

POLK COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2022-CP-004468 Division: Probate IN RE: ESTATE OF CHESTER RAYMOND LANE Deceased. The administration of the estate of Chester Raymond Lane, deceased, whose date of death was October 13, 2022, 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 January 13, 2023. Personal Representative: /s/ Karen Elizabeth Lane Karen Elizabeth Lane 1607 Carson Drive Lakeland, FL 33810 Attorney for Personal Representative: /s/ Aliana M. Payret Aliana M. Payret Florida Bar No. 104377 Robinson, Pecaro & Mier, P.A. 201 N. Kentucky Avenue, #2 Lakeland, FL 33801 Email Address: apayret@lawdrive.com January 13, 20, 2023 23-00043K
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2023-CP-0017 IN RE: ESTATE OF ANTONIO GAMMICCHIA a/k/a ANTONINO GAMMICCHIA, Decedent. The ancillary administration of the Estate of ANTONIO GAMMICCHIA, deceased, File # 2023-CP-0017, is pending in the Tenth Judicial 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 interested persons are required to file with this Court, WITHIN THREE (3) MONTHS OF THE FIRST PUBLI- CATION OF THIS NOTICE, all claims against the estate with the Court or be forever barred. Publication of this Notice will begin on January 13, 2023. /s/ G. Gammicchia GIUSEPPA GAMMICCHIA 217 Barrie Street, P.O. Box 594 Bradford, Ontario, Canada L3Z 2B1 Petitioner/PR /s/ Edward P. Jordan EDWARD P. JORDAN, II, ESQ. Florida Bar No.: 0602711 THE JORDAN LAW GROUP 1460 East Highway 50 Clermont, Florida, 34711 Tel.: (352) 394-1000 pleadings@epjordanlaw.com Attorney for Petitioner/PR January 13, 20, 2023 23-00048K
FIRST INSERTION
Notice Is Hereby Given that US LBM Operating Co. 2009, LLC, 2150 E. Lake Cook Rd., Suite 1010, Buffalo Grove, IL 60089 desiring to engage in business under the fictitious name of Raymond Building Supply, with its principal place of business in the State of Florida in the County of Polk, will file an Application for Registration of Fictitious Name with the Florida Department of State. January 13, 2023 23-00060K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA PROBATE DIVISION CASE NO: 2022CP0041870000XX IN RE: THE ESTATE OF FRANCIS T. LAFRAMBOISE, SR. a/k/a FRANCIS T. LAFRAMBOISE, DECEASED The administration of the estate of Francis T. Laframboise, Sr. a/k/a Fran- cis T. Laframboise, deceased, UCN: 532022CP0041870000XX, is pend- ing in the Probate Court, Polk County, Florida, the address of which is: Clerk of the Circuit Court P.O. Box 9000 Drawer CC-4 Bartow, FL 33831-9000 The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent, and other persons having claims or de- mands against the decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this court, WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA- TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent, and other persons having claims or demands against decedent's estate, in- cluding unmaturred, contingent, or un- liquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this notice is January 13, 2023. Personal Representative: Aimee Burke 5698 25th Avenue North Saint Petersburg, FL 33710 Attorney for Personal Representative: Gary A. Carnal, Esq. Carnal & Mansfield, P.A. 6720 Mango Avenue South St. Petersburg, Florida 33707 Email: office@cmlapwa.com Phone: 727-381-8181 Florida Bar Number: 210188 January 13, 20, 2023 23-00045K
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 CELESTE BELLA SPA : Located at 318 Casa Verano Ln : Polk County in the City of Davenport : Florida, 33897- 9509 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Davenport Florida, this January day of 10, 2023 LOPEZ ERICA MARCELA January 13, 2023 23-00057K
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 BYELIEL : Located at PO Box 1554 : Polk County in the City of Winter Haven : Florida, 33882-1554 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Winter Haven Florida, this January day of 10, 2023 CLEMENTE-RIVERA ELIEL ANTONIO January 13, 2023 23-00058K
FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of mandala@art.Com, located at 5276 Pebble Beach Blvd, in the City of Winter Haven, County of Polk, State of FL, 33884, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 11 of January, 2023. Connie Biderman Strassberg 5276 Pebble Beach Blvd Winter Haven, FL 33884 January 13, 2023 23-00063K

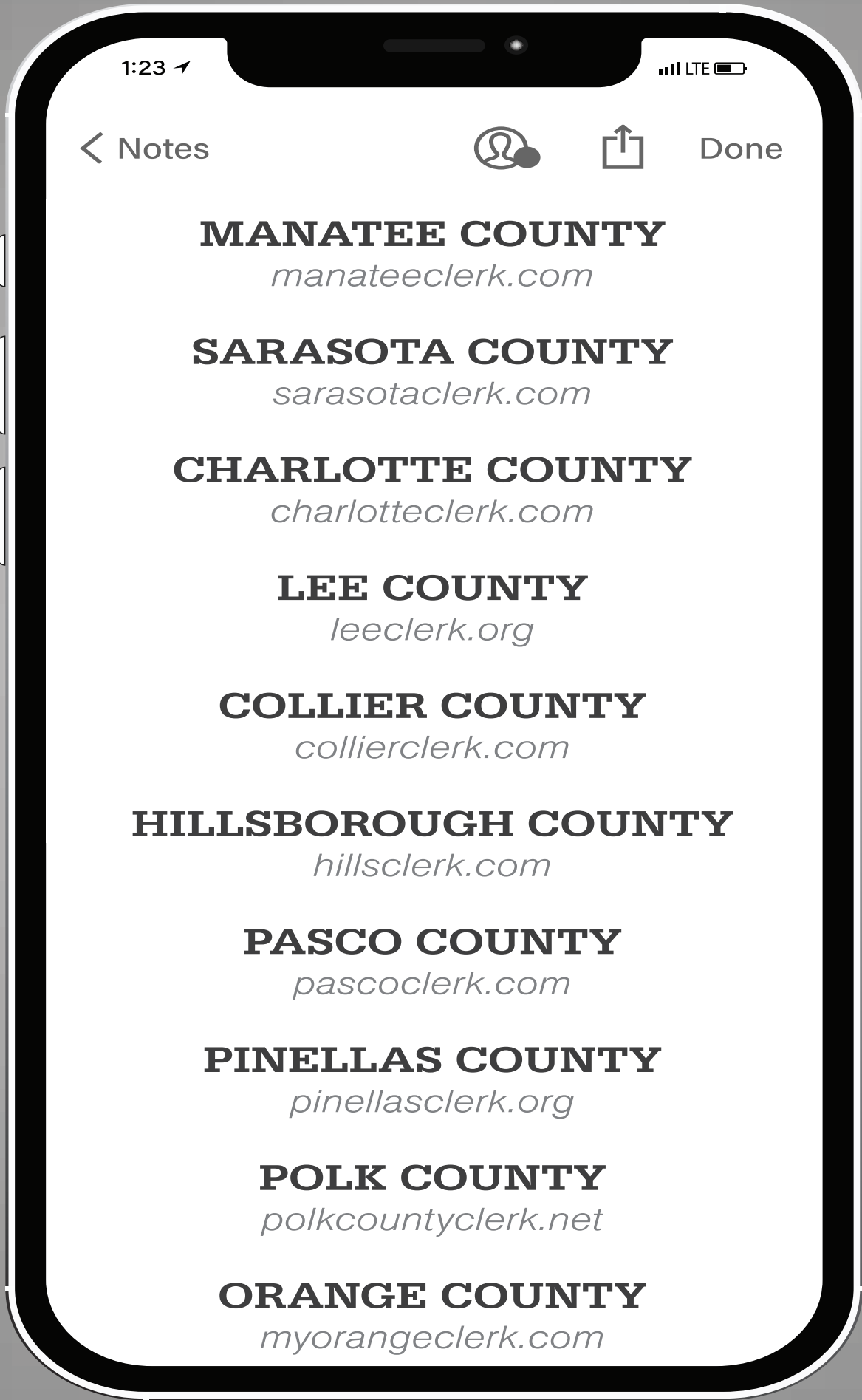
FIRST INSERTION
NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 2022-CP-4120 IN RE: ESTATE OF MARK LEE DORMAN, Deceased. The administration of the estate of Mark Lee Dorman, deceased, whose date of death was April 10, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway, Bartow, FL 33830. The names and ad- dresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 13, 2023. ROBERT D. HINES, ESQUIRE Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esquire Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: hballinger@hnh-law.com January 13, 20, 2023 23-00062K
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 22CP-4392 IN RE: ESTATE OF Catherine Mary James deceased. The administration of the estate of Catherine Mary James, deceased, Case Number 22CP-4392, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER- VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against the decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is Jan. 13, 2023. /s/ Allison Rebecca James Chaves Allison Rebecca James Chaves Personal Representative Address: 1512 Banbury Loop South Lakeland, FL 33809 /s/ Michael H. Willison MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative January 13, 20, 2023 23-00030K
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 003918 Division Probate IN RE: ESTATE OF DAVID M. BOHNER Deceased. The administration of the estate of David M. Bohner, deceased, whose date of death was September 17, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 West Church Street, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 13th, 2023. Personal Representative Neil T. Lyons, Esq. 6954 Professional Parkway Lakewood Ranch, Florida 34240 Telephone: 941-212-2600 Email: ntl@lginjurfyrm.com Attorney for Personal Representative: Neil T. Lyons, Esq. Florida Bar No. 91826 Luhrsen Goldberg, LLC 6954 Professional Parkway Lakewood Ranch, Florida 34240 Email Address: ntl@lginjurfyrm.com January 13, 20, 2023 23-00040K
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2022CP0042190000XX IN RE: THE ESTATE OF CHARLOTTE COOPER CALLEN A/K/A CHARLOTTE C. CALLEN, Deceased. The administration of the Estate of Charlotte Cooper Callen a/k/a Chalotte C. Callen, deceased, whose date of death was April 6, 2022, File Number 2022CP0042190000XX is pending in the Circuit Court for Polk County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Polk County, Probate Division, 255 N. Broadway Ave, Bartow, FL 33830.

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: January 13, 2023. ROBERT D. HINES, ESQUIRE Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esquire Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: hballinger@hnh-law.com January 13, 20, 2023 23-00062K
and other persons having claims or demands against the decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is Jan. 13, 2023. /s/ Allison Rebecca James Chaves Allison Rebecca James Chaves Personal Representative Address: 1512 Banbury Loop South Lakeland, FL 33809 /s/ Michael H. Willison MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative January 13, 20, 2023 23-00030K
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 January 13th, 2023. Personal Representative Neil T. Lyons, Esq. 6954 Professional Parkway Lakewood Ranch, Florida 34240 Telephone: 941-212-2600 Email: ntl@lginjurfyrm.com Attorney for Personal Representative: Neil T. Lyons, Esq. Florida Bar No. 91826 Luhrsen Goldberg, LLC 6954 Professional Parkway Lakewood Ranch, Florida 34240 Email Address: ntl@lginjurfyrm.com January 13, 20, 2023 23-00040K
The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, including unmaturred, contingent or unliqui- dated claims, on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRFTY (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 including unmaturred, contingent or

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532022CP0043400000XX IN RE: ESTATE OF MARY ANN ELIZABETH NOSUN, Deceased. The administration of the estate of Mary Ann Elizabeth Nosun, deceased, whose date of death was November 8, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Di- vision, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831- 9000. The names and addresses of the personal representative and the per- sonal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or 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 January 13, 2023. /s/ Margaret E. Coleman Margaret E. Coleman Personal Representative /s/ John A. Garner John A. Garner, Attorney for Petitioner Email Addresses: jgarner@porterwright.com flprobate@porterwright.com Florida Bar No. 0569992 Porter Wright Morris & Arthur LLP 9132 Strada Place, Suite 301 Naples, FL 34108-2976 Telephone: (239) 593-2900 January 13, 20, 2023 23-00039K
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-2026 IN RE: ESTATE OF JANICE DARLENE HILLIARD Deceased. The administration of the estate of Jan- ice Darlene Hilliard, deceased, whose date of death was January 29, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831- 9000. The names and addresses of the personal representative and the per- sonal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or 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 January 13, 2023. Personal Representative: Nancy Wingate P.O. Box 1470 Dover, Florida 33527 Attorney for Personal Representative: /s/ Benjamin C. Sperry Benjamin C. Sperry, Attorney Florida Bar Number: 84710 SPERRY LAW FIRM 1607 S. Alexander Street, Suite 101 Plant City, Florida 33563-8421 Telephone: (813) 754-3030 Fax: (813) 754-3928 E-Mail: bcsperry@sperrylaw-pc.com Secondary E-Mail: pleadings@sperrylaw-pc.com January 13, 20, 2023 23-00042K
FIRST INSERTION
LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA- TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent, and other persons having claims or demands against decedent's estate, in- cluding unmaturred, contingent, or un- liquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this notice is January 13, 2023. Personal Representative: Aimee Burke 5698 25th Avenue North Saint Petersburg, FL 33710 Attorney for Personal Representative: Gary A. Carnal, Esq. Carnal & Mansfield, P.A. 6720 Mango Avenue South St. Petersburg, Florida 33707 Email: office@cmlapwa.com Phone: 727-381-8181 Florida Bar Number: 210188 January 13, 20, 2023 22-00044K
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA PROBATE DIVISION UCN: 2022CP0044300000XX IN RE: THE ESTATE OF DOROTHY MARY LAFRAMBOISE a/k/a DOROTHY M. LAFRAMBOISE, DECEASED The administration of the estate of Dorothy Mary Laframboise a/k/a Doro- thy M. Laframboise, deceased, UCN: 532022CP0044300000XX, is pend- ing in the Probate Court, Polk County, Florida, the address of which is: Clerk of the Circuit Court P.O. Box 9000 Drawer CC-4 Bartow, FL 33831-9000 The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent, and other persons having claims or de- mands against the decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this court, WITHIN THE

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 January 13, 2023. /s/ Margaret E. Coleman Margaret E. Coleman Personal Representative /s/ John A. Garner John A. Garner, Attorney for Petitioner Email Addresses: jgarner@porterwright.com flprobate@porterwright.com Florida Bar No. 0569992 Porter Wright Morris & Arthur LLP 9132 Strada Place, Suite 301 Naples, FL 34108-2976 Telephone: (239) 593-2900 January 13, 20, 2023 23-00039K
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 January 13, 2023. Personal Representative: Nancy Wingate P.O. Box 1470 Dover, Florida 33527 Attorney for Personal Representative: /s/ Benjamin C. Sperry Benjamin C. Sperry, Attorney Florida Bar Number: 84710 SPERRY LAW FIRM 1607 S. Alexander Street, Suite 101 Plant City, Florida 33563-8421 Telephone: (813) 754-3030 Fax: (813) 754-3928 E-Mail: bcsperry@sperrylaw-pc.com Secondary E-Mail: pleadings@sperrylaw-pc.com January 13, 20, 2023 23-00042K
LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA- TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent, and other persons having claims or demands against decedent's estate, in- cluding unmaturred, contingent, or un- liquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this notice is January 13, 2023. Personal Representative: Aimee Burke 5698 25th Avenue North Saint Petersburg, FL 33710 Attorney for Personal Representative: Gary A. Carnal, Esq. Carnal & Mansfield, P.A. 6720 Mango Avenue South St. Petersburg, Florida 33707 Email: office@cmlapwa.com Phone: 727-381-8181 Florida Bar Number: 210188 January 13, 20, 2023 22-00044K
Personal Representative 1227 E. Madison St, # 1005 Tampa, FL 33602 /s/ Ian Callen IAN CALLEN Personal Representative Gertrudis Street #12, Ocean Park San Juan, PR 00911 Attorney for Personal Representative /s/ Cristofer A. Bennardo Cristofer A. Bennardo, Esq. Attorney for Personal Representative Florida Bar No. 155306 Padula Bennardo Levine, LLP 3837 NW Boca Raton Blvd., Suite 200 Boca Raton, Florida 33431 Telephone: (561) 544-8900 Facsimile: (561) 544-8999 Email: cb@pbl-law.com January 6, 13, 2023 23-00064K

OFFICIAL COURTHOUSE WEBSITES



CHECK OUT YOUR
LEGAL NOTICES
floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

FIRST INSERTION

NOTICE OF SALE
Affordable Self Storage of Bartow
1515 Centennial Blvd.
Bartow, FL 33830
(863)533-5597

Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.

B15	G. Leitkowi
H30	J. King
H44	T. B. Ivy
J23	C. Fuller
H34	O. Watson
J46	L. Green

Units will be listed on www.storageauctions.com Auction ends on January 30,2023@11:00 AM or after January 13, 20, 2023 23-00049K

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 Phoenix Home Remodeling located at 1924 Danes Ct, in the County of Polk, in the City of Lakeland, Florida 33810 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 6th day of January, 2023.

Phoenix Kitchens, LLC
January 13, 2023 23-00041K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on February 3, 2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1998 SPRI mobile home bearing vehicle identification numbers N88597A and N88597B and all personal items located inside the mobile home. Last Tenant: Armando Lopez. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.

January 13, 20, 2023 23-00065K

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 NIGHT SHOT : Located at 17508 Butterfly pea Court : Polk County in the City of Clermont : Florida, 34714 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Clermont Florida, this January day of 10, 2023

COLON & ASSOCIATES LLC
January 13, 2023 23-00055K

SAVE
TIME



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

IV203890_V23

IV209006_V9

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA		
CASE NO.: 2019CA003425000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE6 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE6, Plaintiff, VS. CHARLOTTE A. NOBLIN; UNKNOWN SPOUSE OF CHARLOTTE A. NOBLIN; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; CAVALRY PORTFOLIO SERVICES, LLC AS ASSIGNEE OF CAVALRY SPV I, LLC AS ASSIGNEE OF CAV-ALRY SPV I, LLC AS ASSIGNEE OF CITIFINANCIAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).		
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Amended Final Judgment. Final Judgment was awarded on November 21, 2022 in Civil Case No. 2019CA003425000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE6 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE6 is the Plaintiff, and CHARLOTTE A. NOBLIN; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; CAVALRY PORTFOLIO SERVICES, LLC AS ASSIGNEE OF CAVALRY SPV I, LLC AS ASSIGNEE OF CITIFINANCIAL are Defendants. The Clerk of the Court, Stacy M. But-		
terfield, CPA will sell to the high-est bidder for cash at www.polk.realforeclose.com on February 1, 2023 at 10:00:00 AM EST the fol-lowing described real property as set forth in said Final Judgment, to wit: THE WEST 55 FEET OF LOT 3 AND THE EAST 45 FEET OF LOT 4, OF HIGHLAND ES-TATES, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 44, AT PAGE 16, 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 AC-COMMODATION 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 AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.		
Dated this 29 day of December, 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: Zachary Y. Ullman Esq FBN: 106751 Digitally signed by Zachary Ullman Date: 2022-12-29 14:34:37 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1221-3183B January 13, 20, 2023		
23-00029K		
FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA		
CASE NO: 2022CC006165000000 THE OAKS NORTHWEST CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. BLUE PEARL VENTURES INC, et al, Defendant(s)		
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 3, 2023, and entered in 2022CC006165000000, of the County Court in and for Polk County Florida, wherein The Oaks Northwest Condominium Association, Inc., is Plaintiff and Blue Pearl Ventures Inc and Unknown Tenant #1, are Defendant(s), the Polk County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on February 7, 2023 at 10:00 A.M., on-line at www.polk.realfore-close.com, the following described property:		
UNIT 8, THE OAKS, A CON-DOMINIUM, ALL AS SET FORTH IN THE DECLAR-A-TION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORD-ED IN OFFICIAL RECORDS BOOK 1932, PAGE 1, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. THE ABOVE DESCRIPTION IN-CLUDES, BUT IS NOT LIMITED		
TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUD-ING THE UNDIVIDED IN-TEREST IN THE COMMON ELEMENTS OF SAID CONDO-MINIUM.		
Property Address: 639 NW Ave-nue F #8, Winter Haven, FL 33881		
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 sixty (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 Administrator, 255 N. Broadway Av-enue, 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.		
The JD Law Firm Attorney for Plaintiff - The Oaks Northwest Condominium Association, Inc. P.O. Box 696 Winter Park, FL 32790 (407) 864-1403 Jeff@TheJDLaw.com By: /s/ D. Jefferson Davis D. Jefferson Davis, Esq. Fla. Bar No.: 0073771 January 13, 20, 2023		
23-00037K		
FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA		
CASE NO: 2022CC006196000000 THE OAKS NORTHWEST CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. BLUE PEARL VENTURES INC, et al, Defendant(s)		
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 3, 2023, and entered in 2022CC006196000000, of the County Court in and for Polk County Florida, wherein The Oaks Northwest Condominium Association, Inc., is Plaintiff and Blue Pearl Ventures Inc, Unknown Tenant #1 and Unknown Tenant #2, are Defendant(s), the Polk County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on February 7, 2023 at 10:00 A.M., on-line at www.polk.realforeclose.com, the following described property:		
UNIT NO. 2, OF THE OAKS, A CONDOMINIUM, AS DESIG-NATED AND DESCRIBED IN THE DECLARATION OF CON-DOMINIUM DATED NOVEM-BER 15, 1979, AND RECORDED MARCH 11, 1980, IN O.R BOOK 1932, PAGE 1, AND SET FORTH AND LEGALLY DESCRIBED IN THE CONDOMINIUM BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF POLK COUNTY		
FLORIDA, TOGETHER WITH AN UNDIVIDED 1/12TH IN-TEREST IN THE COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID CONDOMIN-IUM DECLARATION.		
Property Address: 639 NW Ave-nue F #2, Winter Haven, FL 33881		
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 sixty (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.		
The JD Law Firm Attorney for Plaintiff - The Oaks Northwest Condominium Association, Inc. P.O. Box 696 Winter Park, FL 32790 (407) 864-1403 Jeff@TheJDLaw.com By: /s/ D. Jefferson Davis D. Jefferson Davis, Esq. Fla. Bar No.: 0073771 January 13, 20, 2023		
23-00036K		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA		
IN RE: ONE PARCEL OF VACANT LAND SITUATED IN POLK COUNTY, FLORIDA		
CASE NO. 2023CA-000065-0000-WHS BLUE & CHRIS INVESTMENTS, INC., A Florida Corporation, Petitioner, v. ROBERT E. HILL, THE UNKNOWN HEIRS, DEVISEES AND/OR ASSIGNS OF ROBERT E. HILL, EFFIE MAE HILL, THE UNKNOWN HEIRS, DEVISEES AND/OR ASSIGNS OF EFFIE MAE HILL, ESTATE OF HORACE W. HILL, DECEASED, and THE UNKNOWN HEIRS, DEVISEES AND/OR ASSIGNS OF HORACE W. HILL		
Respondents.		
TO: ROBERT E. HILL, THE UN-KNOWN HEIRS, DEVISEES AND/ OR ASSIGNS OF ROBERT E. HILL, EFFIE MAE HILL, THE UNKNOWN HEIRS, DEVISEES AND/OR AS-SIGNS OF EFFIE MAE HILL, ESTATE OF HORACE W. HILL, DECEASED, and THE UNKNOWN HEIRS, DEVI-SEES AND/OR ASSIGNS OF HOR-ACE W. HILL, all addresses unknown		
YOU ARE NOTIFIED that an action to quiet tax title regarding the following property in Polk County, Florida:		
Lots 5 & 6, Block 2, Great Oak Park, according to the map or plat thereof, recorded in Plat Book 17, Page 13, Public Records of Polk County, Florida.		
has been filed against you and that you		
are required to serve a copy of your written defenses, if any, to it on Christo-pher A. Desrochers, Esq., the Petition-er's/Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the first publication of this notice, and file the original with the clerk of this Court either before service on the Plain-tiff's attorney or immediately thereaf-ter; 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 1/10/2023		
STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Cara Moore As Deputy Clerk		
Petitioner's/Plaintiff's Attorney: Christopher A. Desrochers, Esq., Christopher A. Desrochers, P.L., 2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309. Email: cadlawfirm@hotmail.com Default Date 2/16/2023 Jan. 13, 20, 27; Feb. 3, 2023		
23-00061K		
FIRST INSERTION		
Notice of Foreclosure Sale IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.		
CASE NO.: 2022-CA-001370 JUDGE: DANA Y. MOORE		
BE A MAN BUY LAND, LLC, a Florida limited liability company Plaintiff, v. FRANCISCO MOC, UNKNOWN SPOUSE OF FRANCISCO MOC, FRANCISCO MOC, UNKNOWN SPOUSE OF FRANCISCO MOC AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY, Defendants.		
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 30, 2022 and entered in Case No. 2022CA0013700000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, whereby BE A MAN BUY LAND, LLC, a Florida limited liability company, is the Plaintiff and FRANCISCO MOC, UNKNOWN SPOUSE OF FRANCISCO MOC, FRANCISCO MOC, UNKNOWN SPOUSE OF FRANCISCO MOC, AND UNKNOWN TENANT(S) IN POSSESSION are the Defendants. 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 a.m. on January 27, 2023 the following described property as set forth in the Final Judgment of Foreclosure, to wit:		
Parcel ID: 30-30-05-000000-012150		
SW ¼ of the SE ¼ of the SE ¼ of the NE ¼ and the E ½ of the NE ¼ of the SW ¼ of the SE ¼ of the NE ¼ and the W ½ of the NE ¼ of the SE ¼ of the SE ¼		
71. PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.		
has been filed against you and you are required to serve a copy of your writ-en defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 02-13-2023 (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 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 this Court at County, Florida, this 4 day of January, 2023		
Stacy M. Butterfield CLERK OF THE CIRCUIT COURT BY: /s/ April Cummins DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-024442 January 13, 20, 2023		
23-00032K		

FIRST INSERTION		
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA		
PROBATE DIVISION		
File No. 2023 CP 000036		
IN RE: ESTATE OF ANITA LYNN GIDDINGS Deceased.		
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:		
You are hereby notified that an Order of Summary Administration has been entered in the estate of Anita Lynn Gid-dings, deceased, File Number 2023 CP 000036, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830; that the de-cedent's date of death was November 1, 2022; that the total value of the estate is \$10,000.00 and that the names and addresses of those to whom it has been assigned by such order are:		
Name	Address	
Steven Alexander Giddings	2527 Pine Pl.	
Winter Haven, FL 33606		
Hayden Mason Norris	2527 Pine Pl	
Winter Haven, FL 33606		
Lillian Francis Grace Giddings	2527 Pine Pl	
Winter Haven, FL 33606		
ALL INTERESTED PERSONS ARE		
NOTIFIED THAT:		
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.		
The date of first publication of this Notice is January 13, 2023.		
Person Giving Notice: Steven Alexander Giddings 2527 Pine Pl. Winter Haven, FL 33606 Attorney for Person Giving Notice Patrick L. Smith, Attorney Florida Bar Number: 27044 179 N. US HWY 27, Ste. F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 833-8329 E-Mail: patrick@attorneypatricksmith.com Secondary E-Mail: becky@attorneypatricksmith.com January 13, 20, 2023		
23-00034K		
FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA		
CASE NO: 2022CA001911000000 (15) AVAIL.1 LLC, a Delaware limited liability company, Plaintiff, vs. THE HEIRS OF KATHERINE S. MILLER, HEIR: DONNA VAN NOTE A/K/A DONNA-KAY VAN NOTE, HEIR: BRADFORD MILLER, AND HEIR: TONI LYNN KITCHENS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, Defendant(s).		
NOTICE IS HEREBY GIVEN pur-suant to the Final Summary Judg-ment of Foreclosure dated January 3, 2023, and entered in Civil Case No. 2022CA001911000000 (15) of the Cir-cuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein AVAIL.1 LLC, a Delaware limited liabil-ity company is the Plaintiff and THE HEIRS OF KATHERINE S. MILLER, HEIR: DONNA VAN NOTE A/K/A DONNA-KAY VAN NOTE, HEIR: BRADFORD MILLER, AND HEIR: TONI LYNN KITCHENS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PER-SONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DE-FENDANT AND ANY OTHER PER-SONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS		
ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, are the De-fendants, the Clerk of the Court, will sell to the highest and best bidder for cash, by electronic sale at www.Polk.realforeclose.com, at 10:00 A.M. on FEBRUARY 7, 2023, the following de-scribed property as set forth in the Final Judgment:		
Lot 28, WILLOW RUN, Accord-ing To The Plat Thereof, As Re-corded In Plat Book 68, Page 9, Of The Public Records Of Polk County, Florida.		
With a street address at: 409 Willow Run, Lakeland, Florida 33813.		
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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISED AS PROVID-ED HEREIN.		
NOTICE TO PERSONS WITH DISABILITIES:		
If you are a person with a disability who needs any accommodation to partic-ipate in this proceeding, you are en-titled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator at (863) 534-4686, 255 North Broadway Avenue, Bartow, Florida 33830 at least 7 days before your scheduled court ap-pearance, or immediately upon receiv-ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im-paired, call 711.		
By: Vivian A. Jaime Vivian A. Jaime, Esq. Florida Bar Number 714771 RITTER, ZARETSKY, LIEBER & JAIME, LLP 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Tel: (305) 372-0933 Email: Vivian@rzllaw.com January 13, 20, 2023		
23-00047K		
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 PAUL J RITZ : Located at 5405 Hogan Ln : Polk County in the City of Winter Haven : Florida, 33884-3591 intends		
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 3PO - Cleaning located at 369 Siesta Vista Court, in the County of Polk, in the City of Davenport, Florida 33896 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.		
Dated at Davenport, Florida, this 9th day of January, 2023.		
3PO LOGISTICS LLC		
January 13, 2023	23-00050K	
FIRST INSERTION		
FICTITIOUS NAME NOTICE		
Notice is hereby given that PRO-TEAM PLUMBING, LLC, sole owner, desiring to engage in business under the fictitious name of "Pro Team Plumbing, Cooling and Heating" located in Polk County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.		
January 13, 2023	23-00054K	

to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this January day of 10, 2023

RITZ PAUL J

January 13, 2023

23-00056K

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Gecko Slime located at 5656 Oakwood Knoll Dr in the City of Lakeland, Polk County, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 9th day of January, 2023.		
Daniel Purifoy		
January 13, 2023	23-00053K	
FIRST INSERTION		
Notice is hereby given that IRA FIALKO, D.O., P.A., OWNER, desiring to engage in business under the fictitious name of PREMIER PEDIATRICS COASTAL located at 6171 GULF TO LAKE HWY, CRYSTAL RIVER, FLORIDA 32629 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.		
January 13, 2023	23-00052K	

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2018-CA-002379 DIVISION: 15 Wilmington Savings Fund Society, FSB, as trustee of Quercus Mortgage Investment Trust Plaintiff, -vs.- Curtis R. Whirl; Unknown Spouse of Curtis R. Whirl; Howard F. Vroom, d/b/a Vroom's Commercial Services; International Bass Lake Resort Homeowners' Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-002379 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wilmington Savings Fund Society, FSB, as trustee of Quercus Mortgage Investment Trust, Plaintiff and Curtis R. Whirl 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 February 15, 2023, the following described property as set forth in said Final Judgment, to-wit: LOT 3, LESS THE EAST 2 INCHES THEREOF, INTER- NATIONAL BASS LAKE RE- SORT PHASE ONE, ACCORD- ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 87 PAGES 16 AND 17 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU ARE A PERSON WITH A DIS- ABILITY WHO NEEDS ANY ACCOM- MODATION IN ORDER TO PARTIC- IPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CER- TAIN ASSISTANCE. PLEASE CON- TACT THE COURT ADMINISTRA- TION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORI- DA RELAY SERVICE 1-800-955-8770. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 18-313714 FC01 CGG January 13, 20, 202323-00035K
FIRST INSERTION	

FIRST INSERTION	
Notice is hereby given that ARCHIE ROGERS JR, OWNER, desiring to engage in business under the fictitious name of ROGERS UPHOLSTERY SHOP located at 410 S EAST AVE, BARTOW, FLORIDA 33830 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 13, 202323-00046K	
FIRST INSERTION	

FIRST INSERTION	
Notice is hereby given that CAROLYN A ROGERS, OWNER, desiring to engage in business under the fictitious name of CR ALTERATIONS located at 3651 DUFF RD, LAKELAND, FLORIDA 33810 intends to reg- ister the said name in POLK county with the Division of Cor- porations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 13, 202323-00051K	
FIRST INSERTION	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-2364 LORE LENDING GROUP, INC. a Florida corporation, and CAMERON PETRIE, Individually Plaintiffs vs. DIRECT SUCCESS INVESTMENTS, LLC a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, and UNKNOWN TENANT IN POSSESSION Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore- closure entered JANUARY 3, 2023 in Civil Case No. 2022-CA-002364 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein Lore Lending Group, Inc and Cameron Petrie are Plaintiffs and Direct Success Investments, LLC a Florida Limited Liability Company and Steven Campbell, Individually are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash elec- tronically at www.polk.realforeclose. com in accordance with Chapter 45, Florida Statutes on the 7TH day of MARCH, 2023 at 10:00 AM on the fol- lowing described property as set forth in said Summary Final Judgment, to- wit: Lot 438, LAKE PIERCE RANCHETTS FOURTH ADDI- TION, according to the map or	plat thereof, as recorded in Plat Book 80, Page(s) 22, of the Public Records of Polk County, Florida, together with a 1996 Double-Wide Mobile Home VIN #047045A and VIN #047045B. The Post Office address of the Property is: 3050 Fast Trot Trail, Lake Wales, Flori- da 33898. The post office address for this property is 3050 Fast Trot Trail, Lake Wales, FL 33898 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court 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. ls/Mark A. Freeman, Esq./ls MARK A. FREEMAN, ESQ. Florida Bar #0116398 5323 Millenia Lakes Blvd., #300-352 Orlando, Florida 32839 (407) 230-5146 (telephone) (407)915-4093 (facsimile) Email: mark@lorelegal.com, Attorney for Plaintiff January 13, 20, 202323-00059K
FIRST INSERTION	

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY GENERAL CIVIL DIVISION Case No.: 22-CA-1676 HAMPTON HILLS SOUTH HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. YVENET AUCUL; UNKNOWN SPOUSE OF YVENET AUCUL; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants, NOTICE IS HEREBY GIVEN pursu-	ant to a Final Judgment of Foreclosure dated December 12, 2022, entered in Case No. 22-CA-1676 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein HAMPTON HILLS SOUTH HOME- OWNERS ASSOCIATION, INC., is the Plaintiff, and YVENET AUCUL, UNKNOWN TENANT #1 and UN- KNOWN TENANT #2, are the De- fendants, Stacy M. Butterfield, Clerk of Court of Polk County, will sell to the highest and best bidder for cash online via the internet at https://polk. realforeclose.com/ at 10:00 AM, on the 8th day of February 2023, the following described property as set forth in said Final Judgment: LOT 56, BLOCK 1, HAMPTON
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FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2022CC006164000000 THE OAKS NORTHWEST CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. BLUE PEARL VENTURES INC, et al, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 3, 2023, and entered in 2022CC006164000000, of the County Court in and for Polk County Florida, wherein The Oaks Northwest Condominium Association, Inc., is Plaintiff and Blue Pearl Ventures Inc and Unknown Tenant #1, are Defendant(s), the Polk County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on February 7, 2023 at 10:00 A.M., on-line at www.polk.realfore- close.com, the following described property: UNIT NO. 12, OF THE OAKS, A CONDOMINIUM, AS DESIG- NATED AND DESCRIBED IN THE DECLARATION OF CON- DOMINIUM DATED NOVEM- BER 15, 1979, AND RECORDED MARCH 11, 1980, IN O.R BOOK 1932, PAGE 1, AND SET FORTH AND LEGALLY DESCRIBED IN THE CONDOMINIUM BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, TOGETHER WITH	AN UNDIVIDED 1/12TH IN- TEREST IN THE COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID CONDOMIN- IUM DECLARATION. Property Address: 639 NW Ave- nue F #12, Winter Haven, FL 33881 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 sixty (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 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. The JD Law Firm Attorney for Plaintiff - The Oaks Northwest Condominium Association, Inc. P.O. Box 696 Winter Park, FL 32790 (407) 864-1403 Jeff@TheJDLaw.com By: /s/ D. Jefferson Davis D. Jefferson Davis, Esq. Fla. Bar No.: 0073771 January 13, 20, 202323-00038K
FIRST INSERTION	

HILLS SOUTH PHASE 1, AC- CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Parcel I.D. No.: 23-27-35-013501-001560 a.k.a 3942 Rollingsford Cir Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the pro- vision of certain assistance. Please con-	tact the Office of the Court Administra- tor, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, call 711. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 Zetrouer Pulsifer, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos@zp-legal.com January 13, 20, 202323-00031K
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SUBSEQUENT INSERTIONS

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP3368XX IN RE: ESTATE OF BERNICE EVELYN COLEMAN, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the Estate of BERNICE EVELYN COLEMAN, Deceased, File Number 2022CP3368XX by the Cir- cuit Court for Citrus County, Florida, Probate Division, the address of which is P. O. Box 9000, Drawer No. CC-4, Bartow, Florida 33831-9000; that the decendent's date of death was Febru- ary 7, 2022; that the total value of the estate is homestead exempt property only, and that the names and addresses of those to whom it has been assigned by such order are: Brenda Perkins, as Trustee of the Bernice Evelyn Coleman Revocable Living Trust dated 08/21/12, 200 Ren- shar Drive, Auburn, Michigan 48611. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All credi-	tors of the estate of the decedent and persons having claims or de- mands against the estate of the de- cedent other than those for whom provision for full payment was made in the Order of Summary Admin- istration must file their claims with this court WITHIN THE TIME PE- RIODS SET FORTH IN § 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PE- RIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is January 6, 2023 Personal Giving Notice: Brenda Perkins 200 Renshar Drive Auburn, Michigan 48611 Attorney for Person Giving Notice: BRADSHAW & MOUNTJOY, P.A. R. Wesley Bradshaw, Esquire 209 Courthouse Square Inverness, Florida 34450 FBN 977845 January 6, 13, 202323-00022K

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 22CP-4143 Division Probate IN RE: ESTATE OF ALEXANDER D. COFFMAN Deceased. The administration of the estate of Al- exander D. Coffman, deceased, whose date of death was September 16, 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 repre- sentative'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 January 6, 2023. Personal Representative: /s/ Barbara A. Coffman Barbara A. Coffman 511 Avenue H SE Winter Haven, Florida 33880 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 3200 US Hwy 27 S., Suite 201 Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com January 6, 13, 202323-00011K

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 4440 IN RE: ESTATE OF RONALD ERIC ANDERSON Deceased. The administration of the estate of Ronald Eric Anderson, deceased, whose date of death was October 2, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attor- ney 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 January 6, 2023. Personal Representative: Mary Louise Anderson 446 Golf Vista Cr. Davenport, Florida 33837 Attorney for Personal Representative: Patrick L. Smith, Attorney Florida Bar Number: 27044 179 N. US HWY 27, Ste. F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 833-8329 E-Mail: patrick@attorneypatricksmith.com Secondary E-Mail: becky@attorneypatricksmith.com January 6, 13, 202323-00021K

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 22CP-4356 IN RE: ESTATE OF DORRIS SABLIC LOPEZ, Deceased SSN: XXX-XX-1931 The administration of the estate of DORRIS SABLIC LOPEZ, deceased, whose date of death was November 17, 2022, and whose Social Security Num- ber is XXX-XX-1931, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bar- tow, Florida 33831-9000. The name and address of the personal represen- tative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or de- mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent	and other persons having claims or de- mands against decedent's estate must file their claims with this Court WITH- IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is the 6th day of January, 2023. Signed on this 4th day of January, 2023. Personal Representative: /s/ Michael A. Johnson Michael A. Johnson 223 N. Florida Ave. Lakeland, FL 33801 Attorney for Personal Representative: /s/ Michael A. Johnson Michael A. Johnson Florida Bar #: 0474258 P.O. Box 1397 Lakeland, FL 33802-1397 Telephone: (863) 688-0741 Fax#: (863) 688-0472 Primary email: majlaw@tampabay.rr.com January 6, 13, 202323-00023K

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2022-CP-004341-0000-XX Division 14 IN RE: ESTATE OF CARL EDWARD JOSHLIN Deceased. The administration of the estate of Carl Edward Joshlin, deceased, whose date of death was October 16, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33813. 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 de- mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM.	All other creditors of the decedent and other persons having claims or 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 January 6, 2023. Personal Representative: Clint J. Haldane 1819 Sanchez Avenue Lakeland, Florida 33801 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com January 6, 13, 202323-00004K

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP-004199 Division Probate IN RE: ESTATE OF JAMES HERNDON BOHANNON, JR. Deceased. TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE OF JAMES HERNDON BOHANNON, JR., DE- CEASED You are hereby notified that the Court has entered an Order of Sum- mary Administration in the estate of James Herndon Bohannon, Jr., de- ceased, whose date of death was May 25, 2022. The total value of the estate is 25,000.00; however, the total NON- EXEMPT value of the estate is \$0.00. The Order of Summary Administration assigns the assets of the decedent as fol- lows: Name Laura Edwards Address 1595 Lyle Parkway, Bartow, FL 33830 Asset, Share or Amount 100% interest Total 100% All creditors of the decedent and other persons having claims or demands	against decedent's estate must file their claims with the Polk County Court, whose address is 255 N. Broadway Ave., Bartow, FL 33830-3912, WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE 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 January 6, 2023. Petitioner: /s/ Laura Edwards Laura Edwards 1595 Lyle Parkway Bartow, FL 33830 Attorney for Petitioner: /s/ Corey W. Szalai Corey W. Szalai, Esq. Florida Bar Number: 1018220 Corey Szalai Law, PLLC 10333 Seminole Blvd., Unit 2 Seminole, Florida 33778 Telephone: (727) 300-1029 Facsimile: (844) 882-4703 Email: corey@cslawpllc.com January 6, 13, 202323-00020K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CC006252000000 THE OAKS NORTHWEST CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. BLUE PEARL VENTURES INC, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 27, 2022, and entered in 2022CC006252000000, of the County Court in and for Polk County Florida, wherein The Oaks Northwest Condominium Association, Inc., is Plaintiff and Blue Pearl Ventures Inc, are Defendant(s), the Polk County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on January 18, 2023 at 10:00 A.M., on-line at www.polk.real-foreclose.com, the following described property: UNIT NO. 4, OF THE OAKS, A CONDOMINIUM, AS DESIGNATED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 15, 1979, AND RECORDED MARCH 11, 1980, IN O.R BOOK 1932, PAGE 1, AND SET FORTH AND LEGALLY DESCRIBED IN THE CONDOMINIUM BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, TOGETHER WITH	AN UNDIVIDED 1/12TH INTEREST IN THE COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID CONDOMINIUM DECLARATION. Property Address: 639 NW Avenue F #4, Winter Haven, FL 33881 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 sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The JD Law Firm Attorney for Plaintiff - The Oaks Northwest Condominium Association, Inc. P.O. Box 696 Winter Park, FL 32790 (407) 864-1403 Jeff@TheJDLaw.com By: /s/ D. Jefferson Davis D. Jefferson Davis, Esq. Fla. Bar No.: 0073771 January 6, 13, 2023	23-00019K

SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532022CC000836000000 TANGLEWOOD PRESERVE OF CENTRAL FLORIDA HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs. CARLOS EDGARDO ZAMORA, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated December 27, 2022 in Case No. 532022CC000836000000in the County Court in and for Polk County, Florida wherein TANGLEWOOD PRESERVE OF CENTRAL FLORIDA HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and CARLOS EDGARDO ZAMORA, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on JANUARY 31, 2023. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit: LOT 62, TANGLEWOOD PRESERVE, ACCORDING TO THE PLAT AS RECORDED IN PLAT	BOOK 163, PAGES 31 THROUGH 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 322 BRIAR PATCH LOOP, DAVENPORT, FL. 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: December 29, 2022 FLORIDA COMMUNITY LAW GROUP, P.L., Attorneys for Plaintiff 1855 Griffin Road, Suite A-423 Dania Beach, FL 33004 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@fclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 January 6, 13, 2023	23-00006K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2020-CA-000571 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMTP TRUST, SERIES 2019-C, Plaintiff, vs. AMY REBECCA DRAKE A/K/A AMY R. RANIOLO A/K/A AMY REBECCA RANIOLO A/K/A AMY RANIOLO; JOHN E. RANIOLO III; UNKNOWN SPOUSE OF AMY REBECCA DRAKE A/K/A AMY R. RANIOLO A/K/A AMY REBECCA RANIOLO A/K/A AMY RANIOLO; UNKNOWN SPOUSE OF JOHN E. RANIOLO III; COPPER RIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC.; SUNCOAST SCHOOLS FEDERAL CREDIT UNION; STATE OF FLORIDA, DEPARTMENT OF REVENUE, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Consent Final Judgment of Foreclosure entered on November 1, 2022, in Case No. 2020-CA-000571 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein U.S. Bank National Association, Not In Its Individual Capacity But Solely As Trustee For The Rmtp Trust, Series 2019-C is Plaintiff, and Amy Rebecca Drake A/K/A Amy R. Raniolo A/K/A Amy Rebecca Raniolo A/K/A Amy Raniolo, John E. Raniolo Iii, Unknown Spouse Of Amy Rebecca Drake A/K/A Amy R. Raniolo A/K/A Amy Rebecca Raniolo A/K/A Amy Raniolo, Unknown Spouse Of John E. Raniolo Iii, Copper Ridge Village Homeowners Association, Inc., Suncoast Schools Federal Credit Union and State of Florida, Department of Revenue, are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins	at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 30th day of January, 2023, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit: LOT 78, COPPER RIDGE VILLAGE, according to the map or plat thereof as recorded in Plat Book 125, Pages 40 and 41, of the Public Records of Polk County, Florida. Street Address: 2767 Berkford Circle, Lakeland, FL 33810. together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 29th day of December, 2022. Sokolof Remtulla, PLLC By: /s/ Benjamin D. Ladouceur, Esq. Benjamin D. Ladouceur, Esq., Bar No: 73863 SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com <i>Counsel for Plaintiff</i> January 6, 13, 2023	23-00008K

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2022CP0039980000XX DIVISON: 14 IN RE: ESTATE OF RONALD CRAIG CASE, Deceased. The administration of the Estate of Ronald Craig Case, deceased, whose date of death was September 17, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent	and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 6, 2023. Personal Representative: Yvonne Case c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Attorney for Personal Representative: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bja-law.com January 6, 13, 2023	23-00025K

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2022CC006158000000 THE OAKS NORTHWEST CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. BLUE PEARL VENTURES INC, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 27, 2022, and entered in 2022CC006158000000, of the County Court in and for Polk County Florida, wherein The Oaks Northwest Condominium Association, Inc., is Plaintiff and Blue Pearl Ventures Inc and Unknown Tenant #1, are Defendant(s), the Polk County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on January 18, 2023 at 10:00 A.M., on-line at www.polk.realfore-close.com, the following described property: UNIT NO. 1, OF THE OAKS, A CONDOMINIUM, AS DESIGNATED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 15, 1979, AND RECORDED MARCH 11, 1980, IN O.R BOOK 1932, PAGE 1, AND SET FORTH AND LEGALLY DESCRIBED IN THE OAKS CONDOMINIUM CONDO BK 4 PG 8 OR BK 1932	PGS 1-52 UNIT 1 AND AN UNDIVIDED SHARE IN THE COMMON ELEMENTS AS PER THE CONDO DECLARATION. Property Address: 639 NW Avenue F #1, Winter Haven, FL 33881 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 sixty (60) days after the sale. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The JD Law Firm Attorney for Plaintiff - The Oaks Northwest Condominium Association, Inc. P.O. Box 696 Winter Park, FL 32790 (407) 864-1403 Jeff@TheJDLaw.com By: /s/ D. Jefferson Davis D. Jefferson Davis, Esq. Fla. Bar No.: 0073771 January 6, 13, 2023	23-00018K

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. 2020CA000791000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ENCARNACION L. FIGUEROA, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2022, and entered in 2020CA000791000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ENCARNACION L. FIGUEROA; UNKNOWN SPOUSE OF ENCARNACION L. FIGUEROA; HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF POLK COUNTY, FLORIDA are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 20, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 22, LESS THE WEST 10 FEET OF THE EAST 20 FEET OF THE NORTH 50 FEET AND LESS THE EAST 10 FEET KNOWN AS THE UTILITY SITE, CREWS LAKE ESTATES, ACCORDING TO THE MAP OR	PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 4016 LANA DR, 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 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 28 day of December, 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/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 20-006081 - ViT January 6, 13, 2023	23-00001K

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2022-CP-003909 Division: Probate IN RE: ESTATE OF PEDRO JUAN GONZALEZ NUÑEZ Deceased. The administration of the estate of Pedro Juan Gonzalez Nuñez, deceased, whose date of death was January 27, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830.	The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	DATE OF DEATH IS BARRED. The date of first publication of this notice is January 6, 2023. Personal Representative: /s/ Noemi Gonzalez Noemi Gonzalez 1240 NE 39th Rd. Ocala, FL 34470 Attorney for Personal Representative: /s/ Aliana M. Payret Aliana M. Payret Florida Bar No. 104377 Robinson, Pecaro & Mier, P.A. 201 N. Kentucky Avenue, #2 Lakeland, FL 33801 January 6, 13, 2023

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 22CP-2597 Division Probate IN RE: ESTATE OF JAMES R. SCHINSCHKE Deceased. The administration of the estate of James R. Schinschke, deceased, whose date of death was April 29, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or 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 January 6, 2023. Personal Representative: /s/ Steven Chatas Steven Chatas 1053 County Lake Circle Lake Wales, Florida 33898-8704 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 3200 US Hwy 27 S., Suite 201 Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: tami@stonelawgroupfl.com January 6, 13, 2023	23-00012K

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. 2022CA002316000000 ATLANTIC BAY MORTGAGE GROUP, LLC, Plaintiff, vs. CURTIS GOANS, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 13, 2022, and entered in 2022CA002316000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein ATLANTIC BAY MORTGAGE GROUP, LLC is the Plaintiff and CURTIS GOANS; UNKNOWN SPOUSE OF CURTIS GOANS 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 January 27, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 16, BLOCK F, ROYAL OAK MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 12, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1809 ROTARY 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 in accordance with Florida Statutes, Section 45.031. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 29 day of December, 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/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 22-045894 - KeD January 6, 13, 2023	23-00017K

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. 2022CA000195000000 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. VICTOR A. RODRIGUEZ CORTES, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 10, 2022, and entered in 2022CA000195000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and VICTOR A. RODRIGUEZ CORTES; UNKNOWN SPOUSE OF VICTOR A. RODRIGUEZ CORTES; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; POINCIANA NEIGHBORHOOD ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realfore-close.com, at 10:00 AM, on January 27, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 1139, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 19 THROUGH 28, INCLUSIVE,	OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1909 MANATEE LN, POINCIANA, FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 29 day of December, 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/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 20-077431 - NaC January 6, 13, 2023	23-00016K

SECOND INSERTION		
NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIR- CUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 3832 IN RE: ESTATE OF JEROME BYRON HAHN A/K/A JEROME B. HAHN A/K/A JEROME HAHN Deceased. The administration of the estate of Jerome Byron Hahn a/k/a Jerome B. Hahn a/k/a Jerome Hahn, deceased, whose date of death was September 26, 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 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 SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 6, 2023. Mark Hahn

SECOND INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2020-CA-000173 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DEBRA VIGUIE; SCOTT VIGUIE; CHAMPION'S RESERVE OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIE(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants. NOTICE OF SALE IS HEREBY GIV-	EN pursuant to the Agreed Order on Defendants' Motion to Cancel and/or Reschedule the December 20, 2022, Foreclosure Sale entered on December 16, 2022, and the Summary Final Judgment of Foreclosure entered on January 7, 2022, in Case No. 2020-CA-000173 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is Plaintiff, and Debra Viguie, Scott Viguie and Champion's Reserve Owners Association, Inc., are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.real-foreclose.com, on the 30th day of January, 2023, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit: LOT 162 AS SHOWN ON THE	PLAT ENTITLED "CHAM- PION'S RESERVE PHASE 2A" AND RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN PLAT BOOK 166, PAGES 39 & 40. Street Address: 308 Whirlaway Drive, Davenport, FL 33837. together with all existing or subse- quently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS 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.

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-001170 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. SHARON ZEGEL, et al., Defendants. TO: Unknown Personal Representative of the Estate of Richard Zegel a/k/a Richard A. Zegel a/k/a Richard A. Zegel, Sr. 3181 Pioneer Trails Loop Lakeland, FL 33810 Unknown Heir, Beneficiary and Devisee 3 of the Estate of Richard Zegel a/k/a Richard A. Zegel a/k/a Richard A. Zegel, Sr., Deceased n/k/a Michele Zegel 3181 Pioneer Trails Loop Lakeland, FL 33810 Unknown Heir, Beneficiary and Devisee 4 of the Estate of Richard Zegel a/k/a Richard A. Zegel a/k/a Richard A. Zegel, Sr., Deceased 3181 Pioneer Trails Loop Lakeland, FL 33810 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:		

On 01/20/2023 at 11:00 am, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 06/23/2022 in Official Records Book 12309, and Page 2141 of the Public Records of POLK County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of POLK County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Polk County Government Center, 3425 Lake Alfred Rd., Winter Haven, Florida 33881, all right, title and interest in the property situated in the County of POLK, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s)	(SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s)(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") WESTGATE RIVER RANCH 3600 River Ranch Blvd River Ranch, FL 33867 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occurred on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit Westgate River Ranch Owners Association, Inc. to pursue its in rem remedies under Florida law. By: GREENSPOON MARDER, LLP, Trustee. EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE Owner(s) Address TS Undiv Int Building Unit Week Year Season Suite Type COL Rec Info Yrs Delinquent Amount Per Diem MELVYN MARENGO & NELIDA MARENGO 3015 Forest Club Dr Plant City, FL 33566, 1, 1, 101, 45, WHOLE, Floating, 12185/453, 2018-2022, \$5,255.54, \$1.81; LINDA E RAMSEY & JOHN L RAMSEY 20 Lexington Ln W Apt F Palm Beach Gardens, FL 33418, 1, 6, 106, 4, WHOLE, Floating, 12185/453, 2018-2022, \$3,754.36, \$1.38; ERIK A SWENSON 210 E Desert Rose Dr Henderson, NV 89015, 1, 5, 105, 43, WHOLE, Floating, 12185/453, 2018-2022, \$3,754.36, \$1.38; BARRIE L HAGHGOU 2192 Northumbria Dr Sanford, FL 32 771, 1/2, 3, 103, 36, EVEN, Floating, 12185/453, 2018 and 2020 and 2022, \$4,108.42, \$1.34; ARTHUR M FINK & JO ANN N FINK 12268 Indian Mound Rd Wellington, FL 33 449, 1, 7, 107, 38, WHOLE, Floating, 12185/453, 2018-2022, \$4,133.38, \$1.46; DARYL M WARREN 6214 Robinson St Jupiter, FL 33458, 1, 8, 108, 38, WHOLE, Floating, 121 85/453, 2018-2022, \$3,754.36, \$1.38; APRIL M WARREN 351 Azalea St West Palm Beach, FL 33410, 1, 8, 108, 38, WHOLE, Floating, 12185/453, 2018-2022, \$3,754.36, \$1.38; ANETA K CATLIN 209 S 61st Ave W Duluth, MN 55807, 1/2, 1, 101, 22, EVEN, Value Season-Float Week/Float Unit, 12185/453, 2018 and 2020 and 2022, \$4,108.42, \$1.3 4; JULIO A RABELO & ILEANA GRILLI 110 SW 48th Ave Coral Gables, FL 33134, 1, 2, 102, 8, WHOLE, Floating, 12185/453, 2018-2022, \$5,255.54, \$1.81; LINCOLN WA RD JR & JO ANN J WARD 7599 Greenlake Way Boynton Beach, FL 33436, 1, 16, 116, 51, WHOLE, Fixed Week/Float Unit, 12185/453, 2018-2022, \$3,754.36, \$1.38; WYAT T J BUMA 3604 11th Ave W Bradenton, FL 34205, 1, 6, 106, 17, WHOLE, All Season-Float Week/Float Unit, 12185/453, 2018-2022, \$3,754.36, \$1.38; JUAN GARCIA Edefici o Joel , Avenida Estados Unidos #11, Rijo Bavaro, Punta Cana Higüey, DOMINICAN REPUBLIC, 1, 16, 116, 6, WHOLE, All Season-Float Week/Float Unit, 12185/453, 20182022, \$6,885.63, \$2.25; WENDY JOSEFINA GIL SANTOS Edeficio Luz Maria 1 Apt #7 Calle Duverge #124 Capacito San Francisco De Macoris, DOMINICAN REPUBLIC, 1, 6, 106, 23, WHOLE, Floating, 12185/453, 2018-2022, \$7,579.20, \$2.62; January 6, 13, 2023 23-00013K		
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THIRD INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2022CA003948000000 HERITAGE ENTERPRISES FL LLC, Plaintiff, vs. PAUL FRITSCH, and all others claiming by, through and under PAUL FRITSCH, INDIAN LAKE ESTATES, INC., ODWIN O. BERKELEY, and all others claiming by, through and under ODWIN O. BERKELEY, LUCIA WOODING-GEORGE, deceased and all others claiming by, through and under LUCIA WOODING- GEORGE, deceased, JEAN PIERRE GALLINAR, and all others claiming by, through and under JEAN PIERRE GALLINAR, CLYDE COLE, deceased and all others claiming by, through and under CLYDE COLE, deceased, ANNA M. COLE, deceased and all others claiming by, through and under ANNA M. COLE, deceased, GRACE I. SMITH, and all others claiming by, through and under GRACE I. SMITH, VINCENT P. SMITH, and all others claiming by, through and under VINCENT P. SMITH, CLARIBEL RIVERA-OTERO, and all others claiming by, through and under CLARIBEL RIVERA-OTERO, DAVID MUNOZ MEDINA, and all others claiming by, through and under DAVID MUNOZ MEDINA, EDWARD T. FALLAS, deceased and all others claiming by, through and under EDWARD T. FALLAS, deceased and ALBA C. FALLAS, deceased, JEAN PIERRE GALLINAR, and all others claiming by, through and under ALBA C. FALLAS, deceased, Defendant, TO: PAUL FRITSCH, and all others claiming by, through and under PAUL FRITSCH, ODWIN O. BERKELEY, and all others claiming by, through and under ODWIN O. BERKELEY, LU-	CIA WOODING-GEORGE, deceased and all others claiming by, through and under LUCIA WOODING-GEORGE, deceased, JEAN PIERRE GALLINAR, and all others claiming by, through and under JEAN PIERRE GALLINAR, CLYDE COLE, deceased and all others claiming by, through and under CLYDE COLE, deceased, ANNA M. COLE, deceased and all others claiming by, through and under ANNA M. COLE, deceased, GRACE I. SMITH, and all others claiming by, through and under GRACE I. SMITH, VINCENT P. SMITH, and all others claiming by, through and under VINCENT P. SMITH, CLARIBEL RIVERA-OTERO, and all others claiming by, through and under CLARIBEL RIVERA-OTERO, and all others claiming by, through and under DAVID MUNOZ MEDINA, EDWARD T. FALLAS, deceased and all others claiming by, through and under EDWARD T. FALLAS, deceased and ALBA C. FALLAS, deceased YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida: Parcel 1: Lot 21, Block 221, Indian Lake Estates, Unit No. 6 (Revised), according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 41, of the Public Records of Polk County, Florida a/k/a o Poinciana Dr, Indian Lakes Estates, FL 33855/Parcel ID: 29-31-12-994060-022121 ("Parcel 1"). Parcel 2: Lot 21, Block 298, Indian Lake Estates, Unit 9 (Revised), according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 42, of the Public Records of Polk County, Florida a/k/a o Gaillardia Dr, Indian Lakes Estates, FL 33855/Parcel ID: 29-31-12-994060-022121 ("Parcel 1"). Parcel 2: Lot 21, Block 298, Indian Lake Estates, Unit 9 (Revised), according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 42, of the Public Records of Polk County, Florida a/k/a o Gaillardia Dr, Indian Lakes Estates, FL 33855/Parcel ID: 29-31-13-994090-029821 ("Parcel 2"). Parcel 3: Lot 5, Block 111, Indian Lake Estates Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 39, Page(s) 14, of the Public Records of Polk County, Florida a/k/a o Bougainvillea Dr, Indian Lake Estates, FL 33855/Parcel ID: 30-31-06-994020-011105 ("Parcel 3") Parcel 4: Lot 5, Block 360, Indian Lake Estates Unit No. 13, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 20, of the Public Records of Polk County, Florida a/k/a o Bougainvillea Dr, Indian Lake Estates, FL 33855/Parcel ID: 30-31-17-994130-036005 ("Parcel 4") Parcel 5: Lot 3, Block 398, Indian Lake Estates Unit No. 14, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 21, of the Public Records of Polk County, Florida a/k/a o Japonica Ave, Lake Wales, FL 33898/Parcel ID: 30-31-13-994040-039803 ("Parcel 5") Parcel 6: Lot 23, Block 161, Indian Lake Estates Unit No. 4, according to the map or plat thereof, as recorded in Plat Book 39, Page(s) 30, of the Public Records of Polk County, Florida a/k/a o Japonica Ave, Lake Wales, FL 33898/Parcel ID: 29-31-13-994090-028216 ("Parcel 7") Parcel 8: Lot 24, Block 380, Indian Lake Estates Unit No. 14, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 21, of the Public Records of Polk County, Florida a/k/a o Japonica Ave, Indian Lake Estates, FL 33855/Parcel ID: 30-31-18-994140-038024 ("Parcel 8"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before January 25, 2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. 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 19th day of December 2022. Stacy M. Butterfield Clerk of the Circuit Court By: /s/ Asuncion Nieves As Deputy Clerk J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 Dec. 30, 2022; Jan. 6, 13, 20, 2023 22-01886K	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2022-CA-001800 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CARMEN QUINONES SOTO, DECEASED, et al, Defendant(s). To: THE UNKNOWN HEIRS, DE- VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM- ING BY, THROUGH, UNDER, OR AGAINST, CARMEN QUINONES SOTO, DECEASED Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 3, SANDALWOOD SUB- DIVISION, ACCORDING TO THE PLAT THEREOF RE- CORDED IN PLAT BOOK 77, PAGE 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 1705 SANDALWOOD CIR SW WINTER HAVEN FL 33880 Dated this 29th day of December, 2022. Sokolof Remtulla, PLLC By: /s/ Benjamin D. Ladouceur, Esq. Benjamin D. Ladouceur, Esq, Bar No: 73863 SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com <i>Counsel for Plaintiff</i> January 6, 13, 2023 23-00007K

SECOND 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. 2022CA002730000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET- BACKED CERTIFICATES, SERIES 2007-4, Plaintiff, vs. RICHARD C. JENKINS, UNKNOWN SPOUSE OF RICHARD C. JENKINS, RICHARD C. JENKINS, SUCCESSOR TRUSTEE OF THE JENKINS FAMILY TRUST DATED 8/30/2000, DENNIS F. GRINER, CAROLD D. GRINER A/K/A CAROL DENISE GRINER, UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2, UNKNOWN SPOUSE OF CAROLD. GRINER A/K/A CAROLD DENISE GRINER, UNKNOWN SPOUSE OF DENNIS F. GRINER, Defendants. To: UNKNOWN SPOUSE OF CAR- OLD D. GRINER A/K/A CAROL DE- NISE GRINER 1216 LONG ST LAKELAND, FL 33801 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: THE NORTH 86.0 FEET OF THE SOUTH 344.0 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 191.5 FEET IN SECTION 10, TOWNSHIP	28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR PUBLIC UTILITIES ACROSS THE WESTERLY 7.5 FEET THEREOF. PARCE3L NUMBER: 24-28-10- 000000-043070 has been filed against you and you are required to file a copy of your written defenses, if any, to it, on Michelle DeLeon, 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 January 26, 2023 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 December, 2022. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Asuncion Nieves Deputy Clerk Michelle DeLeon MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 7099662 22-00994-3 January 6, 13, 2023 23-00003K	has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this court on this 1st day of Dec., 2022. Default Date: January 9, 2023 Stacy Butterfield Clerk of the Circuit Court (SEAL) By: Asuncion Nieves Deputy Clerk Albertelli Law Plaintiff's attorney P.O. Box 23028 Tampa, FL 33623 NL - 22-004205 January 6, 13, 2023 23-00002K

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 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.

