED BOOK L, PAGE 302, 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 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 19-321719 FCO1 CXE July 29; Aug. 5, 2022 22-01187K

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2016CA001950000000 US BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB 9, Plaintiff, vs. MARY L. HARRIS A/K/A MARY HARRIS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 24, 2021, and entered in 2016CA001950000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9 is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MARY L. HARRIS A/K/A MARY HARRIS, DECEASED; NANCY HARRIS-JACKSON; DENA HARRIS; REGINA HARRIS; and JUSTIN HARRIS are the Defendant(s). 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 August 15, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 68, LAKE DEESON ESTATES, UNRECORDED: COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND DEFLECT 76° 48' 30"	RIGHT FROM THE WEST BOUNDARY THEREOF; RUN THENCE NORTHEASTERLY 51.35 FEET TO THE POINT OF BEGINNING; THENCE DEFLECT 76° 48' 30" LEFT AND RUN NORTHERLY 145 FEET; THENCE DEFLECT 76° 48' 30" RIGHT AND RUN NORTHEASTERLY 108.00 FEET; THENCE DEFLECT 103° 11' 30" RIGHT AND RUN SOUTHERLY 145 FEET; THENCE DEEFLECT 76° 48' 30" RIGHT AND RUN SOUTHWESTERLY 108 FEET TO THE POINT OF BEGINNING. Property Address: 1803 LAKE DEESON DR, LAKELAND, FL 33805 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 21 day of July, 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 16-014204 - NaC July 29; Aug. 5, 2022 22-01152K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

Business Observer

164671

SECOND INSERTION

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“**Board**”) for the Solterra Resort Community Development District (“**District**”) will hold the following two public hearings and a regular meeting on Thursday, August 25, 2022, at 9:30 a.m., and at the Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment ⁽¹⁾
Per Platted Lot	1071	1.0	\$2,738.57
Per Platted Lot – Solterra Springs	118	1.0	\$2,121.49

⁽¹⁾Annual O&M Assessment may also include County collection costs and early payment discounts.

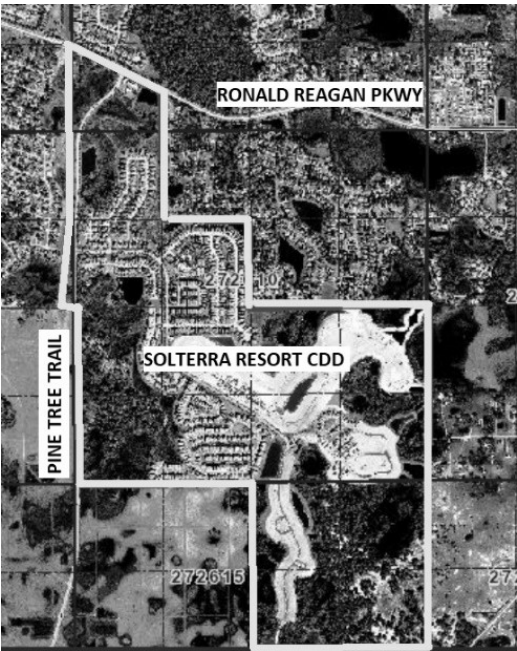
The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2022/2023, and any portion of the District’s Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting DPF&G Management and Consulting, LLC, Ph: 321-263-0132 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

District Manager



July 29; Aug. 5, 2022

22-01155K

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH CIRCUIT COURT IN AND FOR POLK COUNTY, STATE OF FLORIDA PROBATE DIVISION FILE NO: 22-CP-001205 IN RE: ESTATE OF MARK WILLIAM DOAN, Deceased.

The administration of the Estate of MARK WILLIAM DOAN, deceased, whose date of death was October 7, 2021, File Number 532022CP001205, is pending in the Circuit Court for 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 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 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 MARK WILLIAM DOAN’S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 29 day of July, 2022.

Paul M. Doan
Personal Representative
Gerald L. Hemmess, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 600
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemmess.com
July 29; Aug. 5, 2022 22-01163K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO: 22-CP-00260 IN RE: ESTATE OF SANDRA F. KELLY Deceased.

The administration of the Estate of SANDRA F. KELLY, deceased, whose date of death was June 4, 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.

NAME OF PERSONAL REPRESENTATIVE: STEPHEN WAYNE ROSS, ADDRESS: 5466 Morgan Road, Lakeland, FL 33810. RELATIONSHIP: SON OF DECEDENT.

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 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 DECEDENT’S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 29 day of July 2022.

Personal Representative: STEPHEN WAYNE ROSS
5466 Morgan Road
Lakeland, FL 33810
Attorney for Personal Representative: JOHN A. GALLAGHER, ESQ.
Florida Bar Number: 0592544
John A. Gallagher, P.A.
2833 W. Campbell Road
Lakeland, FL 33810
Telephone: (863) 529-9883
E-Mail: jackiegallagher1776@gmail.com
July 29; Aug. 5, 2022 22-01167K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2022-CP-000689 IN RE: ESTATE OF LEONARD JAMES THOMPSON Deceased.

The administration of the estate of Leonard James Thompson, deceased, who died January 9, 2022, 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, who have 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 DATE OF 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 who have claims or demands against the decedent’s estate

must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTHWITHSTANDING 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: July 29, 2022.

Personal Representative: /s/ Scott R. Willick
SCOTT R. WILICK
P.O. Box 530021
Orlando, FL 32853-0021
Attorney for Personal Representative: /s/ Scott R. Willick
SCOTT R. WILICK
Florida Bar Number: 832960
P.O. Box 530021
Orlando, FL 32853-0021
(407) 896-1107
Email: scottwillick@willicklegal.com
July 29; Aug. 5, 2022 22-01157K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 1688XX Division Probate IN RE: ESTATE OF GREGORY SHAWN HAYCRAFT Deceased.

The administration of the estate of Gregory Shawn Haycraft, deceased, whose date of death was March 14, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 29, 2022.

Personal Representative: Vanessa Haycraft
2141 Night Hawk Drive
Haines City, Florida 33844
Attorney for Personal Representative: Tracy Hensel, M.D., J.D., Attorney
Florida Bar Number: 127358
HENSEL BAILEY & HARRIS, PA
701 13th Street
St. Cloud, FL 34769
Telephone: (407) 957-9686
Fax: (407) 386-7451
E-Mail: tracy@hbhlawfl.com
Secondary E-Mail: rachel@hbhlawfl.com
July 29; Aug. 5, 2022 22-01156K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2022-CP-002322-0000-XX Division: Probate IN RE: ESTATE OF PRISCILLA R. SWANSON, Deceased

The administration of the Estate of Priscilla R. Swanson, deceased, whose date of death was June 19, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., 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 July 29, 2022.

Personal Representative: John B. Swanson
21 Paper Mill Road
Marlborough, CT 06447
Attorney for Personal Representative: Mark E. Clements
Attorney for Personal Representative
Florida Bar No. 276774
310 East Main Street
Lakeland, Florida 33801
Telephone: (863) 687-2287
Email: mclements@mclements.com
Secondary Email: abaustert@mclements.com
July 29; Aug. 5, 2022 22-01164K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-2559 Section: 14 IN RE: ESTATE OF DAWN MARIE MEEK, a/k/a DAWN M. MEEK, a/k/a DAWN LEWIS, a/k/a DAWN MORRISON, Deceased.

The administration of the estate of DAWN MARIE MEEK a/k/a DAWN M. MEEK a/k/a DAWN LEWIS a/k/a DAWN MORRISON, deceased, whose date of death was March 17, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, Case No.: 22-CP-002559, the address of which is Polk County Clerk of Court, 255 N. Broadway Avenue, Bartow, Florida 33830. The name and address of the personal representative and the personal representative’s attorney are set forth below.

All creditors of the decedent and other persons who have claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with the 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 person having claims or demands against decedent’s estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS July 29, 2022 .

Personal Representative: Shayla Meek-Watts
204 NE 1st Avenue
Mulberry, FL 33860
(863) 812-3320
Attorney for Personal Representative: THEODORE N. TAYLOR, ESQUIRE
LAW OFFICE OF THEODORE N. TAYLOR, P.A.
202 South Collins Street
Plant City, FL 33563
(813) 752-5633
Email: ttaylor@tntpalaw.com
Fla. Bar No.: 261319
July 29; Aug. 5, 2022 22-01158K

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. 2018CA004465000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-24CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-24CB, Plaintiff, vs. GREENHOUSE REAL ESTATE HOLDINGS 4 LLC; VIANNEY CAMPOVERDE-AMARO; WILSON CAMPOVERDE; POITRAS ESTATES HOMEOWNERS ASSOCIATION, INC.; BANK OF AMERICA, N.A.; 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 July 15, 2022, and entered in Case No. 2018CA004465000000 of the Circuit Court in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-24CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-24CB is Plaintiff and GREENHOUSE REAL ESTATE HOLDINGS 4 LLC; VIANNEY CAMPOVERDE-AMARO; WILSON CAMPOVERDE; POITRAS ESTATES HOMEOWNERS ASSOCIATION, INC.; BANK OF AMERICA, N.A.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-

TION, 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 29, 2022 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 142, POITRAS ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 21, 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.

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 7/27/22.

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
1496-178243 / SM2
July 29; Aug. 5, 2022 22-01180K

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.



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)*

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.

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.

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.

