

## POLK COUNTY LEGAL NOTICES

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-00053000XX  
Probate Division  
IN RE: ESTATE OF  
JOHN WILLIAM SCHMALZ, III  
Deceased.

The administration of the estate of John William Schmalz, III, deceased, whose date of death was December 17, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The name and address of the curator and the curator's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

Attorney for Curator:  
Sean M. Lebowitz, Esq.  
Florida Bar Number: 44442  
Gutter Chaves Josepher Rubin Forman  
Fleisher Miller P.A.

2101 NW Corporate Boulevard,  
Suite 107  
Boca Raton, FL 33431-7343  
Telephone: (561) 998-7847  
Fax: (561) 998-2642  
E-Mail: slebowitz@floridatx.com  
Secondary E-Mail:  
chamilton@floridatx.com  
Curator:

Sean M. Lebowitz, Esq.  
Gutter Chaves Josepher Rubin Forman  
Fleisher Miller P.A.

2101 NW Corporate Boulevard,  
Suite 107  
Boca Raton, FL 33431-7343  
Telephone: (561) 998-7847  
Fax: (561) 998-2642  
E-Mail: slebowitz@floridatx.com  
Secondary E-Mail:  
chamilton@floridatx.com  
March 17, 24, 2023 23-00380K

### FIRST INSERTION

Notice is hereby given that BRYAN KENNETH BURKE, OWNER, desiring to engage in business under the fictitious name of TWENTY TWENTY TINT located at 3832 OSPREY POINTE CIRCLE, WINTER HAVEN, FLORIDA 33884 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 17, 2023 23-00377K

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of VALCO CREATIVE : Located at 753 Ogelthorpe Dr : Polk County in the City of Davenport : Florida, 33897-6301 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport Florida, this March day of 08, 2023  
NAVARRO RODRIGUEZ VALERIA  
March 17, 2023 23-00365K

### FIRST INSERTION

Notice is hereby given that ZLDN MANAGEMENT LLC, OWNER, desiring to engage in business under the fictitious name of STATESIDE MANAGEMENT located at 502 BRUNSWICK DR, DAVENPORT, FLORIDA 33837 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 17, 2023 23-00362K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23PC-344  
Division Probate  
IN RE: ESTATE OF  
MARY L. HARRISON  
Deceased.

The administration of the estate of Mary L. Harrison, deceased, whose date of death was December 15, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:  
/s/ Cheri J. Roberts  
Cheri J. Roberts  
305 S. Avocado Court  
Eagle Lake, Florida 33839

Attorney for Personal Representative:  
/s/ Charlotte C. Stone  
Charlotte C. Stone, Esq.  
Florida Bar Number: 21297  
Stone Law Group, P.L.  
3200 US Hwy 27 S., Suite 201  
Sebring, Florida 33870  
Telephone: (863) 402-5424  
Fax: (863) 402-5425

E-Mail:  
charlotte@stonelawgroupfl.com  
Secondary E-Mail:  
tami@stonelawgroupfl.com  
March 17, 24, 2023 23-00382K

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SUNSHINE SIGNINGS : Located at 72 Coleman Rd : Polk County in the City of Winter Haven : Florida, 33880-1464 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this March day of 08, 2023  
CLOUGH ACACIA ROSE  
March 17, 2023 23-00363K

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of LOKET ENTERPRISES : Located at 923 Shirley Ann Th : Polk County in the City of Lakeland : Florida, 33809-4328 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this March day of 08, 2023  
SMITH KIERA VOUGHSHAE  
March 17, 2023 23-00366K

### FIRST INSERTION

Notice is hereby given that HPN STAFFING, INC., OWNER, desiring to engage in business under the fictitious name of HERITAGE 7 located at 265 HAZARD AVE., ENFIELD, CONNECTICUT 06082 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.

March 17, 2023 23-00394K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23PC-497  
Division Probate  
IN RE: ESTATE OF  
LINDA K. ALEXANDER  
Deceased.

The administration of the estate of Linda K. Alexander, deceased, whose date of death was August 26, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:  
/s/ Bradley E. Sanders  
Bradley E. Sanders  
128 Mallard Pond Circle  
Crawfordville, Florida 32327

Attorney for Personal Representative:  
/s/ Charlotte C. Stone  
Charlotte C. Stone, Esq.  
Florida Bar Number: 21297  
Stone Law Group, P.L.  
3200 US Hwy 27 S., Suite 201  
Sebring, Florida 33870  
Telephone: (863) 402-5424  
Fax: (863) 402-5425

E-Mail:  
charlotte@stonelawgroupfl.com  
Secondary E-Mail:  
tami@stonelawgroupfl.com  
March 17, 24, 2023 23-00384K

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of KINEITCO QUALITY WATER OF POLK COUNTY : Located at 3006 Lake Alfred Rd : Polk County in the City of Winter Haven : Florida, 33881-1439 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this March day of 08, 2023  
K & J OF SOUTH FLORIDA, INC.  
March 17, 2023 23-00364K

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of HOUSE MEDICS : Located at 825 Indian Blf : Polk County in the City of Winter Haven : Florida, 33880-1052 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this March day of 08, 2023  
MCCREARY ALEXANDER  
March 17, 2023 23-00368K

### FIRST INSERTION

Notice is hereby given that CARMEN CELIA RODRIGUEZ, OWNER, desiring to engage in business under the fictitious name of HELADO DEL CIELO located at 4021 VISTA DEL LAGO DR, WINTER HAVEN, FLORIDA 33881 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.

March 17, 2023 23-00395K

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of THE CHATTER BOX LETTERS PODCAST : Located at 6000 S Florida Ave : Polk County in the City of Lakeland : Florida, 33807-5556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this March day of 08, 2023  
BRUNSON TERRI CELESTINE  
March 17, 2023 23-00369K

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JETAIME QUALITY LAWN & LANDSCAPE : Located at 4320 Moon Shadow Loop : Polk County in the City of Mulberry : Florida, 33860-7207 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Mulberry Florida, this March day of 08, 2023  
LOUIS JUNIOR  
March 17, 2023 23-00370K

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Water Pure Solutions located at 8134 Bristol Bay Ave, in the County of Polk, in the City of Lakeland, Florida 33810 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 10th day of March, 2023.  
Elite 4 Solutions LLC  
March 17, 2023 23-00376K

### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of LA-Z-BOY FURNITURE GALLERIES : Located at 1820 N Crystall Lake Dr : Polk County in the City of Lakeland : Florida, 33801-5905 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this March day of 08, 2023  
GRIEGER ENTERPRISES, LLC  
March 17, 2023 23-00367K

### FIRST INSERTION

Notice is hereby given that TRAVIS JUSTIN SEIDEN, OWNER, desiring to engage in business under the fictitious name of ALL THE WAY UP TREE SERVICES located at 122 MASON ST, LOT2, AUBURNDALE, FLORIDA 33823 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.

March 17, 2023 23-00392K

### FIRST INSERTION

Notice is hereby given that LATOYA CHARISE JAMES, OWNER, desiring to engage in business under the fictitious name of ROYAL HANDS OF GRACE CLEANING SVCS located at 14 E FULLER ST, DAVENPORT, FLORIDA 33837 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 17, 2023 23-00393K

### FIRST INSERTION

Notice is hereby given that TWAUNA MARIA NEWTON, OWNER, desiring to engage in business under the fictitious name of TWAUNA'S PITTER PATTERN PLAYHOUSE located at 537 JAMESTOWN AVE, LAKE LAND, FLORIDA 33801 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 17, 2023 23-00396K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23PC-759  
Division Probate  
IN RE: ESTATE OF  
RICHARD G. CLAYTON  
Deceased.

The administration of the estate of Richard G. Clayton, deceased, whose date of death was December 3, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:  
/s/ Joseph Y. Wu  
Joseph Y. Wu  
3453 Greenville Drive  
Winter Haven, Florida 33884

Attorney for Personal Representative:  
/s/ Charlotte C. Stone  
Charlotte C. Stone, Esq.  
Florida Bar Number: 21297  
Stone Law Group, P.L.  
3200 US Hwy 27 S., Suite 201  
Sebring, Florida 33870  
Telephone: (863) 402-5424  
Fax: (863) 402-5425  
E-Mail:  
charlotte@stonelawgroupfl.com  
Secondary E-Mail:  
tami@stonelawgroupfl.com  
March 17, 24, 2023 23-00383K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
53-2022-CP-003863-0000-XX  
Division PROBATE  
IN RE: ESTATE OF  
HELEN LOUISE LAKE

The administration of the estate of HELEN LOUISE LAKE, deceased, whose date of death was July 2, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W Church St, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representative:  
/s/ Larry A. Lake  
LARRY A. LAKE

Attorney for Personal Representative:  
CHERYL A. WARD, ESQUIRE  
Florida Bar Number: 01003828  
LAW FIRM OF CHERYL A. WARD  
935 N Beneva Road Ste 609 #19  
Sarasota, Florida 34232  
Telephone: (321) 372-8177  
E-Mail 1: Cheryl@cawlawoffice.com  
E-mail 2: eservice@cawlawoffice.com  
E-Mail 3: paralegal@cawlawoffice.com  
E-Mail 4:  
paralegal2@cawlawoffice.com  
March 17, 24, 2023 23-00381K

### FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT,  
IN AND FOR  
POLK COUNTY, FLORIDA  
Case No.: 2023CP0005610000XX  
Division: PROBATE  
IN RE: THE ESTATE OF  
DAVID WAYNE WOOD  
Deceased.

The administration of the estate of David Wayne Wood, deceased, whose date of death was November 8, 2022, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 17, 2023.

/s/ Rebecca Louise Estes  
Rebecca Louise Estes, Petitioner  
/s/ Skiles K Jones  
Skiles K. Jones, Esq.  
Attorney for Rebecca Louise Estes  
Florida Bar Number: 1000367  
Patriot Legal Group  
871 Outer Road  
Suite B  
Orlando, FL 32814  
Telephone: (407) 737-7222  
Fax: (407) 720-8350  
E-Mail: skiles@patriotlegal.com  
Secondary E-Mail:  
service@patriotlegal.com  
March 17, 24, 2023 23-00390K

## PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

FIRST INSERTION

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

CIVIL ACTION  
CASE NO.: 2023CA000321000000  
LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOANN B. GARMANY AKA JOANN BUMGARDNER GARMANY, DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOANN B. GARMANY AKA JOANN BUMGARDNER GARMANY, DECEASED.

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

LOT 61, FOX CHASE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
A/K/A 7231 FOX CHASE DRIVE LAKELAND, FL 33810  
has been filed against you and you are

required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

WITNESS my hand and the seal of this court on this 9 day of March, 2023.  
Default Date: April 17, 2023

Stacy Butterfield, CPA  
Clerk of the Circuit Court & Comptroller  
(SEAL) By: /s/ April Cummins  
Deputy Clerk

Albertelli Law  
Plaintiff's attorney  
P.O. Box 23028  
Tampa, FL 33623  
tna - 22-013877  
March 17, 24, 2023 23-00378K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 23PC-669  
Division Probate  
IN RE: ESTATE OF DELMAR E. WOGAN  
Deceased.

The administration of the estate of Delmar E. Wogan, deceased, whose date of death was October 12, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representatives:

/s/ Doris L. Burgess  
Doris L. Burgess  
114 Llewellyn Avenue  
Westerville, Ohio 43081  
/s/ Patricia E. Smith  
Patricia E. Smith  
144 Tabernacle Road  
Medford Lakes, New Jersey 08055  
Attorney for Personal Representatives:  
/s/ Charlotte C. Stone  
Charlotte C. Stone, Esq.  
Florida Bar Number: 21297  
Stone Law Group, P.L.  
3200 US Hwy 27 S., Suite 201  
Sebring, Florida 33870  
Telephone: (863) 402-5424  
Fax: (863) 402-5425  
E-Mail:  
charlotte@stonelawgroupfl.com  
Secondary E-Mail:  
tami@stonelawgroupfl.com  
March 17, 24, 2023 23-00385K

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 2023-CP-591  
IN RE: ESTATE OF BONNIE LEE, aka BONNIE JEANNE LEE,  
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of BONNIE LEE, also known as BONNIE JEANNE LEE, deceased, File Number 2023-CP-591; by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker Street, Room 240, Lakeland, FL 33801-1929; that the decedent's date of death was December 21, 2022; that the total value of the estate is \$72,933.06 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary: Address  
JEFFREY LEE  
314 Sonja Circle  
Davenport, FL 33897  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
All creditors of the estate of the decedent and persons having claims

or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 17, 2023.

Person Giving Notice:

/s/ Tara Lee  
TARA LEE  
314 Sonja Circle  
Davenport, FL 33897  
Attorney for Person Giving Notice:  
/s/ Krishna L. Domenech  
Krishna L. Domenech  
Attorney for Petitioner  
Email: kdomenech@nardellalaw.com  
Secondary Email:  
msayne@nardellalaw.com  
Florida Bar No. 112452  
Nardella & Nardella, PLLC  
135 W. Central Blvd.,  
Suite 300  
Orlando, FL 32801  
Telephone: 407-966-2680  
March 17, 24, 2023 23-00388K

FIRST INSERTION

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

532023CA000168000000  
WELLS FARGO BANK, N.A.

Plaintiff, v.  
THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ELPIDIA DE BIRBRAGHER, DECEASED, ET AL.  
Defendants.

TO: ELPIDIA DE BIRBRAGHER, and all unknown parties claiming by, through, under or against the above named Defendant(s), who are not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses, or other claimants

Current Residence Unknown, but whose last known address was:  
3341 FALLBROOK DR, POINCIANA, FL 34759-4083

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

LOT 6, SOLIVITA PHASE 5F UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGES 33-47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

ten defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before April 17, 2023 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 9 day of March, 2023.

Stacy M. Butterfield  
Clerk of the Circuit Court  
(SEAL) By: /s/ April Cummins  
Deputy Clerk

eXL Legal, PLLC,  
Plaintiff's attorney,  
12425 28th Street North, Suite 200,  
St. Petersburg, FL 33716  
1000008489  
March 17, 24, 2023 23-00391K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
Case Number: 23CP-0777  
IN RE: ESTATE OF Sally Jane Stephens a/k/a Sally Mock Stephens f/k/a Sally J. Mock  
deceased.

The administration of the estate of Sally Jane Stephens a/k/a Sally Mock Stephens f/k/a Sally J. Mock, deceased, Case Number 23CP-0777, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023.

/s/  
Susan M. Rachwal f/k/a Susan M. Lute  
Personal Representative

Address: 1610 Reynolds Road, Lot 267, Lakeland, FL 33801  
/s/  
MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Personal Representative  
March 17, 24, 2023 23-00397K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
Case No.: 2022-CP-003193  
IN RE: The Estate of ALICE LEITNER PACK  
Deceased.

The administration of the estate of ALICE LEITNER PACK, deceased, whose date of death was August 11, 2022, File Number 2022-CP-003193 is pending in the Clerk of the Circuit Court, Polk County, Probate Division, the address of which is 330 W. Church St., Bartow, FL 33830. The names and address of the personal representative and the personal representative's attorney are set forth below.

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

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

demands against 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 NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 the first publication of this notice is March 17, 2023.

/s/ Laurinda Karen Armentrout  
LAURINDA KAREN ARMENTROUT  
Personal Representative  
6032 Magpie Drive  
Lakeland, FL 33809

/s/ Ann-Eliza M. Taylor  
ANN-ELIZA M. TAYLOR  
OLDER LUNDY KOCH & MARTINO  
1000 W. Cass St.  
Tampa, FL 33606  
Ph.: 813-254-8998  
Fax: 813-839-4411  
ataylor@OLAlaw.com  
dmorris@OLAlaw.com  
Florida Bar No: 70852  
Counsel for Personal Representative  
March 17, 24, 2023 23-00398K

FIRST INSERTION

NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL COUNTY IN AND FOR POLK COUNTY PROBATE DIVISION  
CASE NO.: 22-CP-03323  
SECTION: 14  
IN RE: ESTATE OF FLOYD KNOX, JR.,  
DECEASED.

The administration of the estate of FLOYD KNOX, JR., deceased, File Number 22-CP-03323, is pending in the Probate Court, Polk County, Florida, 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 on 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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent, and

other persons having claims or demands against the 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 claim with this court, WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

/s/ Judy Knox  
JUDY E. KNOX  
520 Oakland Rd.  
Auburndale, Florida 33823  
Date 03/11/2023

/s/ Fehintola Oguntebi  
FEHINTOLA OGUNTEBI  
1904 West Cass Street  
Tampa, Florida 33606  
(813) 254-8717  
kemi@oguntebilaw.com  
FBN: 049042  
Date 3/14/2023  
Attorney for Personal Representative  
March 17, 24, 2023 23-00399K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No.  
53-2023-CP-000585-0000-XX  
Division: Probate  
IN RE: ESTATE OF KEVIN P. MCEVOY  
Deceased.

The administration of the Estate of Kevin P. McEvoy, deceased, whose date of death was December 25, 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 Representatives and the Personal Representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 17, 2023.

Personal Representatives:

Kelly McEvoy  
6149 Calendar Court E.  
Lakeland, Florida 33812  
Kimberly McEvoy  
4213 Sunny Glen Drive  
Lakeland, Florida 33813  
Kevin T. McEvoy  
2010 10th Street N.  
Winter Haven, Florida 33881  
Attorney for Personal Representatives:  
Mark E. Clements  
Attorney for Personal Representatives  
Florida Bar No. 276774  
Elder Law Firm of Clements & Wallace, P.L.  
310 East Main Street  
Lakeland, Florida 33801  
Telephone (863) 687-2287  
Email: mclements@mclements.com  
Secondary Email:  
abaustert@mclements.com  
March 17, 24, 2023 23-00375K

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

FIRST INSERTION

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

CIVIL DIVISION:  
CASE NO.: 2020CA-000637-0000-00

**ROUNDPOINT MORTGAGE SERVICING CORPORATION, Plaintiff, vs. RAYMOND L. ROSE; DAVENPORT ESTATES HOMEOWNERS' ASSOCIATION, INC.; BILLIE J. ROSE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated the 23rd day of February 2023, and entered in Case No. 2020CA-000637-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK COUNTY, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and RAYMOND L. ROSE DAVENPORT ESTATES HOMEOWNERS' ASSOCIATION, INC. BILLIE J. ROSE; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 23rd day of June 2023 the following described property as set forth in said Final Judgment, to wit:

LOT 35, DAVENPORT ESTATES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 31 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs 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 9th day of March 2023.  
By: */s/ Lindsay Maisonet, Esq.*  
Lindsay Maisonet, Esq.  
Florida Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
P.O. Box 771270  
Coral Springs, FL 33077  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
20-00046  
March 17, 24, 2023 23-00373K

FIRST INSERTION

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

CASE NO. 2022-CA-004337  
MIDFLORIDA CREDIT UNION, Plaintiff, v.

**MONIC JOHNSON A/K/A MONICA JOHNSON; UNKNOWN SPOUSE OF MONIC JOHNSON A/K/A MONICA JOHNSON; THE RESERVE PROPERTY OWNERS' ASSOCIATION, INC.; MV REALTY PBC, LLC; STATE OF FLORIDA; POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.**

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: Lots 17 and 18, of OAK HAMMOCK ESTATES PHASE FOUR, according to the Map or Plat thereof, as recorded in Plat Book 101, Page 50, of the

Public Records of Polk County, Florida. TOGETHER with that certain 1999 Merit Bay Double-wide Mobile Home I.D. No. FLHML3B121321440A and FLHML3B121321440B, Title No. 77338934 and 77338933. Parcel ID Number: 23-29-31-142220-000170 Property Address: 4813 Myrtle View Drive N, Mulberry, Florida 33860

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before 3/14/2023, 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.

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

DATE: March 13, 2023  
STACY M. BUTTERFIELD  
Clerk of the Court  
By: Deputy Clerk  
Gregory A. Sanoba, Esquire,  
422 South Florida Avenue,  
Lakeland, Florida 33801  
March 17, 24, 2023 23-00387K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION  
CASE NO. 2021CA002869000000

**AMERICAN ADVISORS GROUP, Plaintiff, vs. VIVIAN T. EHRLITZ, THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LOUIS J. EHRLITZ, DECEASED, AND LOUIS ERIC EHRLITZ, et. al. Defendant(s).**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAURA EHRLITZ, 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:

ALL THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF POLK, STATE OF FLORIDA, TO-WIT: LOT 169, GARDEN GROVE SOUTH ADDITION, ACCORD-

ING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 4-17-2023/(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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 9 day of March, 2023.

Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT (SEAL) BY: 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 21-088292  
March 17, 24, 2023 23-00371K

FIRST INSERTION

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

Case No. 2021CA002125000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE VERUS SECURITIZATION TRUST 2019-INV3, Plaintiff, vs.

**MILADY SIMPSON and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF MILADY SIMPSON; LAKE JULIANA ESTATES HOMEOWNERS ASSOCIATION INC., F/K/A LAKE JULIANA HOMEOWNERS ASSOCIATION INC.; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT and TENANT IV UNKNOWN TENANT, in possession of the subject real property, Defendants.**

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, the Clerk of Court of Polk County, Florida will sell the following property situated in Polk County, Florida described as:

LOT 5, LAKE JULIANA ESTATES PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED PLAT BOOK 139, PAGES 49-57 OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.

at public sale, to the highest and best bidder for cash, at www.polk.realforeclose.com, at 10:00 a.m. on APRIL11, 2023. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 12:00 P.M. (Noon) the day following the sale by cash or cashier's check.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff  
By: */s/ Gary Gassel*  
GARY GASSEL, ESQUIRE  
Florida Bar No. 500690  
March 17, 24, 2023 23-00379K

FIRST INSERTION

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

CASE NO.: 2021CA001384000000 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I 2019-2, MORTGAGE-BACKED CERTIFICATES, SERIES 2019-2, Plaintiff, VS.

**TERRANCE L. BUTLER A/K/A TERRANCE BUTLER; CRYSTAL M. CULMER A/K/A CRYSTAL CULMER; YORKSHIRE HOMEOWNERS' ASSOCIATION OF POLK COUNTY, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Rescheduling Sale entered on March 3, 2023 in Civil Case No. 2021CA001384000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I 2019-2, MORTGAGE-BACKED CERTIFICATES, SERIES 2019-2, is the Plaintiff, and TERRANCE L. BUTLER A/K/A TERRANCE BUTLER; CRYSTAL M. CULMER A/K/A CRYSTAL CULMER; YORKSHIRE HOMEOWNERS' ASSOCIATION OF POLK COUNTY, INC.; UNKNOWN TENANT #1 N/K/A DWIGHT HOWARD; UNKNOWN TENANT #2 N/K/A KATERRA BUTLER are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on May 5, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 80, YORKSHIRE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 5 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: 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 13th day of March, 2023.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue, Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
Digitally signed by  
Hollis Hamilton  
Date: 2023-03-10 15:46:56  
By: */s/ Hollis Hamilton*  
Hollis Hamilton Esq  
FBN: 91132  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1012-3526B  
March 17, 24, 2023 23-00389K

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2022CA000751000000 BELTWAY CAPITAL LLC NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST, Plaintiff, vs.

**ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST PAUL ADAMS, SANDPIPER GOLF & COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., Defendants**

NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure Pursuant to Administrative Order 3-15-16 dated February 28, 2023, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at auction held online at www.polk.realforeclose.com, on the 4th day of April 2023 at 10:00 a.m. Eastern Time, the following described property: Lot 65, SANDPIPER GOLF AND COUNTRY CLUB PHASE ELEVEN, according to the map

or plat thereof as recorded in Plat Book 92, Page 34, Public Records of Polk County, Florida Property Address: 775 Cockatoo Loop, Lakeland, FL 33809.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

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

Dated this 8th day of March 2023.  
LAW FIRM OF GARY M. SINGER, P.A.  
Counsel for Plaintiff  
12 S.E. 7th Street, Ste. 820  
Fort Lauderdale, FL 33301  
Telephone: (954) 851-1448  
Facsimile: (954) 252-2189  
service@garysingerlaw.com  
singer@garysingerlaw.com  
By: */s/ Gary M. Singer*  
Gary M. Singer, Esq.  
Florida Bar No. 544906  
March 17, 24, 2023 23-00374K

FIRST INSERTION

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

CASE NO: 2022CC006164000000 THE OAKS NORTHWEST CONDOMINIUM ASSOCIATION, INC., Plaintiff, v.

**BLUE PEARL VENTURES INC, et al, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to the Order Rescheduling Sale dated March 8, 2023, and entered in 2022CC006164000000, of the County Court in and for Polk County Florida, wherein The Oaks Northwest Condominium Association, Inc., is Plaintiff and Blue Pearl Ventures Inc and Unknown Tenant #1, are Defendant(s), the Polk County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on April 13, 2023 at 10:00 A.M., on-line at www.polk.realforeclose.com, the following described property:

UNIT NO. 12, OF THE OAKS, A CONDOMINIUM, AS DESIGNATED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 15, 1979, AND RECORDED MARCH 11, 1980, IN O.R BOOK 1932, PAGE 1, AND SET FORTH AND LEGALLY DESCRIBED IN THE CONDOMINIUM BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, TOGETHER WITH

AN UNDIVIDED 1/12TH INTEREST IN THE COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID CONDOMINIUM DECLARATION. Property Address: 639 NW Avenue F #12, Winter Haven, FL 33881

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs any accommodation in 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  
March 17, 24, 2023 23-00361K

FIRST INSERTION

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

CASE NO. 2022-CA-001734

**JAMES S. NUZZO, as agent for MICHAEL W. BRAUN and SUSAN C. BRAUN, as Joint Tenants with Rights of Survivorship, Plaintiff, vs. DAVID M. CAVONESS a/k/a DAVID M. CAVINESS and VICKI CAVINESS f/k/a VICKI BADAMO; JOHN DOE and JANE DOE, Unknown parties in possession. Defendant(s).**

NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure, dated March 8, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash in an online sale at http://www.polk.realforeclose.com at 10:00 a.m. on the 12th day of April, 2023 the following described real property:

Lot 3, of the re-subdivision of Lot 52, Block 3, Country Club Estates, as per map or plat thereof, as recorded in Plat Book 10,

Page 31, of the Public Records of Polk County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

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

Dated this 14th day of March, 2023.  
DONNELLY LAW GROUP, PLLC  
By: Sean V. Donnelly Esq.  
Sean V. Donnelly, Esq.  
Attorneys for Plaintiff  
5401 W. Kennedy Blvd.  
Ste. 1030  
Tampa, FL 33609  
(813) 605-5543  
Florida Bar No. 997810  
March 17, 24, 2023 23-00386K

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION

**File No. 532023CP0002500000XX**  
**IN RE: ESTATE OF  
KELLY A PAHNER,  
Deceased.**

The administration of the estate of KELLY A. PAHNER, Deceased, whose date of death was April 6, 2022, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave. Bartow, Fl. 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 10, 2023.

**/s/ William Pahner  
WILLIAM PAHNER,  
Personal Representative**

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165TH Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
March 10, 17, 2023 23-00338K

SECOND INSERTION

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

Personal property consisting of sofas, TVs, 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.

E28 C. Goodwin  
G4 K. Caron & D. Mixon  
J3 L. Clay  
Units will be listed on www.storageauctions.com Auction ends on March 27,2023 @11:00 AM or after  
March 10, 17, 2023 23-00334K

THIRD INSERTION

NOTICE OF ACTION (formal notice by publication)  
IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY,  
FLORIDA PROBATE DIVISION  
**Case Number: 2023-CP-307**

**IN RE: ESTATE OF CAROL ELAINE BUTLER,  
Deceased.**

TO: UNKNOWN CHILDREN  
YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esquire, Hines Norman Hines, PL, 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before March 20, 2023, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 30th day of January, 2023.  
First publication on: March 3, 2023.  
As Clerk of the Court  
(Seal) By: Karen P. Lindstrom As Deputy Clerk

Robert D. Hines, Esquire,  
Hines Norman Hines, PL,  
1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612  
2023CP-000307-0000-XX  
March 3, 10, 17, 24, 2023 23-00303K

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION

**File No. 53-2023-CP-003568-0000-XX**  
**IN RE: THE ESTATE OF  
JEFFREY JOSEPH ENCH**  
**Jennifer Ench,  
Petitioner**  
**v.**  
**Frank Ench, Jr.,  
Respondent.**  
**Deceased.**

The administration of the estate of Jeffrey Joseph Ench, deceased, whose date of death was May 25, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Attn: Probate Drawer CC-4, P.O. Box 9000, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this notice is March 10, 2023.

**Personal Representative:**  
**Jennifer Ench**  
21 Derwent Ave.  
Verona, NJ 07044  
Attorney for Personal Representative:  
Cyrus Malhotra, Esq.  
Florida Bar No. 0022751  
The Malhotra Law Firm  
3903 Northdale Blvd., Suite 100E  
Tampa, Florida 33624  
Telephone (813) 902-2119  
Fax (727) 290-4044  
E-Mail:  
filings@flprobatesolutions.com  
Secondary E-Mail:  
Sandra@flprobatesolutions.com  
March 10, 17, 2023 23-00359K

FOURTH INSERTION

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

**CASE No.: 2022CA003980000000**  
**HERITAGE ENTERPRISES FL  
LLC,  
Plaintiff, vs.**  
**VERONA V LLC, LOTSLOTS, LLC,  
ANDREW C. FREDERIC,  
CHRISTOPHER MELIA,  
ROSEANNE MELIA, VICTOR  
ARTEGA, INDIAN LAKE ESTATES,  
INC. F/K/A INDIAN LAKE CIVIC  
ASSOCIATION INC. F/K/A INDIAN  
LAKE ADMINISTRATIVE  
AUTHORITY, INC., AND  
CABERNET I LLC,  
Defendant.**

TO: ANDREW C. FREDERIC, CHRISTOPHER MELIA and VICTOR ARTEGA  
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:

Parcel 3:  
Lot 13, Block 211, Indian Lake Estates Unit No. 6 (Revised), according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 41, of the Public Records of Polk County, Florida a/k/a O Poinciana Dr, Indian Lakes Estates, FL 33855/Tax ID: 29-31-12-994060-021113 ("Parcel 3")  
Parcel 5:  
Lot 1, Block 81, Indian Lake Estates Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 39, Page(s) 1, of the Public Records of Polk County, Florida a/k/a O Bougainvillea Dr, Indian Lake Estates, FL 33855/Tax ID: 30-31-05-994000-

008101 ("Parcel 5")  
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 March 23, 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 14 day of February 2023.  
Stacy M. Butterfield  
Clerk of the Circuit Court  
(SEAL) 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  
Feb. 24; Mar. 3, 10, 17, 2023  
23-00261K

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION

**File No. 2022-CP-003559-0000XX**  
**IN RE: ESTATE OF  
ANNIE BELL MOORE,  
Deceased.**

The administration of the estate of ANNIE BELL MOORE, Deceased, whose date of death was March 15, 2022, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave. Bartow, Fl. 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 10, 2023.

**/s/ Bettie Tillery  
BETTIE TILLERY,  
Personal Representative**

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165TH Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
March 10, 17, 2023 23-00358K

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION

**PROBATE FILE NO.  
53-2023-CP-000228-0000-XX**  
**IN RE: Estate of  
DIANA PROULX SIDDELL,  
Deceased.**

The administration of the estate of Diana Proulx Siddell, deceased, whose date of death was December 15, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 10, 2023.

**Personal Representative:**  
**/s/ Wendy Morel  
Wendy Morel**  
938 Oxford Way  
Lake Wales, Florida 33853

Attorney for Personal Representative:  
/s/ Amy L. Phillips  
AMY L. PHILLIPS  
Attorney for Petitioner  
Florida Bar No. 91682  
P.O. Box 4397  
Winter Haven, FL 33885  
(863) 268-8292  
amy@amyphillipspllc.com  
March 10, 17, 2023 23-00335K

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION

**File No. 532023CP0005830000XX**  
**Division 14**  
**IN RE: ESTATE OF  
EARL J. LUTZ, JR.,  
Deceased.**

The administration of the estate of Earl J Lutz Jr, deceased, whose date of death was November 22, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is March 10, 2023.

**Personal Representative:**  
**Margaret M. Lutz**  
2327 White Cedar Way  
Haines City, Florida, 33844  
Attorney for Personal Representative:  
Rodolfo Suarez, Jr., Esq., Attorney  
Florida Bar Number: 013201  
9100 South Dadeland Blvd,  
Suite 1620  
Miami, Florida 33156  
Telephone: 3054484244  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eca@suarezlawyers.com  
March 10, 17, 2023 23-00345K

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION

**File No.: 532023CP0000150000XX**  
**Division: 14**  
**IN RE: ESTATE OF  
IRMA GRIBKOFF,  
Deceased.**

The administration of the estate of IRMA GRIBKOFF, deceased, whose date of death was July 17, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is March 10, 2023.

**Personal Representative:**  
**/s/ Yvette Aida Blanc**  
**YVETTE AIDA BLANC**  
758 Pelican Court  
Poinciana, Florida 34759  
Attorney for Personal Representative:  
/s/ Rodolfo Suarez  
RODOLFO SUAREZ, JR., ESQ.  
Attorney  
Florida Bar Number: 013201  
9100 South Dadeland Blvd, Suite 1620  
Miami, FL 33156  
Telephone: (305) 448-4244  
E-Mail: rudy@suarezlawyers.com  
March 10, 17, 2023 23-00344K

**SAVE TIME**

Email your Legal Notice  
legal@businessobserverfl.com  
Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
1/202006\_V12

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
Case No. 2023CP006230000XX  
Division: Probate  
IN RE: ESTATE OF  
ELMER A. STAMBAUGH  
Deceased.

The administration of the Estate of Elmer A. Stambaugh, deceased, whose date of death was September 23, 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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is March 10, 2023.

**Personal Representative:**  
/s/ **Christine R. Stambaugh**  
**Christine R. Stambaugh**  
4311 Cherrywood Street  
Winter Haven, FL 33880  
Attorney for Personal Representative:  
/s/ Daniel Medina  
Daniel Medina, B.C.S., Attorney  
Florida Bar Number: 0027553  
MEDINA LAW GROUP, P.A.  
402 S. Kentucky Ave., Suite 660  
Lakeland, FL 33801  
Telephone: (863) 682-9730  
Fax: (863) 616-9754  
E-Mail: dan@medinapa.com  
Secondary E-Mail:  
sam@medinapa.com  
March 10, 17, 2023 23-00360K

SECOND INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT, IN  
AND FOR POLK COUNTY, FLORIDA  
CASE NO.: 2019-CA-002843  
COUNTRYSIDE AT TUSCAN  
RIDGE HOMEOWNERS  
ASSOCIATION, INC.  
Plaintiff, v.  
IAIN BOWMAN, LINDA BOWMAN,  
and JOHN DOE and JANE DOE, as  
unknown tenants,  
Defendants.

NOTICE IS HEREBY GIVEN that on the 14th day of April, 2023, at 10:00 a.m., at www.polk.realforeclose.com in POLK County, Florida, in accordance with Section 45.031, Florida Statutes, the Clerk of Court will offer for sale the real estate described as follows:

Lot 95, TUSCAN RIDGE PHASE THREE, according to the Plat thereof as recorded in Plat Book 120, Pages 11 and 12, of the Public Records of Polk County, Florida a/k/a 562 Dolcetto Dr., Davenport, FL 33897 together with all structures, improvements, fixtures, and appurtenances on said land or used in conjunction therewith. The aforesaid sale will be made pursuant to the Final Summary Judgment of Foreclosure as to Supplemental Com-

plaint entered in this cause on February 28, 2023. 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 legal proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before the scheduled legal proceeding, or immediately upon receiving this notification if the time before the scheduled legal proceeding is less than seven days; if you are hearing or voice impaired, call 711.

DATED this 6th day of March, 2023.  
/s/ Matt G. Firestone, Esq.  
Florida Bar No.: 381144  
Shuffield, Lowman & Wilson, P.A.  
Gateway Center  
1000 Legion Place, Suite 1700  
Orlando, FL 32801  
Telephone (407) 581-9800  
Facsimile (407) 647-2314  
Attorneys for Plaintiff  
MFirestone@shuffieldlowman.com  
07899-0038 23-00346K  
March 10, 17, 2023

SECOND INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45, FS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT,  
IN AND FOR  
POLK COUNTY, FLORIDA  
CASE NO.: 2022-CA-003045  
WILLIAM'S PRESERVE  
HOMEOWNERS ASSOCIATION,  
INC., a Florida not-for-profit  
corporation,  
Plaintiff, vs.  
RODNEY FRATICELLI OCASIO,  
ET AL.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated the 3rd day of March, 2023, entered in Case No.: 2022CA003045, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 a.m. on the 10th day of April, 2023, the following described property as set forth in the Summary Final Judgment, to wit:

Lot 167, William's Preserve Phase 1, according to the map or plat thereof, as recorded in Plat Book 160, Page(s) 10 through 13,

inclusive, of the Public Records of Polk County, Florida.  
Property Address: 148 Primrose Dr, Davenport, FL 33837  
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 with the Clerk no later than the date 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, 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/ Lisa Acharekar  
Lisa Acharekar, Esq.  
Florida Bar No. 0734721  
Martell & Ozim, P.A.  
213 S. Dillard St.,  
Suite 210  
Winter Garden, FL 34787  
(407) 377-0890  
Email:  
lacharekar@martellandozim.com  
Attorney for Plaintiff  
March 10, 17, 2023 23-00343K

SECOND INSERTION

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

CASE NO. 2022CA000817  
CITRUS ISLE HOMEOWNERS  
ASSOCIATION OF POLK COUNTY,  
INC., a Florida Not-For-Profit  
Corporation,  
Plaintiff, v.  
WILLIAM THADDEUS KEEFE  
III; JESSIE MARIE KEEFE & ANY  
UNKNOWN PERSON(S) IN  
POSSESSION,  
Defendants.

Notice is given that under a Final Summary Judgment dated February 22, 2023, and in Case No. 2022CA000817 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which CITRUS ISLE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., the Plaintiff and WILLIAM THADDEUS KEEFE III & JESSIE MARIE KEEFE the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00 a.m. on April 10, 2023, the following described property set forth in the Final Summary Judgment:

Lot 106, Citrus Isle, according to the plat thereof, as recorded in Plat Book 166, Page(s) 44

through 47, of the Public Records of Polk County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

WITNESS my hand this 3rd day of March 2023.

By: /s/ Sarah E. Webner  
Sarah E. Webner, Esq.  
Florida Bar No. 92751  
WONSETLER & WEBNER, P.A.  
717 North Magnolia Avenue  
Orlando, FL 32803  
Primary E-Mail for service:  
Pleadings@kwpalaw.com  
Secondary E-Mail:  
office@kwpalaw.com  
(P) 407-770-0846 (F) 407-770-0843  
Attorney for Plaintiff  
March 10, 17, 2023 23-00339K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT, IN AND  
FOR POLK COUNTY, FLORIDA.  
CASE No.  
2021CA-002474-0000-00  
NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY,  
Plaintiff, vs.  
UNKNOWN SPOUSE, HEIRS,  
DEWISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, AND  
ALL OTHER PARTIES CLAIMING  
AN INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATE OF VERA M. GUY AKA  
VERA MAE GUY, DECEASED, et al.  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA-002474-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEWISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERA M. GUY AKA VERA MAE GUY, DECEASED, et al. are Defendants, Stacy M. Butterfield, CPA, Clerk of the Circuit Court & Comptroller, will sell to the highest bidder for cash at WWW.POLK.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 13th day of April, 2023, the following described property:

LOTS 19 AND 20, BLOCK 15,  
AUBURNDALE HEIGHTS  
SUBDIVISION, ACCORDING  
TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 2,  
PAGE(S) 13, OF THE PUBLIC  
RECORDS OF POLK COUNTY,  
FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.  
IMPORTANT  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED this 6th day of March, 2023.  
GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH,  
SUITE 700  
100 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
Telephone: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email 1:  
Karissa.Chin-Duncan@gmlaw.com  
Email 2: gmforeclosure@gmlaw.com  
By: /s/ Karissa Chin-Duncan  
Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
36615.0281 / JDeleon-Colonna  
March 10, 17, 2023 23-00351K

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

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

DATED this 6th day of March, 2023.  
GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH,  
SUITE 700  
100 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
Telephone: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email 1:  
Karissa.Chin-Duncan@gmlaw.com  
Email 2: gmforeclosure@gmlaw.com  
By: /s/ Karissa Chin-Duncan  
Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
36615.0281 / JDeleon-Colonna  
March 10, 17, 2023 23-00351K

THIRD INSERTION

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

CASE NO. 23-CA-000546  
FEDERICO-STOPA HOLDINGS,  
LLC, as Trustee of the Althea Drive  
Land Trust, and as Trustee of the  
Polk City Land Trust,  
Plaintiffs, V.  
BYUNG OK SUH, YUN JU SUH,  
SCHOOLS OUT LUNCH, INC., a  
North Carolina corporation, and  
JEFFREY HARTDORN,  
Defendants.

STATE OF FLORIDA To: Byung Ok Suh, Yun Ju Suh, Schools Out Lunch, Inc., a North Carolina corporation, and Jeffrey Hartdom, and all parties having or claiming to have any right, title or interest to the property described below, whose residence is UNKNOWN.

YOU ARE NOTIFIED that an action to quiet title to the following properties in Polk County, Florida:

Lot 1 Block 15 INDIAN LAKES ESTATES UNIT 15, according to the Plat thereof recorded in Plat Book 40, Page 48, of the Public Records of Polk County, Florida and The South 200.00 feet of the North 398.00 feet of the West 273.00 feet of the East 813.00 feet of Section 8, Township 26 South, Range 26 East. Less and except the West 33 feet thereof for road right-of-way. a.k.a. Tract number 34 of Unit C of the unrecorded plat of Groveland Ranch Acres Tax Parcel Number: 26-26-08-000000-011190 and The South 132.00 feet of the North 264.00 feet of the East 1/2 of the NE 1/4

of the NE 1/4 of SE 1/4 lying and being in Section 8, Township 26 South, Range 26 East, Polk County, Florida less road R/W. a.k.a. Tract A-17 of the unrecorded plat of Orlando Pines. Tax Parcel Number: 26-26-08-000000-021250

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of the Notice of Action upon Vestalia Aylsworth, Esq., Plaintiffs attorney, whose address is 12307 SW 143rd Ln, Miami, FL 33186-6026 and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED this 27 day of February, 2023

CLERK OF THE COURT  
Stacy M. Butterfield  
By: /s/ Asuncion Nieves  
Deputy Clerk

Vestalia Aylsworth, Esq.,  
Plaintiffs attorney,  
12307 SW 143rd Ln,  
Miami, FL 33186-6026  
March 3, 10, 17, 24, 2023 23-00323K

SECOND INSERTION

NOTICE OF DEFAULT AND  
INTENT TO FORECLOSE  
October 19, 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 Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Country Club, Inc.

TIMESHARE PLAN: ORLANDO BREEZE RESORT

An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period described above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

**Contract Number:** M6808588  
-- DENISE MCCLINTOCK,  
("Owner(s)"), 1128 NW 7TH  
AVE UNIT 604, MIAMI, FL  
33136 / Week 32 in Unit No.  
0001/ Building A/ Fractional  
Interest 1.923%/Amount Secured by Lien: \$3,252.95/Lien  
Doc #2022119097/Assign Doc  
#2022121691  
**Contract Number:** M92597775  
-- ANTHONY J SIMPSON  
and ROXIE SIMPSON,  
("Owner(s)"), 625 HAMP-  
TON HILL DR, TYLER, TX  
75703 / Week 25 in Unit No.  
0013/ Building B/ Fractional  
Interest 1.923%/Amount Secured by Lien: \$1,963.23/  
Lien Doc #2022119097/Assign  
Doc#2022121691  
**Contract Number:** M6840098  
-- TYRONE D. TURNER

A/K/A TYRONE TURNER,  
("Owner(s)"), 146 LEWIS ST,  
MARKS, MS 38646 / Week 49 in  
Unit No. 0116/ Building 1/ Fractional  
Interest 1.923%/Amount  
Secured by Lien: \$1,638.77/Lien  
Doc #2022119097/Assign Doc  
#2022121691

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

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
By: Jerry E. Aron, P.A., Trustee,  
801 Northpoint Parkway,  
Suite 64,  
West Palm Beach, FL 33407  
March 10, 17, 2023 23-00354K

SECOND INSERTION

NOTICE OF DEFAULT AND  
INTENT TO FORECLOSE  
October 13, 2022

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

TIMESHARE PLAN: ORLANDO BREEZE RESORT

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

**Contract Number:**  
6633897 -- A D DAVIS JR  
and MARY SIMS DAVIS,  
("Owner(s)"), 817 W RED BIRD  
LN, DALLAS, TX 75232, Week  
30 in Unit No. 0006 / Unit  
Type: LODGE / Fractional  
Interest 1.923% / Principal  
Balance: \$28,668.52 / Mtg Doc  
#2019069369  
**Contract Number:** 6637405  
-- WILLIAM E KELLY,  
("Owner(s)"), 14 LYMAN RD,  
FRAMINGHAM, MA 01701,  
Week 9 in Unit No. 0071 / Unit  
Type: PRESIDENT / Fractional  
Interest 1.923% / Principal  
Balance: \$51,208.68 / Mtg Doc  
#2019113606  
You have the right to cure the default

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

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
By: Jerry E. Aron, P.A., Trustee,  
801 Northpoint Parkway,  
Suite 64,  
West Palm Beach, FL 33407  
March 10, 17, 2023 23-00352K

SECOND INSERTION

NOTICE OF DEFAULT AND  
INTENT TO FORECLOSE  
October 17, 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 Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Country Club, Inc.

TIMESHARE PLAN: ORLANDO BREEZE RESORT

An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period described above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

**Contract Number:** M93334740  
-- PRISCILLA ROBERTSON,  
("Owner(s)"), 1255 DEVON DR,  
CORPUS CHRISTI, TX 78404  
/ Week 7 in Unit No. 0020/  
Building C/ Fractional  
Interest 1.923%/Amount Secured by Lien: \$5,551.39/  
Lien Doc #2021188155/Assign  
Doc #2021192203  
You have the right to cure the default

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

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
By: Jerry E. Aron, P.A., Trustee,  
801 Northpoint Parkway, Suite 64,  
West Palm Beach, FL 33407  
March 10, 17, 2023 23-00353K

SECOND INSERTION

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

**CASE NO. 53-2022-CA-001176 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. WALDO SEPULVEDA MENDEZ, et al.**

**Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 06, 2022, and entered in 53-2022-CA-001176 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and WALDO SEPULVEDA MENDEZ; MARIEL VEGA CRUZ; FLORIDA HOUSING FINANCE CORPORATION; WILLIAMS PRESERVE HOMEOWNERS ASSOCIATION, INC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to

the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on April 10, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 113, WILLIAMS PRESERVE PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 160, PAGE 10 THROUGH 13, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 229 PRIM-ROSE DRIVE, DAVENPORT, FL 33837

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 Ad-

ministrator 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 7 day of March, 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  
22-014351 - VIT  
March 10, 17, 2023 23-00356K

SECOND INSERTION

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

**CASE NO: 2022-CA-004170 NUVIEW IRA, INC., a Florida corporation, FBO ERIC BIERNACKI IRA, Plaintiff, v. WILLIAM E. JONES and INDIAN LAKE ESTATES, INC., a Florida not for profit corporation, Defendants.**

TO: WILLIAM E. JONES, Current address unknown:

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following real property located in Polk County, Florida:

Lot 8, Block 56 of INDIAN LAKE ESTATES UNIT NO. 1, according to the Plat thereof 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, 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 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 April 3, 2023  
Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
By: /s/ April Cummins  
As Deputy Clerk (SEAL)

Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, 425 W. Colonial Drive, Suite 204, Orlando, FL 32804  
March 10, 17, 24, 31, 2023 23-00349K

SECOND INSERTION

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

**CASE NO.: 53-2020-CA-000609 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JOSE F. SOTO ROLDAN A/K/A JOSE SOTO ROLDAN, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 22, 2023, and entered in Case No. 53-2020-CA-000609 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and Jose F. Soto Roldan a/k/a Jose Soto Roldan, Maria Del Alvarez-Rosa, The Independent Savings Plan Company D/B/A ISPC, Poinciana Village Eight Association, Inc., Association of Poinciana Village, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the March 29, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, BLOCK 815, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE MAP

OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 232 GOLDENROD LN, POINCIANA, FL 34759  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 28 day of February, 2023.  
ALBERTELLI LAW  
P.O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Charline Calhoun  
Florida Bar #16141  
CT -19-025891  
March 10, 17, 2023 23-00341K

SECOND INSERTION

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

**CASE NO. 2020CA000791000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ENCARNACION L. FIGUEROA, et al.**

**Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2022, and entered in 2020CA000791000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ENCARNACION L. FIGUEROA; UNKNOWN SPOUSE OF ENCARNACION L. FIGUEROA; HOUSING FINANCE AUTHORITY OF PINELAS COUNTY, FLORIDA; and STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF POLK COUNTY, FLORIDA 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 AM, on April 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 4016 LANA DR, LAKELAND, FL 33813

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

**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 7 day of March, 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\Amanda Murphy  
Amanda Murphy, Esquire  
Florida Bar No. 81709  
Communication Email: amanda.murphy@raslg.com  
20-006081 - NaC  
March 10, 17, 2023 23-00355K

SECOND INSERTION

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

**CASE NO: 22-CA-003833 BRADFORD EMMER, TRUSTEE, EQUITTYMAX, INC., PENSION PLAN, Plaintiff, v. DORA AMENEIRO MARTINEZ a/k/a DORA AMENEIRO, ERNESTO MARTINEZ, AND THE UNKNOWN TENANT, Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to Default Final Judgment of Mortgage Foreclosure entered on February 7, 2023 in CASE NO. 22-003833 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, the Parties are identified as Plaintiff, BRADFORD EMMER, TRUSTEE, EQUITTYMAX, INC., PENSION PLAN and Defendants DORA AMENEIRO MARTINEZ a/k/a DORA AMENEIRO and ERNESTO MARTINEZ that:

The Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. on March 29, 2023 at: www.polkrealforeclose.com the following described real property as set forth in said Judgment, to wit:

Parcel 1:  
A PORTION OF BOTH THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 AND OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 29, ALL IN TOWNSHIP 28 SOUTH, RANGE 28 EAST, OF POLK COUNTY, FLORIDA; FURTHER DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 28 South, Range 28 East; run thence N89°27'56"E, along the North boundary of said 1/4 Section a distance of 165.01 feet; thence S00° 04'34"E, parallel to the West boundary of said 1/4 Section, a distance of 15.00 feet; thence S89°27'56"W a distance of 30.00 feet; thence S00° 04'34"E a distance of 424.74 feet; thence S89°59'34"W a distance of 795.00 feet; thence N00°04'34"W, parallel to the West boundary of said 1/4 Section, a distance of 438.50 feet; thence N 89°59'34"E, a distance of 660.00 feet returning to the Point of Beginning.

TOGETHER WITH: An Egress, Egress and Utility easement across the North 30 feet of the following 10-acre parcel: The North 880 feet of the East 495 feet of the West 660 feet of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 28 South, Range 28 East of Polk County, Florida.

PARCEL 2:  
THE EAST 165 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA A/K/A LOT 114 OF SUNRISE EAST (UNRECORDED) THE WEST 165 FEET OF THE EAST 330 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA A/K/A LOT 115 OF SUNRISE EAST (UNRECORDED) THE WEST 165 FEET OF THE EAST 495 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE

NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA. A/K/A LOT 116 OF SUNRISE EAST (UNRECORDED) THE WEST 165 FEET OF THE EAST 660 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA. A/K/A LOT 117 OF SUNRISE EAST (UNRECORDED) THE WEST 160 FEET OF EAST 820 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA. A/K/A LOT 118 OF SUNRISE EAST (UNRECORDED) THE WEST 170 FEET OF THE EAST 990 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA. A/K/A LOT 119 OF SUNRISE EAST (UNRECORDED) PARCEL 3:

THAT PART OF THE NORTH 150 FEET OF THE WEST 3/4 OF THE NE 1/4 OF SE 1/4, LYING EAST OF A LINE WHICH IS 990 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SECTION, LESS THE EAST 330 FEET OF THE WEST 3/4 IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA. A/K/A LOT 120 OF SUNRISE EAST (UNRECORDED) PARCEL 4:

THAT PART OF THE SOUTH 150 FEET OF THE NORTH 450 FEET OF THE WEST 3/4 OF THE NE 1/4 OF THE SE 1/4, LYING EAST OF A LINE WHICH IS 990 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SECTION, LESS THE EAST 330 FEET OF THE WEST 3/4 IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA A/K/A LOT 126 OF SUNRISE EAST (UNRECORDED) PARCEL ID. 302828-000000-021020

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.

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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
DATED THIS 1 day of March, 2023.  
/s/ William A. Treco  
William A. Treco, Esquire  
Tepps Treco  
499 NW 70 Avenue, Suite 112  
Plantation, Florida 33317  
954-565-3231  
william@teppstreco.com  
Florida bar No: 89409  
March 10, 17, 2023 23-00332K

SECOND INSERTION

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

**CASE NO.: 2022CA-002166-0000-00 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. NAHUM CORDOVA JR.; BRIDGEWATER MASTER ASSOCIATION, INC; FLORIDA HOUSING FINANCE CORPORATION; VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC.; MARIA O. CORDOVA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Cancel and Reschedule Foreclosure Sale Date dated the 17th day of February 2023, and entered in Case No. 2022CA-002166-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and NAHUM CORDOVA JR. BRIDGEWATER MASTER ASSOCIATION, INC FLORIDA HOUS-

ING FINANCE CORPORATION VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC. MARIA O. CORDOVA; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 4th day of April 2023 the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK A, VILLAGES AT BRIDGEWATER VILLAGE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 159, PAGE(S) 30 THROUGH 32, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF

THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs 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 3rd day of March 2023.  
By: /s/ Lindsay Maisonet, Esq.  
Lindsay Maisonet, Esq.  
Florida Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
P.O. Box 771270  
Coral Springs, FL 33077  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
22-00967  
March 10, 17, 2023 23-00340K

SECOND INSERTION

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

**CASE NO: 2022-CA-004134 BNACK INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, v. THOMAS REIDLINGER and INDIAN LAKE ESTATES, INC., a Florida not for profit corporation, Defendants.**

TO: THOMAS REIDLINGER, Current address unknown:

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following real property located in Polk County, Florida:

Lot 6, Block 91 of INDIAN LAKE ESTATES UNIT NO. 2, according to the Plat thereof as recorded in Plat Book 39, Page(s) 14, 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, 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 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.

March 31, 2023 Default Date  
Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
By: /s/ April Cummins  
As Deputy Clerk (SEAL)

Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, 425 W. Colonial Drive, Suite 204, Orlando, FL 32804  
March 10, 17, 24, 31, 2023 23-00350K

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. 2022CA003286000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. KIMBERLY S. DAVIS, et al.**

**Defendant(s).** TO: KIMBERLY S. DAVIS, UNKNOWN SPOUSE OF KIMBERLY S. DAVIS, Whose Residence Is: 2231 DEVONSHIRE PL, WINTER HAVEN, FL 33880 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), 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:

ALL THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF POLK, STATE OF FLORIDA TO WIT:  
PARCEL 16 OF THE UNRECORDED STONEBRIDGE VILLAGES PHASE TWO, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 61 OF STONEBRIDGE-PHASE II

SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SECONDS WEST, 122.80 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 49 SECONDS EAST, 260.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SECONDS WEST, 32.50 FEET; THENCE RUN NORTH 00 DEGREES 32 MINUTES 49 SECONDS EAST, 138.01 FEET TO THE NORTH SECTION LINE OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE ALONG SAID SECTION LINE RUN NORTH 89 DEGREES 57 MINUTES 19 SECONDS EAST, 32.50 FEET; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 49 SECONDS WEST, 138.34 FEET TO THE TRUE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 4-10-23 (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 2nd day of March, 2023.

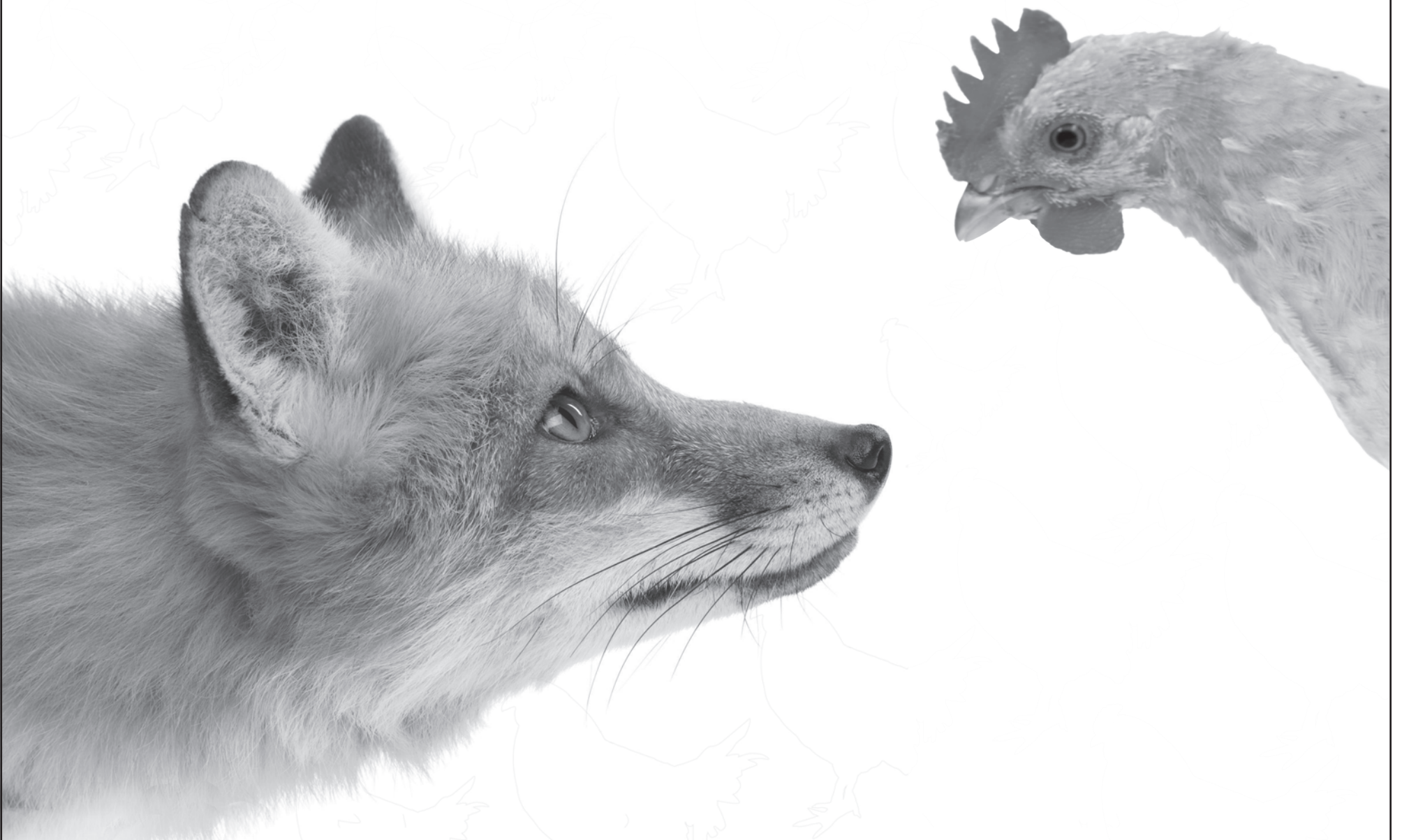
Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/Asuncion Nieves  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
22-060872  
March 10, 17, 2023 23-00342K

# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices in Newspapers



**PUBLIC NOTICES**

# An American Tradition

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

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

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

*(Adapted from the Public Resource Notice Center)*

**Types of Public Notices**

There are three standard types:

- **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals. One such example is a public hearing notice.

- **Business and commerce notices**

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

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

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

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

**The history of public notices**

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

officials and outlying regions.

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

An important premise both in federal

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

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

**Public notice supports due process**

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

**THE RISKS OF NOTICES ONLY ON THE INTERNET**

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

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

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

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

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

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

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

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

## WHY NEWSPAPERS?

**Newspapers are the primary source**

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

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

**Newspaper tradition**

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

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

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

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

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

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

**Newspapers: The best medium for public notices**

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

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

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

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

**Notices become historical records**

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

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

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

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

**Newspaper notices protect due process**

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

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

