Public Notices

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Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com

JANUARY 20 - JANUARY 26, 2023

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 22CP-3358 IN RE: ESTATE OF Sheddrick L. Day deceased.

The administration of the estate of Sheddrick L. Day, deceased, Case Number 22CP-3358, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-3253-XX Division 14/Hill IN RE: ESTATE OF CHARLES F. WALSER Deceased.

The administration of the estate of CHARLES F. WALSER, deceased, whose date of death was November 25, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, DrawerCC4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH- 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. 20, 2023.

/s/ Simona LaTonya Day Simona LaTonya Day

Personal Representative Address: 2928 Crutchfield Road Lakeland, FL 33805 /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 20, 27, 2023 23-00069K

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representatives: ANNETTE C. PANNING 39174 397th Street

Perham, MN 56573

THOMAS C. WALSER

Walser & Herman Law Firm

4800 N. Federal Hwy., Suite 108D

Boca Raton Florida 33431

JOHN V. WALSER

13974 615th Ave.

Mapleton, MN 56065

Attorney for Personal Representatives:

4800 N. Federal Highway, Suite 108D

Primary Email: twalser@whlawfl.com

23-00078K

THOMÁS C. WALSER, ÉSQ.

Florida Bar No. 381578

Boca Raton, FL 33431

January 20, 27, 2023

Walser Law Firm

DATE OF DEATH IS BARRED.

notice is January 20, 2023.

NOTICE.

BARRED.

FIRST INSERTION

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

2022CA-004319-0000-00 NUVIEW IRA, INC., a Florida corporation, FBO ERIC **BIERNACKI IRA**, Plaintiff, v. MICHAEL MCDONALD, MAVIS

INNERARITY and INDIAN LAKE ESTATES, INC., a Florida not for profit corporation, Defendants. TO: MICHAEL MCDONALD, Current

address unknown: YOU ARE HEREBY NOTIFIED that

an action to quiet title to the following real property located in Polk County, Florida: Lot 17, Block 56 of INDIAN

LAKE ESTATES UNIT NO. 1, according to the Plat therof as recorded in Plat Book 39, Page(s) 1, of the Public Records of POLK County, Florida. has been filed against you, and you are

required to serve a copy of your written defenses, if any, to it on: Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, whose address is: 425 W. Colonial Drive, Suite 204,

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO:

2022CA-004319-0000-00

NUVIEW IRA, INC., a Florida

MICHAEL MCDONALD. MAVIS

ESTATES, INC., a Florida not for

INNERARITY and INDIAN LAKE

TO: MAVIS INNERARITY, Current

YOU ARE HEREBY NOTIFIED that

an action to quiet title to the following

real property located in Polk County,

Lot 17, Block 56 of INDIAN

LAKE ESTATES UNIT NO. 1,

according to the Plat therof as

recorded in Plat Book 39, Page(s)

1, of the Public Records of POLK

has been filed against you, and you are

required to serve a copy of your writ-

ten defenses, if any, to it on: Michael

W. Hennen, Esq., Hennen Law, PLLC,

the Plaintiff's attorney, whose address is: 425 W. Colonial Drive, Suite 204,

corporation, FBO ERIC BIERNACKI IRA,

profit corporation,

address unknown:

County, Florida.

Plaintiff, v.

Defendants.

Florida:

Orlando, FL 32804, within 30 days and file a copy with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770

Default Date February 9, 2023 Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ April Cummins As Deputy Clerk

1-3-23

Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, 425 W. Colonial Drive Suite 204, Orlando, FL 32804 January 20, 27, 2023 23-00086K

FIRST INSERTION

Orlando, FL 32804, within 30 days and file a copy with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.

Default Date February 9, 2023 Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ April Cummins

1 - 3 - 23

As Deputy Clerk Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, 425 W. Colonial Drive, Suite 204, Orlando, FL 32804

FIRST INSERTION

January 20, 27, 2023 23-00085K

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2022-CP-004349-0000-XX

Division 14 IN RE: ESTATE OF GENE ANDREW SHOGREN Deceased.

The administration of the estate of Gene Andrew Shogren, deceased, whose date of death was October 6, 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 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court 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 20, 2023. Personal Representative: Janis L. Shogren

1519 N 54th Street

Milwaukee, Wisconsin 53208 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 23-00087K January 20, 27, 2023

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR POLK COUNTY

GENERAL JURISDICTION

DIVISION

CASE NO. 53-2022-CA-000294

KRISTOPHER ADRIANO A/K/A

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of

Foreclosure entered December 13.

2022 in Civil Case No. 53-2022-

CARRINGTON MORTGAGE

SERVICES, LLC,

K. ADRIANO, et al.,

Plaintiff. vs.

Defendants.

FIRST INSERTION

Business Ibserver

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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2022-CP-004442-0000-XX Division 14 IN RE: ESTATE OF

JAYME SUE HAMILTON Deceased. The administration of the estate of

Jayme Sue Hamilton, deceased, whose date of death was September 24, 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 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 20, 2023.

Personal Representative: Rick L. Morgan

4473 N. Warwick Road Martinsville, Indiana 46151 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 20, 27, 2023 23-00088K

FIRST INSERTION

2 WEST, VILLAGE 7, AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGE 5 THROUGH 18, OF THE PUB-LIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 7118134 20-00140-4 23-00082K January 20, 27, 2023

FIRST INSERTION mands against decedent's estate must

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-4458 NOTICE. IN RE: ESTATE OF

IN BARRED.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

NOTICE TO CREDITORS IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION Case Number: 2022-CP-4300 IN RE: ESTATE OF MARYLOUISE REISER,

Deceased.

The administration of the estate of Ma rylouise Reiser, deceased, whose date of death was January 31, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, Bartow, FL 33830. The names and address es 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-

Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below

GLEN RAY GILBREATH,

Deceased.

The administration of the estate of GLEN RAY GILBREATH, deceased,

whose date of death was September 21, 2022, is pending in the Circuit Court

for Polk County, Florida, Probate Di-

vision, the address of which is 255 N.

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-

DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 20, 2023 DIANA GILBREATH Personal Representative 3464 Doreen Drive Lakeland, FL 33810 Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33618 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email:

hballinger@hnh-law.com

January 20, 27, 2023

DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 20, 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 20, 27, 2023 23-00075K CA-000294 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is Plaintiff and KRISTOPHER ADRIANO A/K/A K. ADRIANO, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www. polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of February, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 10, BLOCK 357, POIN-CIANA NEIGHBORHOOD



MANATEE COUNTY

SARASOTA COUNTY

CHARLOTTE COUNTY

LEE COUNTY

COLLIER COUNTY

HILLSBOROUGH COUNTY

PASCO COUNTY

PINELLAS COUNTY

POLK COUNTY

ORANGE COUNTY



23-00079K

floridapublicnotices.com



BUSINESS OBSERVER

POLK COUNTY

FIRST INSERTION

NOTICE OF ADMINISTRATION (Testate) IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2022CP00031790000XX RE: THE ESTATE OF HERBERT RAYMOND HOLBROOK, a/k/a HERBERT R. HOLBROOK, a/k/a HERB R. HOLBROOK, Deceased.

The administration of the estate of HERBERT RAYMOND HOL-BROOK, a/k/a HERBERT R. HOL-BROOK, a/k/a HERB R. HOL-BROOK, Deceased, File Number 2022CP00031790000XX, 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 interested persons on whom a

copy of the Notice of Administration is served must file objections that challenge the validity of the will, the qualifications of the Personal Representative, venue, or jurisdiction of this Court, by filing a petition or other pleading re-questing relief with this Court, in accordance with the Florida Probate Rules WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL OBJECTIONS NOT SO FILED WILL, BE FOREVER BARRED.

Marc A. Tenney, Esquire Personal Representative and Attorney for Estate 7011 Central Avenue, Ste. B St. Petersburg, FL 33710 Ph. (727) 321-5370 Fx: (727) 343-6044 Email: marctenneylaw@gmail.com SPN 3825/FBN 0221708 23-00092K January 20, 27, 2023

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-000061-0000-XX **Division: Probate** IN RE: ESTATE OF ARTITH H. ANDREWS,

Deceased The administration of the Estate of Artith H. Andrews, deceased, whose date of death was November 4, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 20, 2023.

Personal Representative: Patricia H. Andrews 1909 Broken Arrow Tr. N.

Lakeland, FL 33812 Attorney for Personal Representative: Carol J. Wallace Attorney for Personal Representative Florida Bar Number: 71059 Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com Secondary E-Mail abaustert@mclements.com 23-00068K January 20, 27, 2023

IN RE: ESTATE OF JOHN CHARLES SAVAGE,

JOHN CHARLES SAVAGE, deceased, whose date of death was October 10, 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, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2022CP00031790000XX **RE: THE ESTATE OF** HERBERT RAYMOND HOLBROOK, a/k/a HERBERT R. HOLBROOK a/k/a HERB R. HOLBROOK, Deceased.

The administration of the estate of HERBERT RAYMOND HOL-BROOK, a/k/a HERBERT R. HOL-BROOK, a/k/a HERB R. HOL-Deceased, File Number BROOK, 2022CP00031790000XX, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All persons upon whom this notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The creditors of the decedent and other persons having claims or de-mands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court THIR-TY DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

this Notice has begun on this 20 day of January, 2023. /s/ Marc A. Tenney Marc A. Tenney, Esquire Personal Representative/ Attorney for the Estate SPN 3825/FBN 0221708 January 20, 27, 2023 23-00091K

POLK COUNTY FLORIDA PROBATE DIVISION IN RE: ESTATE OF ERROL DELANO AUSTIN

Delano Austin deceased, whose date of death was Nov. 25, 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 addresses of the personal representative and the personal representative's attorney are

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

FIRST INSERTION

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

DIVISION CASE NO. 2018CA002097000000 U.S. BANK NATIONAL ASSOCIATION.

Plaintiff, vs. BLACK POINT ASSETS INC, INDIVIDUALLY AND AS TRUSTEE OF THE 3753 MADBURY CIRCLE

LAND TRUST AND STAR POINTE CAPITAL, LLC, INDIVIDUALLY AND AS TRUSTEE OF THE 3753 MC LAND TRUST, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated September 27, 2022, and entered in 2018CA002097000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, where-in U.S. BANK NATIONAL ASSO-CIATION is the Plaintiff and BLACK POINT ASSETS INC, AS TRUSTEE OF THE 3753 MADBURY CIRCLE LAND TRUST; BLACK POINT AS-SETS INC; STAR POINTE CAPITAL, LLC AS TRUSTEE OF THE 3753 MC LAND TRUST; STAR POINTE CAPITAL, LLC; HAMPTON HILLS SOUTH HOMEOWNERS ASSOCIA-TION, INC.; UNITED STATES OF AMERICA ON BEHALF OF SECRE-TARY OF HOUSING AND URBAN DEVELOPMENT; LAURA DAVIS; FREDERICK DAVIS A/K/A FRED-ERICK J. DAVIS; FLORIDA HOUS-ING FINANCE CORPORATION; UN-KNOWN BENEFICIARIES OF THE 3753 MC LAND TRUST; UNKNOWN BENEFICIARIES OF THE 3753 MAD-BURY CIRCLE LAND TRUST are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 14, 2023, the follow ing described property as set forth in

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

Case Number:

53-2022CA-001428-0000-00

FIRST MORTGAGE CORPORATION OF WINTER

HAVEN, a Florida corporation,

GRANTEES, ASSIGNEES,

TRUSTEES AND ALL OTHER

PARTIES CLAIMING AN INTEREST BY, THROUGH,

LIENORS, CREDITORS.

Plaintiff, vs. UNKNOWN SPOUSE OF TERRY

W. CAMP, JR., HEIRS, DEVISEES,

53-2022CA-001428-0000-00 in the

Circuit Court of the Tenth Judicial Cir-cuit, in and for Polk County, Florida,

wherein FIRST MORTGAGE COR-

PORATION OF WINTER HAVEN, a

Florida corporation, is Plaintiff, and UNKNOWN SPOUSE OF TERRY

W. CAMP, JR., HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL

OTHER PARTIES CLAIMING AN IN-

TEREST BY, THROUGH, UNDER OR

AGAINST THE ESTATE OF TERRY

W. CAMP, JR., JESSICA W. CAMP, UNKNOWN TENANT 1 AND UN-

said Final Judgment, to wit: LOT NO. 21, IN BLOCK NO. 22, OF HAMPTON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 140, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 3753 MAD-BURY CIRCLE, LAKELAND, FL

33810 Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 18 day of January, 2023. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 18-159135 - NaC January 20, 27, 2023 23-00098K

FIRST INSERTION

KNOWN TENANT 2, are Defendants, I will sell to the highest and best bidder for cash online at www.polk.realforeclose.com at 10:00 a.m. on the 11th day of April, 2023, the following described real and personal property as set forth

in said final judgment, to wit: Lots 958 and 959, INWOOD NO. 4, according to plat thereof recorded in Plat Book 9, Pages 35, public records of Polk County, Florida.

TOGETHER WITH that certain 1994 Mobile Home, ID#10L23527, Title#65482629 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. Submitted by: Krista Mahalak, Esquire Peterson & Myers, P.A. Post Office Drawer 7608

Winter Haven, Florida 33883-7608 Attorney for Plaintiff January 20, 27, 2023 23-00090K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE

beginning at 10:00 a.m. 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-**III ED APPEARANCE IS LESS THAN** 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. Respectfully submitted, /s/ Sean P. Cronin Sean P. Cronin Florida Bar No. 0412023 scronin@sclawyergroup.com Michael Stanton Florida Bar No. 0389463 mstanton@sclawvergroup.com STANTON CRONIN LAW GROUP, P.L. 6944 West Linebaugh Ave., Suite 102 Tampa, FL 33625 Telephone: (813) 444-0155 Facsimile: (813) 422-7955 Attorneys for Plaintiff January 20, 27, 2023 23-00072K

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0000340000XX

Deceased. The administration of the estate of

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

The date of the first publication of

7011 Central Avenue, Ste. B St. Petersburg, FL 33710 (727) 321-5370/Fax (727) 323-6044 Email: marctenneylaw@gmail.com Email: mtenney@tampabay.rr.com

UNDER OR AGAINST THE ESTATE OF TERRY W. CAMP, JR., JESSICA W. CAMP, UNKNOWN **TENANT 1 AND UNKNOWN** TENANT 2, Defendants. FIRST INSERTION Notice is hereby given that pursu-ant to the final judgment dated January 11, 2023 in case number NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR File No. 2022CP0045030000XX

Deceased. The administration of the estate of Errol

set forth below.



Email your Legal Notice

legal@businessobserverfl.comDeadline Wednesday at noon • Friday Publication

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



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 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 20, 2023.

JEROMY LUIS MORA Personal Representative 36630 Jefferson Ave. Dade City, FL 33523

ROBERT D. HINES Florida Bar No. 0413550 MICHELE L. CLINE Florida Bar No. 84087 Attorneys for Personal Representative Hines Norman Hines, P.L 315 S. Hvde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: mcline@hnh-law.com January 20, 27, 2023 23-00074K

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 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 20, 2023. Personal Representative

/s/ Marc Austin Marc Austin 14603 228th Street Springfield Gardens, NY 11413 Attorney for Personal Representative /s/ Angela Slegel, Esq Angela Slegel, Esq Email Address: lawoffice@amgelasiegel.com Florida Bar No.: 0964468 1205 Franklin Avenue Ste 330 Garden City, New York 11530 Telephone: 516-741-6100 23-00073K January 20, 27, 2023

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 2022CA000388000000

DIVISION: Civil Div. 4 DELLA ESCOBIO, Plaintiff, v.

A.J. MARTINO AS SUCCESSOR TRUSTEE OF THE FLORIDA LAND TRUST NO. 127 LAND TRUST AGREEMENT LITD NOVEMBER 2, 2009; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 representing tenants in possession, Defendants

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 6, 2023, in this cause, in the Circuit Court of Polk County, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: Lot 134, of Unrecorded Clear-

water Lake Estates, described as follows: The East 205.00 feet of the North 90.00 feet of the South 900.00 feet of the NE 1/4 of the SW 1/4 of Section 32, Township 26 South, Range 25 East, in the Public Records of Polk County, Florida.

a/k/a 127 Clearwater Ave., Polk City, Florida 33868

at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on February 7, 2023

POLK COUNTY

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2020-CA-003609

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL11 TRUST, Plaintiff, vs.

DALTON PARIS: MARIE M. MAGLOIRE-PARIS A/K/A MARIE MAGLORIE-PARIS; ASSOCIATION OF POINCIANA VILLAGES INC.; UNKNOWN TENANT 1; **UNKNOWN TENANT 2 the names** being fictitious to account for parties in possession, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on November 3, 2022 in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, the Clerk of Court will on FEBRUARY 3, 2023 at 10:00 AM EST at http://www.polk. realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Polk

County, Florida: LOT 18, IN BLOCK 3013, OF POINCIANA NEIGHBOR-HOOD 6 VILLAGE 7, AC-CORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 61 PAGES 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 208 Athabasca Dr, Kissimmee, FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 Av-enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im-mediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired,

call 711. Dated: December 27, 2022 /s/ Ashley M. Elmore Drew Ashley M. Elmore Drew, Esq. Florida Bar No. 87236 MCMICHAEL TAYLOR GRAY, LLC 3275 W. Hillsboro Blvd, Suite 312 Deerfield Beach, FL 33442 Phone: (404) 474-7149 Email: adrew@mtglaw.com E-Service: servicefl@mtglaw.com 23-00067K January 20, 27, 2023

FIRST INSERTION

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

DIVISION CASE NO. 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 ASSOCIA-TION is the Plaintiff and ENCARNA-CION L. FIGUEROA; UNKNOWN SPOUSE OF ENCARNACION L. FIGUEROA; HOUSING FINANCE AUTHORITY OF PINELLAS COUN-TY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF POLK COUN-TY, 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.rea lforeclose.com, at 10:00 AM, on February 10, 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, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-

ED 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.

IMPORTANT

If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955- 8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 13 day of January, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@ raslg.com 20-006081 - NaC 23-00083K January 20, 27, 2023

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2008-CA-006258-0000-00 THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF

THE WEST 110 FEET OF THE NORTH 2 FEET OF LOT 34 OF C.W. ROCKNER'S ADDITION TO FORT MEADE, ACCORD-ING TO THE PLAT THEREOF RECORDED IN DEED BOOK P, PAGE 354, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND THE NORTH 1/2 OF LOT 16 AND THE SOUTH 90 FEET OF LOTS 17 AND 18 IN

FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

Case No. 532022CA001267000000 Wells Fargo Bank, N.A., Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Shirley A. Salyer, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532022CA001267000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Flor-ida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Shirley A. Salyer, Deceased; Lloyd Scott Salyer a/k/a Lloyd S. Salyer; Mark Anthony Salyer a/k/a Mark A. Salyer are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 28th day of February, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 19 OF THE OF DAVENPORT, TOWN FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 58 AND 59 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 assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 17th day of January, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 Case No. 532022CA001267000000 File # 22-F00222 23-00084K January 20, 27, 2023

Records of Polk County, Florida, as amended from time to time ("Declaration")

Unit Type: AMBASSADOR

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Default Date: 2/06/2023

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA 12/28/2022

801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 January 20, 27, 2023 23-00096K

FIRST INSERTION

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

ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, AT PAGE(S) 12, OF THE PUB-LIC RECORDS OF POLK COUN-

TY. FLORIDA Property Address: 5980 SOUTH-WIND DR, MULBERRY, FL FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY

GENERAL CIVIL DIVISION CASE NO: 2022-CA-003795 SILVERLAKE COMMUNITY **DEVELOPMENT DISTRICT, a local** unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v.

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY **OWNERS AND CITIZENS OF** THE SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT. INCLUDING NON-RESIDENTS **OWNING PROPERTY OR** SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY **RIGHTS, TITLE OR INTEREST IN** PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO **BE AFFECTED IN ANY WAY** THEREBY,

Defendants. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE SILVER-LAKE COMMUNITY DEVELOP-MENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF AS-SESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:

Silverlake Community Development District (the "District") having filed its Complaint for Validation of not to exceed \$17,110,000 principal amount of Silverlake Community Development District Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Capital Improvement Plan (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court is-sue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and oth-

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2022CA001729000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-**BACKED CERTIFICATES, SERIES** 2006-24, Plaintiff. v.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY JOYCE FORTE: BRUCE FORTE: WAYNE KIRKLAND; LASHIKA SHAW; TERMAINE ROBINSON; ESTASHE FORTE: KASUGA DEMICHAELS FORTE; CHRISTINA HOMEOWNERS ASSOCIATION, INC.: ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant. To the following Defendant(s): BRUCE FORTE (LAST KNOWN ADDRESS) 8742 PEBBLEBROOKE WAY LAKELAND, FL 33810 KASUGA DEMICHAELS FORTE (LAST KNOWN ADDRESS) 8742 PEBBLEBROOKE WAY LAKELAND, FL 33810 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 17 OF CHRISTINA WOODS, AS SHOWN BY MAP OR PLAT THEREOF RE-

ers having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Flor-ida, through the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida, appear on the 13th day of February, 2023, at the hour of 2:30 p.m. of said day for 15 minutes, before

the Honorable Michael P. McDaniel, via Microsoft Teams Application (information below), and show cause, if any there be, why the prayers of said Com-plaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at https://www.jud10.flcourts. org/virtual-courtroom-links/polk-civil (Polk Civil Division 04 Virtual Courtroom) OR may dial in telephonically at 1 (754) 236-7165 and enter Meeting ID 496 259 409#.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Polk County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hear

ing. IT IS FURTHER ORDERED that by such publication of this Notice and Or der, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

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, 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.

DONE AND ORDERED at the Courthouse in Polk County, Florida, this 13th day of January, 2023

/s/ Michael P. McDaniel The Honorable Michael P. McDaniel Circuit Court Judge January 20, 27, 2023 23-00081K

FIRST INSERTION

CORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 58, PAGES 8, 9, AND 10. a/k/a 115 Elm Square N., Lakeland, FL 33813

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronen-berg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 2/6/2023, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered for

(SEAL) /s/Tamika Joiner Deputy Clerk

Jerry E. Aron, Plaintiff's attorney

CASE NO .: 53-2022-CA-002070-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED TOMLINSON ET.AL.,

FIRST INSERTION

Defendant(s). To: LESLIE J VENTURA

Plaintiff. vs.

And all parties claiming interest by, through, under or against Defendant(s) LESLIE J VENTURA and all parties having or claiming to have any right, title or interest in the property herein described:

NOTICE OF ACTION

Count II IN THE CIRCUIT COURT, IN AND

FOR POLK COUNTY, FLORIDA.

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest 1.923%, in unit 0412, in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Daven-port, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Intrests in the Unit, to occupy the Unit during Use Period Number 12. together with an undivided intrest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public

CWABS, INC. ASSET BACKED CERTIFICATES, SERIES 2007-9, Plaintiff. vs.

Leland Charles Piester, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2008CA-006258-0000-00 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS CWABS, INC. ASSET BACKED CERTIFICATES, SERIES 2007-9 is the Plaintiff and Leland Charles Piester; THE UNKNOWN SPOUSE OF LELAND C. PIESTER; Derenda M Piester; Tenant #1; Tenant #2; Tenant #3; and Tenant #4 the name being fictitious to account for parties in possession are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 15th day of February, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 33, OF C.W. ROCKNER'S ADDITION TO FORT MEADE, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK P, PAGE 354, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND

PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 16 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 11th day of January, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 Case No. 2008-CA-006258-0000-00 File # 16-F00281 23-00066K January 20, 27, 2023

CASE NO. 53-2022-CA-000193 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-3

Plaintiff, vs.

HUGO LEPE-VILLATORO, et al. **Defendant(s).** NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated June 17, 2022, and entered in 53-2022-CA-000193 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FED-ERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUC-TURED TRANSACTION TRUST, SERIES 2020-3 is the Plaintiff and HUGO H. LEPE VILLATORO A/K/A HUGO H. LEPE-VILLATORO; UN-KNOWN SPOUSE OF HUGO H. LEPE VILLATORO A/K/A HUGO H. LEPE-VILLATORO N/K/A BERENA CASTELLANOS: SOUTHWIND HOME OWNERS ASSOCIATION OF SOUTH LAKELAND, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 07, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 2, SOUTHWIND, ACCORD-

33860

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

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

Dated this 12 day of January, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-141396 - CaB January 20, 27, 2023 23-00076K

the relie the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service). at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 30 day of Dec, 2022. Stacy M. Butterfield As Clerk of the Court By /s/ Asuncion Nieves As Deputy Clerk

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84. Fort Lauderdale, FL 33324 January 20, 27, 2023 23-00071K



FIRST INSERTION

POLK COUNTY

FIRST INSERTION

NOTICE OF ACTION

Count I

IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.

CASE NO .:

53-2022-CA-002070-0000-00 HOLIDAY INN CLUB VACATIONS

Defendant(s). To: CAROL TOMLINSON and MARK

TOMLINSON AND ANY AND ALL

UNKNOWN HEIRS, DEVISEES AND

OTHER CLAIMANTS OF MARK

And all parties claiming interest by,

through, under or against Defendant(s) CAROL TOMLINSON and MARK

TOMLINSON AND ANY AND ALL

UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARK

TOMLINSON and all parties having or

claiming to have any right, title or in-

terest in the property herein described:

YOU ARE NOTIFIED that an action

to foreclose a mortgage/claim of lien

on the following described property,

Orlando Breeze Resort, in Polk County,

An undivided interest 1.923%, in

unit 0101, in the Orlando Breeze

Resort timeshare plan, located at 121 Emerald Loop, Daven-port, Florida 33897 ('Project"),

together with the exclusive right,

as among the other Owners of Vacation Ownership Intrests

in the Unit, to occupy the Unit during Use Period Number 22,

together with an undivided in-

trest in common elements ap-

purtenant thereto of Orlando

Breeze Resort: according to

the Declaration of Restrictions,

Covenants, and Conditions for

Notice is hereby given that LAURA L CUMMINGS, OWNER, desiring

to engage in business under the

fictitious name of A MODERN DAY

SAMARITAN WOMAN located at

10404 HWY 27, FROSTPROOF,

INCORPORATED

TOMLINSON

Florida:

Plaintiff, vs. TOMLINSON ET.AL.,

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

September 30, 2022 Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage. TIMESHARE PLAN:

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

Contract Number:

6702070 -- KIMBERLY DEANN MURRAY A/K/A KIM-BERLY MURRAY and AMAN-DA MICHELLE MELTON, and AMANDA KAYE MURRAY and DEANNA KAYE MUR-RAY A/K/A DEANNA MUR-RAY ("Owner(s)"), 2109 SW 1095TH AVE, WILBURTON, OK 74578 and 407 S ARPELAR RD, MCALESTER, OK 74501 and 484 FIRESTONE ADDI-TION, MCALESTER, OK Week 13 in Unit No. 0407 / Unit Type: AMBASSADOR / Fractional Interest 1.923% / Principal Bal-ance: \$58,922.39 / Mtg Doc #2021012810

Contract Number: 6716321 --ROBERT A WALKER JR and CARRIE S WALKER A/K/A CARRIE SHAUN WALKER, ("Owner(s)"), 5409 BURR OAK RD, LISLE, IL 60532, Week 51 in Unit No. 0031 / Unit Type: PRESIDENT / Fractional In-terest 1.923% / Principal Bal-ance: \$8,554.27 / Mtg Doc #2019275338

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

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407

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 Re-Ecology Land Design located at 3929 US Hwy 98 S; #206 in the City

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.

deceased, File # 2023-CP-0017, is

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.

You have the right to cure the default

If you are a person with a disability

January 20, 27, 2023 23-00077K

SECOND INSERTION

of Lakeland, Polk County, FL 33812 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 11th day of January, 2023. Alexia Paul 23-00070K

January 20, 2023

FIRST INSERTION NOTICE OF ACTION the Declaration of Restrictions,

Count III IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.:

53-2022-CA-002070-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs.

TOMLINSON ET.AL.,

Defendant(s). To: DALE ALAN WILBANKS A/K/A DALE WILBANKS and REBECCA HALL WILBANKS A/K/A REBECCA WILBANKS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF REBECCA HALL WILBANKS A/K/A REBECCA WILBANKS

And all parties claiming interest by, through, under or against Defendant(s) ALAN WILBANKS A/K/A DALE DALE WILBANKS and REBECCA HALL WILBANKS A/K/A REBECCA WILBANKS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RE-BECCA HALL WILBANKS A/K/A REBECCA WILBANKS and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida

An undivided interest 1.923% in unit 0040, in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Intrests in the Unit, to occupy the Unit during Use Period Number 44, together with an undivided intrest in common elements appurtenant thereto of Orlando Breeze Resort: according to

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that 02/03/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1995 SUNC mobile home bearing the vehicle identification numbers FLFLS33A16841SU21 and FLFLS33B16841SU21 and all personal items located inside the mobile home. Last Tenant: Holly Teresa Fulayter and Beverly Bernice Gray. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.

January 20, 27, 2023 23-00094K

SUBSEQUENT INSERTIONS

SECOND 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

64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's at-

("Declaration")

Covenants, and Conditions for

Orlando Breeze Resort, record-

ed in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida,

as amended from time to time

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it on Jerry E.

Aron, Plaintiff's attorney, whose ad-

dress is 801 Northpoint Parkway, Suite

torney or immediately thereafter, oth-

erwise a default will be entered against

Unit Type: PRESIDENT

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 vour scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days: if you are hearing or voice impaired,

call 711. Default Date: 2/06/2023 (SEAL) /s/Tamika Joiner

Deputy Clerk Stacy M. Butterfield CLERK OF THE CIRCUIT COURT

POLK COUNTY, FLORIDA 12/28/2022 Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida.

33407 January 20, 27, 2023 23-00097K

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that 02/03/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2005 HMMT mobile home bearing vehicle identification numbers FLHMBA174351616A and FLHMBA174351616B and all personal items located inside the mobile home. Last Tenant: Homel Santiago, Erick Santiago, and MH Financing Associates, LLLP. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.

23-00093K January 20, 27, 2023

SECOND 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 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 Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida,

as amended from time to time ("Declaration") Unit Type: AMBASSADOR

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the origi-nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Default Date: 2/06/2023 (SEAL) /s/ Tamika Joiner Deputy Clerk Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA 12/28/2022

Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway. Suite 64, West Palm Beach, Florida, 33407 January 20, 27, 2023 23-00095K

FIRST INSERTION

FLORIDA 33843 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 23-00080K January 20, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of WILLIAM HUBERT HOPE III, if deceased any unknown heirs or assigns, will, on February 1, 2023, at 10:00 a.m., at 116 Eight Iron Circle, Lot #116, Mulberry, Polk County, Florida 33860; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1991 MERI MOBILE HOME, VIN:

FLHMBL41631844A,

TITLE NO.: 0062558769, and VIN: FLHMBL41631844B, TITLE NO.: 0062558768

and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236

January 20, 27, 2023 23-00089K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTHJUDICIAL 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 Francis 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 personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent, other persons having claims or demands against the decedent's estate. including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this court, WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY DAVS 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, including unmatured, contingent, or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

file with this Court, WITHIN THREE

(3) MONTHS OF THE FIRST PUBLI-

CATION OF THIS NOTICE, all claims

The ancillary administration of the Estate of ANTONIO GAMMICCHIA, /s/ Edward P. Jordan pending in the Tenth Judicial Circuit EDWARD P. JORDAN, II, ESQ. Court for Polk County, Florida, Probate Florida Bar No.: 0602711 THE JORDAN LAW GROUP 1460 East Highway 50 Clermont, Florida, 34711 Tel.: (352) 394-1000 pleadings@epjordanlaw.comAttorney for Petitioner/PR January13,20,2023 23-00048K All interested persons are required to

SECOND INSERTION

B15

H30

J. King T. B. Ivv

C. Fuller

H34 O. Watson

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.

SECOND 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 G. Leitkowki

January 13, 20, 2023

H44

J23

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 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 FLORIDA STATUTES SEC-IN 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 23-00062K January 13, 20, 2023

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

23-00065K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTHJUDICIAL 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 Dorothy M. Laframboise, deceased, UCN: 532022CP0044300000XX, is pending in the Probate Court, Polk County, Florida, the address of which is: Clerk of the Circuit Court P.O. Box 9000 Drawer CC-4 Bartow, FL 33831-9000 The names and addresses of the personal representative and the personal representative's attorney are set forth below All creditors of the decedent, and

other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this court, WITHIN THE

LATER OF 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, including unmatured, contingent, or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of

this notice is 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 22-00044K January 13, 20, 2023

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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

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 23-00045K January 13, 20, 2023

CHECK OUT YOUR LEGAL NOTICES **@** 1

loridapublicnotices.com

POLK COUNTY

SECOND 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 Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representative and the 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-

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 Janice 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 personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

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 personal representative and the personal representative's attorney are set forth below.

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

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 FLORIDA STATUTES SEC-IN 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 23-00039K January 13, 20, 2023

SECOND INSERTION

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

SECOND INSERTION

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.

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. 38

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

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

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 Foreclosure entered JANUARY 3, 2023 in

Civil Case No. 2022-CA-002364 of the

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. FLORIDA CIVIL DIVISION Case #: 2018-CA-002379

Wilmington Savings Fund Society, interest as Spouse, Heirs, Devisees,

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2022CA003948000000 HERITAGE ENTERPRISES FLLLC. 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 , 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 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-

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 Defendants, 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

Defendant(s), the Polk County (shall sell to the highest bidder for as required by Section 45.031, Flo Statutes on February 7, 2023 at 1 A.M., on-line at www.polk.real close.com, the following descri

property: UNIT NO. 12, OF THE OAKS, CONDOMINIUM, AS DESI NATED AND DESCRIBED THE DECLARATION OF CO DOMINIUM DATED NOVEL BER 15, 1979, AND RECORDE MARCH 11, 1980, IN O.R BOO 1932, PAGE 1, AND SET FORT AND LEGALLY DESCRIBED THE CONDOMINIUM BOO 4, PAGE 48 OF THE PUBL RECORDS OF POLK COUN FLORIDA, TOGETHER WIT

SECC Circuit Court of the TENTH Judicial Circuit in and for PoIk 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 electronically 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 following described property as set forth in said Summary Final Judgment, to-

438, LAKE PIERCE Lot RANCHETTS FOURTH ADDI-TION, according to the map or

SECOND INSERTION

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), L Clerk of Court. Stacy M. Butterfield. will sell to the highest and best bidder

FOURTH INSERTION

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 VIN-CENT P. SMITH. CLARIBEL RIVE-RA-OTERO, and all others claiming by, through and under CLARIBEL RIVE-RA-OTERO, DAVID MUNOZ MEDI-NA, 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 and all others claiming by, through and under 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 0 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 0 Gaillardia Dr, Indian Lake Estates, FL 33855/Parcel ID: 29-31-13-994090-029821

SECOND 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 provision of certain assistance. Please con-

tact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ 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, 2023 23-00031K

SECOND INSERTION		
County Clerk dder for cash 6.031, Florida 023 at 10:00 polk.realfore- g described	AN UNDIVIDED 1/12TH IN- TEREST IN THE COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID CONDOMIN- IUM DECLARATION. Property Address: 639 NW Av- enue F #12. Winter Haven, FL	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,
E OAKS, A	33881	call 711.
5 DESIG-	Any person claiming an interest in the	The JD Law Firm
RIBED IN	surplus from the sale, if any, other than	Attorney for Plaintiff ~ The Oaks
OF CON-	the property owner as of the date of the	Northwest Condominium
NOVEM-	Lis Pendens must file a claim within	Association, Inc.
ECORDED	sixty (60) days after the sale.	P.O. Box 696
D.R BOOK	If you are a person with a disability	Winter Park, FL 32790
T FORTH	who needs any accommodation in or-	(407) 864-1403
RIBED IN	der to participate in this proceeding,	Jeff@TheJDLaw.com
M BOOK	you are entitled, at no cost to you,	By: /s/ D. Jefferson Davis
E PUBLIC	to the provision of certain assistance.	D. Jefferson Davis, Esq.
COUNTY	Please contact the Office of the Court	Fla. Bar No.: 0073771
ER WITH	Administrator, 255 N. Broadway Av-	January 13, 20, 2023 23-00038K
SECOND INSERTION		
NTH Judicial	plat thereof, as recorded in Plat	provision of certain assistance. Please

plat thereof, as recorded in Plat Book 80, Paqe(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, Florida 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

(407) 230-5146 (telephone) (407)915-4093 (facsimile) Email: mark@lorelegal.com. Attorney for Plaintiff January 13, 20, 2023 for cash at www.polk.realforeclose.com at 10:00 A.M. on February 15, 2023, ABILITY WHO NEEDS ANY ACCOM-MODATION IN ORDER TO PARTICthe following described property as set IPATE IN THIS PROCEEDING, YOU forth in said Final Judgment, to-wit: LOT 3, LESS THE EAST 2 ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CER-TAIN ASSISTANCE. PLEASE CON-TACT THE COURT ADMINISTRA-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.

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, 2023 23-00035K

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

5323 Millenia Lakes Blvd., #300-352

23-00059K

impaired, call 711.

Florida Bar #0116398

Orlando, Florida 32839

ls/Mark A. Freeman, Esq./ls

MARK A. FREEMAN, ESQ.

("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 0 Bougainvillea Dr. Indian Lake Estates. FL 33855/Parcel ID: 30-31-06-994020-011105 ("Parcel 3") Parcel 4: Lot 5, Block 360, Indi-

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

IF YOU ARE A PERSON WITH A DIS-

UNCLAIMED.

dian 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 0 Japonica Ave, Indian Lake Estates, FL33855/ParcelID: 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.

NOTWITHSTANDING THE TIME

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

NOTICE OF SALE DIVISION: 15

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

UNKNOWN TENANT #2 as unknown tenants in possession, Defendants, NOTICE IS HEREBY GIVEN pursu-NOTICE OF FORECLOSURE SALE

VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

mwillison@mwillison.com Attorney for Personal Representative 23-00030K January 13, 20, 2023

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

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court 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@lginjuryfirm.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@lginjuryfirm.com

23-00040K January 13, 20, 2023

an 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 0 Gaillardia Dr. Lake Wales. FL 33898/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 0 JAPONICA AVE, LAKE WALES, 33898/Parcel ID: 30-31-18-994140-039803 ("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 Poinciana Dr, Indian Lakes Estates, FL 33855/Parcel ID: 30-31-08-994040-016123 ("Parcel 6")

Parcel 7: Lot 16, Block 282, 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 0 Japonica Ave., Lake Wales, FL 33898/Parcel ID: 29-31-13-994090-028216 ("Parcel 7") Parcel 8: Lot 24, Block 380, In-

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

BUSINESS OBSERVER

POLK COUNTY

SECOND INSERTION

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO .: 2019CA003425000000 DEUTSCHE BANK NATIONAL

26

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, DEPART-MENT 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 AMERICA, DEPARTMENT THE TREASURY-INTERNAL OF OF REVENUE SERVICE; CAVALRY PORTFOLIO SERVICES, LLC AS ASSIGNEE OF CAVALRY SPV I, LLC AS ASSIGNEE OF CAVALRY I, LLC AS ASSIGNEE OF SPV CITIFINANCIAL are Defendants. The Clerk of the Court, Stacy M. But-

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2022CC00616500000 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.realforeclose.com, the following described property:

UNIT 8, THE OAKS, A CON-DOMINIUM, ALL AS SET FORTH IN THE DECLARA-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

terfield, CPA will sell to the highest bidder for cash at www.polk. realforeclose.com on February 2023 at 10:00:00 AM EST the following 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

SECOND INSERTION

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 Avenue 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 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 23-00037K January 13, 20, 2023

SECOND 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

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. 2022CA001370000000 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 $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE 1/4 and the E 1/2 of the NE ¼ of the SW ¼ of the SE ¼ of the NE $\frac{1}{4}$ and the W $\frac{1}{2}$ of the NE 1/4 of the SE 1/4 of the SE 1/4

SECOND INSERTION

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

DIVISION CASE NO. 53-2022-CA-001533 are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the Petitioner'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 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability

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

Dated on 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

of the NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NW ¼ of the SE ¼ of the SE ¼ of the NE ¼ and the W ½ of the NW ¼ of the SE ¼ of the SE ¼ of the NE ¼, in Section 5, Township 30 South, Range 30 East, Polk County, Florida. TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and

fixtures now or hereafter a part of the property. 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 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, (863) 534-4690, at least 7 days before your scheduled court appearance or upon receipt of the notification); if you are hearing or voice impaired, call 711.

Dated on January 5, 2023. /s/ Rene S. Griffith RENE S. GRIFFITH Florida Bar No. 0041208 Attorney for Plaintiff BE A MAN BUY LAND 4260 S.E. Federal Highway Stuart, Florida 34997 Telephone (772) 546-4101 reneg@beamanbuyland.com January 13, 20, 2023 23-00033K

71, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton,

SECOND 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.

The name and address of the Personal

Representative and the Personal

Representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate, including

unmatured, 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

All other creditors of the decedent

THIS NOTICE ON THEM.

ABOVE ESTATE:

below.

liquidated claims, on whom a copy of this notice has been served 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 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/ Andre Callen ANDRE CALLEN 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

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED.

Person Giving Notice:

Steven Alexander Giddings

Winter Haven, FL 33606

2527 Pine Pl.

Attorney for Person Giving Notice

patrick@attorneypatricksmith.com

becky@attorneypatricksmith.com

23-00034K

Notice is January 13, 2023.

Patrick L. Smith, Attorney

179 N. US HWY 27, Ste. F

Clermont, FL 34711

Fax: (352) 833-8329

Secondary E-Mail:

January 13, 20, 2023

E-Mail:

Florida Bar Number: 27044

Telephone: (352) 204-0305

The date of first publication of this

NOTICE TO CREDITORS NOTIFIED THAT: (Summary Administration) All creditors of the estate of the

IN THE CIRCUIT COURT FOR decedent and persons having claims POLK COUNTY, FLORIDA PROBATE DIVISION or demands against the estate of the decedent other than those for whom File No. 2023 CP 000036 provision for full payment was made in IN RE: ESTATE OF the Order of Summary Administration ANITA LYNN GIDDINGS must file their claims with this court WITHIN THE TIME PERIODS SET Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED You are hereby notified that an Order WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY

SECOND INSERTION

of Summary Administration has been entered in the estate of Anita Lynn Giddings, 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 decedent'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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO:

 ${\bf 2022CA001911000000\,(15)}$ 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 pursuant to the Final Summary Judgment of Foreclosure dated January 3, 2023, and entered in Civil Case No. 2022CA001911000000 (15) of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein AVAIL 1 LLC, a Delaware limited liability 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

SECOND INSERTION ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, are the Defendants, 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 described property as set forth in the Final Judgment:

Lot 28, WILLOW RUN, According To The Plat Thereof, As Recorded In Plat Book 68, Page 9 Of The Public Records Of Polk County, Florida. With a street address at: 409

Willow Run, Lakeland, Florida 33813

has been filed against you and you are

and other persons having claims or demands against decedent's estate including unmatured, contingent or un-23-00061K SECOND INSERTION

NOTICE OF FORECLOSURI IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2022CC00619600000 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

TOGETHER WITH AN UNDIVIDED 1/12TH IN-TEREST IN THE COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID CONDOMIN-IUM DECLARATION. Property Address: 639 NW Avenue 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 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. PO Boy 606 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

US BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO US BANK NATIONAL ASSOCIATION ND, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARLENE J .. CERIMELI, DECEASED, et. al.

Defendant(s).

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES, LIENORS. EES, CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF MAR-LENE J., CERIMELI, DECEASED, whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 29, OAK TRAIL, ACCORD-ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

Florida 33487 on or before 02-13-2023 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 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

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 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 at (863) 534-4686, 255 North Broadway Avenue, Bartow, Florida 33830 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. 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 23-00047K January 13, 20, 2023

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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.

2 OUT OF 3

U.S. adults read a

Why try to fix something that isn't broken?







Keep Public Notices in Newspapers.

NEWS MEDIA ALLIANCE

www.newsmediaalliance.org

SP13862

POLK COUNTY

PUBLIC NOTICES n American Tradition

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

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

• Independent: A public notice is published in a forum independent of the government, typically in a local newspaper.

• Archivable: A public notice is archived in a secure and publicly available format.

• Accessible: A public notice is capable of being accessed by all segments of society.

• Verifiable: The public and the source f the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

of housing trends.

conflict of interest.

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

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

Public notice supports due process

Public notices are integral to demo-

right to "due process of law" guaranteed

cratic governance and stem from the

by the federal and state constitutions.

cans' rights from arbitrary or wrongful

violations. This concept has two parts:

substantive due process and procedural

Substantive due process refers to the

Due process of law protects Ameri-

due process.

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

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.

use public powers or institutions in

tices of home mortgage foreclosures,

widespread credit problems, fraud in

underwriting and a basis for analyses

object to an appointment based on any

This notice allows the public to

which can provide a public alert of

some way. Examples include no-

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.

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

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 cyberattack. 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 publicnotice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

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

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since precolonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspa

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

public traditionally has regarded as neutral.

Public notices in this print environment gain

credibility because of the long history of trust

Placing notices on government Web sites

undermines this neutral interest and removes

in the local newspaper.

are being used. 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.

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, ac-

cessible, archivable notices. While Internet web

pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with

Business Observer

pers 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

seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

a critical check and balance. While it may

On the other hand, public notices in independent newspapers increase government transparency by opening up the decisionmaking 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

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



E C1 Bank

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.