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

MARCH 24 - MARCH 30, 2023

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

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

53-2023-CP-000897-0000-XX Division: Probate IN RE: ESTATE OF CATHERINE E. SHEA, Deceased
The administration of the Estate of

Catherine E. Shea, deceased, whose date of death was December 22, 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

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

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 24, 2023.

Personal Representative: Eugene Hughto 223 Silver Falls Drive

Apollo Beach, Florida 33572 Attorney for Personal Representative: Carol J. Wallace Attorney for Personal Representative Florida Bar Number: 71059 Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com Secondary E-Mail:

FIRST INSERTION

abaustert@mclements.com

March 24, 31, 2023

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

23-00403K

23-00428K

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BOWLERO LAKELAND care of 7313 BELL CREEK ROAD, in the County of POLK in the City of MECHANICSVILLE, VA 32111 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee,

Dated at LEON, Florida this 21 day of MARCH, 2023. AMF BOWLING CENTERS, INC.

March 24, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 04/07/2023 at 10:00 am, the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 MANA mobile home bearing vehicle identification number 0639718405 and all personal items located inside the mobile home. Last Tenant: Aurelio Cavazos and Verni Graciela Pineda Camacho, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Aurelio Cavazos and Verni Graciela Pineda Camacho

Sale to be held at: Peace River Village, 2405 State Road 60 E, Lot #9. Bartow, FL 33830, 863-535-6302. March 24, 31, 2023 23-00427K

FIRST INSERTION

Notice is hereby given that MICHAEL MONROE BROYLES, OWNER, desiring to engage in business under the fictitious name of BLACK SHEEP BBQ. & CATERING located at 539 W BEL-VEDERE ST, LAKELAND, FLORIDA 33803 intends to register the said name $\,$ in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the

Florida Statutes. 23-00420K

FIRST INSERTION

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

File No. 53-2022-CP-004370-0000-XX Division 14 IN RE: ESTATE OF JOHN VINCENT BARRETT SR.

 $\label{eq:Deceased.}$ The administration of the estate of John Vincent Barrett Sr., deceased, whose date of death was November 13, 2022. is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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 24, 2023.

Personal Representative: John V. Barrett, Jr.

3605 S. Ocean Boulevard, Unit A237 South Palm Beach, Florida 33480 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com 23-00426K March 24, 31, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property THOMAS BENNETT WATKINS, if deceased any unknown heirs or assigns, and BECKY JOANNE WATKINS, will, on April 5, 2023, at 11:00 a.m., at 333 Dawn Street, Lot #333, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1980 MANA MOBILE HOME, VIN: F0601105668, TITLE NO .: 0019724640 and all other personal property located therein PREPARED BY: J. Matthew Bobo

Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 March 24, 31, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of ROBERT BRYAN BRADY, will, on April 5, 2023, at 11:30 a.m., at 324 Jean Avenue, Lot #324, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1982 CLAR MOBILE HOME,

VIN: LFL1AB277000693, TI-TLE NO.: 0019967158 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 March 24, 31, 2023 23-00433K

FIRST INSERTION

Notice is hereby given that KURT CZERWINSKI, OWNER, desiring to engage in business under the fictitious name of SYMPHONIC RESURRECTION located at 570 HEATHER GLEN DRIVE, 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.

FIRST INSERTION

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

File No. 53-2023-CP-000778-0000-XX Division 14 IN RE: ESTATE OF MARCUS JAMEL CUNNINGHAM

Deceased.The administration of the estate of Marcus Jamel Cunningham, deceased, whose date of death was January 17, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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

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 24, 2023.

Personal Representative: Cleo P. Wilson

1105 Melville Avenue Lakeland, Florida 33805 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundvlaw.com 23-00419K March 24, 31, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE DANIEL V. RITCHIE, will, on April 5, 2023, at 10:00 a.m., at 335 Lisa Lot #335, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section

1976 ESTA MOBILE HOME VIN: GD0CFL2762582, TITLE NO.: 0014233653 and all other personal property located there-

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 March 24, 31, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of RICHARD ARNOLD BLAKESLEE, if deceased any unknown heirs or assigns, will, on April 5, 2023, at 10:30 a.m., at 368 Lisa Street, Lot #368, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1972 RICH MOBILE HOME, R134, TITLE NO.: 0004749045 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 March 24, 31, 2023 23-00435K

FIRST INSERTION

Notice is hereby given that MARK STEVEN BUSH, OWNER, desiring to engage in business under the fictitious name of FRESH KOTE SYSTEMS located at 1416 CARLTON PARKWAY, BARTOW, FLORIDA 33830 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 23-00421K March 24, 2023

FIRST INSERTION

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

File No. 53-2023-CP-000850-0000-XX Division 14 IN RE: ESTATE OF THOMAS FRANKLIN CORCORAN

Deceased.The administration of the estate of Thomas Franklin Corcoran, deceased, whose date of death was January 16, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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 24, 2023.

Personal Representative: Katherine I. Joyce

Berstein Shur, 100 Middle Street Portland, Maine 04101 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com 23-00425K March 24, 31, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM

04/24/23 Billy's Mechanic Inc., 319 Center Street, Dundee, FL 33838 2004 FORD 1FTRF145X4NA90073 \$1,935.00

March 24, 2023 23-00438K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Fortiline Logistics Solutions located at 5676 Case Lane in the City of Lakeland, Polk County, AL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of March, 2023. Fortiline Drivers, LLC 23-00429K March 24, 2023

FIRST INSERTION

Notice is hereby given that TRACEY ELIZABETH DEESE, OWNER, desiring to engage in business under the fictitious name of WILDWOOD TREASURES located at 6590 SINK-HOLE RD, BARTOW, FLORIDA 33830 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 23-00423K March 24, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-0008010000XX IN RE: ESTATE OF RUYE BERKLEY HAMILTON, A/K/A RUYE B. HAMILTON,

Deceased. The administration of the estate of RUYE BERKLEY HAMILTON, A/K/A RUYE B. HAMILTON, deceased, whose date of death was December 27, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is: March 24, 2023. Signed on this 20th day of March,

/s/ Charles J. Hawkins, II CHARLES J. HAWKINS, II Personal Representative

2215 West Gore Street Orlando, FL 32805 /s/ Alyson C. Hoffman ÁLYSON C. HÖFFMAN Florida Bar No. 1026403 JULIA L. FREY Florida Bar No. 350486 Attorneys for Personal Representative Lowndes Drosdick Doster Kantor & 215 N. Eola Drive Orlando, FL 32801 Telephone: 407-843-4600 Email:

alyson.hoffman@lowndes-law.com Email: julia.frey@lowndes-law.com Secondary Email suzanne.dawson@lowndeslaw.com

March 24, 31, 2023 23-00417K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
FILE NO.: 2022-CP-4431 IN RE: ESTATE OF JOHN PETER PAPINEAU, Decedent.

The administration of the estate of JOHN PETER PAPINEAU, deceased File Number 2022-CP-4431, is pending in the Tenth Judicial Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida, 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All interested persons are required to file with this Court, WITHIN THREE (3) MONTHS OF THE FIRST PUBLI-CATION OF THIS NOTICE, all claims against the estate with the Court or be

Publication of this Notice will begin on March 24, 2023.

/s/ Terry R. Papineau TERRY R. PAPINEAU 13801 Kerman Road Montrose, Michigan, 48457 Petitioner /s/ Edward P. Jordan EDWARD P. JORDAN II, ESQ.

Florida Bar No.: 0602711 THE JORDAN LAW GROUP 1460 East Highway 50 Clermont, Florida, 34711 Tel.: (352) 394-1000 pleadings@epjordanlaw.com Attorney for Petitioner March 24, 31, 2023 23-00418K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023- CP-000849 Division 14 IN RE: ESTATE OF

EASTLYN GIBSON Deceased. The administration of the estate of Eastlyn Gibson, deceased, whose date

of death was October 31, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830-3912. 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 THEDATE OF THE FIRST PUBLICATION OF THIS

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

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 24, 2023.

Personal Representative: Keevin Gibson 48 E. 52nd Street, Apt. 2R

Brooklyn, New York 11203 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email:

clutes@upchurchlaw.com March 24, 31, 2023

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Providence Academy, located at 4025 N. Scenic Highway, in the City of Lake Wales, County of Polk, State of FL, 33898, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 17 of March, 2023.

HIGHPOINT CHURCH OF 4025 N. Scenic Highway Lake Wales, FL 33898

23-00415K March 24, 2023

FIRST INSERTION

Notice is hereby given that MICHAELA L GIDDENS, OWNER, desiring to engage in business under the fictitious name of CLABBERJANE DESIGNS located at 4421 MUSKET DR, LAKE-LAND, FLORIDA, FLORIDA 33810 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. March 24, 2023

FIRST INSERTION

Notice is hereby given that BRIT-TANY NICOLE SHEFFIELD, OWN-ER, desiring to engage in business under the fictitious name of GLOW SUNLESS located at 2845 BERK-LEY RD, 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.

23-00406K

PUBLISH YOUR

March 24, 2023

LEGAL NOTICE Email legal@businessobserverfl.com

BUSINESS OBSERVER

1:23 4

Notes







MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

CHECK OUT YOUR **LEGAL NOTICES**

floridapublicnotices.com



FIRST INSERTION

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

CIVIL DIVISION Case #: 2022CA000053000000 DIVISION: 8

Carrington Mortgage Services, LLC Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Mary Ann Pierce a/k/a Mary Kosanke Pierce a/k/a Mary Ann Kosanke, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Dawn Doi Booker a/k/a Dawn D. Martinez Booker a/k/a Dawn Doi Martinez: Pamella Kae Fields a/k/a Pamela Kae Fields a/k/a Pamella K. Fields a/k/a Pamella Fields a/k/a Pamela Kav Fitzhugh; Thomas Earl Fields a/k/a Thomas Dutch Fields; Kelly Wayne Fields; Vicky Sari Williams a/k/a Vicky S. Bonar f/k/a Victoria Ireland; Unknown Spouse of Dawn Doi Booker a/k/a Dawn D. Martinez Booker a/k/a Dawn Doi Martinez; Unknown Spouse of Pamella Kae Fields a/k/a Pamela Kae Fields a/k/a Pamella K. Fields a/k/a Pamella Fields a/k/a Pamela Kay Fitzhugh; Unknown Spouse of Thomas Earl Fields a/k/a Thomas Dutch Fields; Unknown Spouse of Kelly Wayne Fields; Unknown Spouse of Vicky Sari Williams a/k/a Vicky S. Bonar f/k/a Victoria Ireland; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA000053000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Carrington Mortgage Services, LLC, Plaintiff and Unknown Creditors, Lienors, and Trustees of Mary Ann Pierce a/k/a Mary Kosanke Pierce a/k/a Mary Ann Kosanke, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Stacv M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on April 11, 2023, the following described property as set forth in said

Final Judgment, to-wit: LOT 49, ROLLING HILLS, BE-ING THE NORTH 132 FEET OF THE SOUTH 1848 FEET OF THE EAST 330 FEET OF THE WEST 660 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWN-SHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORI-

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UN-CLAIMED.

IF YOU ARE A PERSON WITH A DIS-ABILITY WHO NEEDS ANY ACCOM-MODATION IN ORDER TO PARTIC-IPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CER-TAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRA-TION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORI-DA RELAY SERVICE 1-800-955-8770. Submitted By: ATTORNEY FOR

PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707

21-325556 FC01 CGG March 24, 31, 2023

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2021CA002506

Division 15
MEB LOAN TRUST IV, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE

Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF MARY STREETER A/K/A MARY L. STREETER A/K/A MARY LOU STREETER, DECEASED, VERONICA GOODWIN, A KNOWN HEIR OF MARY STREETER, BRENDA BARTON, A KNOWN HEIR OF MARY STREETER, DERICK FAGINS, A KNOWN HEIR OF MARY STREETER, WENDELL FAGINS, A KNOWN HEIR OF MARY STREETER, ARIEL FAGINS, A KNOWN HEIR OF MARY STREETER, ALLYSON BOATMAN, A KNOWN HEIR OF MARY STREETER, et al.

Defendants. TO: ANTHONY CHOLLETTE. AS KNOWN HEIR OF MARY STREETER A/K/A MARY L. STREETER A/K/A MARY LOU STREETER, DECEASED LAST KNOWN ADDRESS 230 W NEES AVE APT 104 FRESNO, CA 93711

OWN SPOUSE OF ANTHONY CHOLLETTE LAST KNOWN AD-DRESS 230 W NEES AVE APT 104 FRESNO, CA 93711 You are notified that an action to

foreclose a mortgage on the following property in Polk County, Florida: LOT(S) 13, BLOCK 13 OF SILVERCREST ADDITION, UNIT 2 AS RECORDED IN

What is a public notice?

A public notice is information

intended to inform citizens of

notice should be published in

government, readily available

to the public, capable of being

securely archived and verified

The West Orange Times

carries public notices in

Orange County, Florida

To publish your legal notice Email:

legal@businessobserverfl.com

by authenticity.

government activities. The

a forum independent of the

PLAT BOOK 22, PAGE 18, ES SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

23-00402K

commonly known as 1421 4TH ST NE, WINTER HAVEN, FL 33881 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before April 13, 2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: March 7, 2023.

CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow Florida 33830-9000 By: /s/ April Cummins Deputy Clerk

Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800. Tampa, Florida 33601, (813) 229-0900 298100/2015238/and March 24, 31, 2023

23-00401K

Notice is hereby given that AKEYAH SHARISMA ROSS, OWNER, desiring to engage in business under the fictitious name of MELANIE'S PARADISE located at 2243 RIDGEWOOD RD NW, 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.

FIRST INSERTION

March 24, 2023 23-00416K



Deadline Wednesday at noon

Friday Publication

FIRST INSERTION

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

DIVISION CASE NO. 2018CA002097000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
BLACK POINT ASSETS INC,

INDIVIDUALLY AND AS TRUSTEE OF THE 3753 MADBURY CIRCLE LAND TRUST AND STAR POINTE CAPITAL, LLC, INDIVIDUALLY AND AS TRUSTEE OF THE 3753 MC LAND TRUST, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dat-ed September 27, 2022, and entered in 2018CA002097000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSO-CIATION is the Plaintiff and BLACK POINT ASSETS INC, AS TRUSTEE OF THE 3753 MADBURY CIRCLE LAND TRUST; BLACK POINT AS-SETS INC; STAR POINTE CAPITAL, LLC AS TRUSTEE OF THE 3753MC LAND TRUST; STAR POINTE CAPITAL, LLC; HAMPTON HILLS SOUTH HOMEOWNERS ASSOCIA-TION, INC.; UNITED STATES OF AMERICA ON BEHALF OF SECRE-TARY OF HOUSING AND URBAN DEVELOPMENT; LAURA DAVIS; FREDERICK DAVIS A/K/A FRED-ERICK J. DAVIS; FLORIDA HOUS-ING FINANCE CORPORATION; UN-KNOWN BENEFICIARIES OF THE $3753~\mathrm{MC}$ LAND TRUST; UNKNOWN BENEFICIARIES OF THE 3753 MAD-BURY CIRCLE LAND TRUST are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on April 18, 2023, the following described property as set forth in said Final Judgment, to wit: LOT NO. 21, IN BLOCK NO. 22 OF HAMPTON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 3753 MAD-

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

BURY CIRCLE, LAKELAND, FL

33810

IMPORTANT

AMERICANS WITH DISABILI-TIES 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 21 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 18-159135 - MiM March 24, 31, 2023 23-00432K

FIRST INSERTION

SECOND NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.:

532022CA002707000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

ALFRED B. GIFFORD; et al,

Defendants.To the following Defendant(s): ALL UNKNOWN HEIRS, BENEFI-CIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PER-SON CLAIMING BY, THROUGH, UNDER OR AGAINST ALFRED B. GIFFORD, DECEASED

(Last Known Address: 741 Parrot Ct. Kissimmee, FL 34759)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 5, BLOCK 714, POIN-NEIGHBORHOOD CIANA, 5 NORTH, VILLAGE 3, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 27-42 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 Ghidotti Berger LLP, Attorney for Plaintiff,

whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before April 13, 2023, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the origi-nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08.

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

impaired, call 711.
WITNESS my hand and the seal of this Court this 7 day of March, 2023. STACY M. BUTTERFIELD, CPA As Clerk of the Court

(SEAL) By /s/ April Cummins As Deputy Clerk Ghidotti| Berger LLP,

Attorney for Plaintiff, 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 March 24, 31, 2023 23-00408K

FIRST INSERTION

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

CASE NO. 53-2022-CA-003399 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs.

THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY. THROUGH, UNDER OR AGAINST THE ESTATE OF MARY MICHEL A/K/A MARY LOUISE MICHEL. DECEASED: Et Al.,

Defendant(s). TO: BRANDÍ RICHARDSON Last Known Address 209 STATE ROUTE 8 BRIDGEWATER, NY 13313 Current Residence is Unknown BRANDON RICHARDSON

Last Known Address 1220 SHELLS BUSH RD LITTLE FALLS, NY 13365 Current Residence is Unknown THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY MICHEL A/K/A MARY LOU-ISE MICHEL, DECEASED

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

RESIDENCES UNKNOWN

LOT 36, OF SOMERVILLE ES-TATES, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 69, PAGE

41, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071. answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; oth-

erwise 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 March 27, 2023 DATED on 2/16, 2023.

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

Diaz Anselmo & Associates, P.A. Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1460-186737 / PR2

March 24, 31, 2023

23-00400K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2022CA-003312-0000-00 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. RODNEY FRATICELLI OCASIO; FLORIDA HOUSING FINANCE CORPORATION; WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC.; 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 dated the 13th day of March 2023, and entered in Case No. 2022CA-003312-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein U.S. BANK NATIONAL ASSOCIA-TION is the Plaintiff and RODNEY FRATICELLI OCASIO FLORIDA HOUSING FINANCE CORPORA-WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC.; 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 14th day of April 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 167, WILLIAM'S PRE-SERVE PHASE 1, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGES 10

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 2018CA005113000000 PACIFIC UNION FINANCIAL LLC.,

Plaintiff, vs. LUAYNE WITTER AND NADINE WITTER, et al.

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dat-

ed December 15, 2021, and entered in

2018CA005113000000 of the Circuit

Court of the TENTH Judicial Circuit in

and for Polk County, Florida, wherein

PACIFIC UNION FINANCIAL, LLC. is the Plaintiff and LUAYNE WITTER;

NADINE WITTER; ROYAL RIDGE

HOMEOWNERS' ASSOCIATION, INC. F/K/A HUNTWICKE HOME-

OWNERS' ASSOCIATION, INC.; CAS-

TLE CREDIT CO HOLDINGS, LLC; UNKNOWN SPOUSE OF FERNAN-

DO A. GALVIS 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 12, 2023, the following described

property as set forth in said Final Judg-

PHASE III, ACCORDING TO

THE PLAT THEREOF, RECORDED IN PLAT BOOK 122,

PAGES(S) 39 AND 40, OF THE

PUBLIC RECORDS OF POLK

Property Address: 640 NICH-

COUNTY, FLORIDA.

ment, to wit:

LOT 239, ROYAL RIDEGE

Defendant(s).

THROUGH 13. INCLUSIVE. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING 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 16th 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 22-01705

OLSON DR, DAVENPORT, FL

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accor-

dance with Florida Statutes, Section

IMPORTANT

AMERICANS WITH DISABILI-

TIES 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 Adminis-

 $trator\ at\ (863)\ 534\text{-}4686\ (voice),\ (863)$

534-7777 (TDD) or (800) 955-8770

(Florida Relay Service), as much in ad-

vance 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 en-

able you to effectively participate in the

court program or service.
Dated this 15 day of March, 2023.

ROBERTSON, ANSCHUTZ,

6409 Congress Ave., Suite 100

Service Email: flmail@raslg.com

SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

Boca Raton, FL 33487

By: \S\Danielle Salem

Danielle Salem, Esquire

Communication Email:

dsalem@raslg.com

March 24, 31, 2023

18-210325 - EuE

Florida Bar No. 0058248

Telephone: 561-241-6901

Facsimile: 561-997-6909

23-00410K

March 24, 31, 2023

33837

45.031.

FIRST INSERTION

FIRST INSERTION

POLK COUNTY

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2019CA000613000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-86CB. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-86CB

Plaintiff(s), vs. MICHELLE NOBLE A/K/A MI-CHELLE KATHRYN NOBLE: et al..

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Emergency Motion to Reschedule Foreclosure Sale entered on March 16, 2023 in the above-captioned action, the Clerk

Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of April, 2023 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 33, old Nichols Grove, according to the plat thereof as recorded in Plat Book 95, Pages 40 and 41, of the public records of Polk County, Florida.

Property address: 129 Old Nichols

Circle, Auburndale, FL 33823 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

AMERICANS WITH DISABILI-TIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU. TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS: IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

I HEREBY CERTIFY a true and correct copy of the foregoing has been furnished to all parties on the attached service list by e-Ŝervice or by First Class U.S. Mail on this 17th day of March, 2023:

Respectfully submitted, /s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the

March 24, 31, 2023 23-00414K

FIRST INSERTION

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

CASE NO. 2023CA000005000000 CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff, vs. SHARON A. PALMER A/K/A SHARON WRIGHT, et al.

ant to a Final Judgment of Foreclosure dated February 16, 2023, and entered in 2023CA000005000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CARRINGTON MORTGAGE SER-VICES, LLC is the Plaintiff and SHA-RON A. PALMER A/K/A SHARON WRIGHT; HAROLD B. PALMER; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DE-VELOPMENT 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 18, 2023, the following described property as set forth in said Final Judg-

LAKE PIERCE LOT 548. RANCHETTES 5TH ADDITION, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETH-ER WITH 1999 MOBILE HOME - VIN NUMBERS: FLA14613918A AND FLA14613918B.

Property Address: 2442 APPA-LOOSA ROAD, LAKE WALES, FL 33898

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

limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the

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 22-083463 - NaC March 24, 31, 2023 23-00413K

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

DIVISION DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, vs.
JUAN M. CASTILLO, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2019, and entered in 2018CA002808000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 is the Plaintiff and JUAN M. CASTILLO; UNKNOWN SPOUSE OF JUAN M. CASTILLO N/K/A ROSA CASTILLO; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE 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.

Judgment, to wit: LOT 9, BLOCK 65, VILLAGE 3 NEIGHBORHOOD 1, CYPRESS POINT- 2, POINCIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGE 45 THROUGH 47, OF THE PUBLIC

realforeclose.com, at 10:00 AM, on

April 18, 2023, the following described

property as set forth in said Final

RECORDS OF POLK COUNTY, FLORIDA Property Address: 710 DIVOT LANE, POINCIANA, FL 34759-

4110 Any person claiming an interest in the surplus from the sale, if any 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 DISABILI-TIES 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 21 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 17-078283 - EuE 23-00430K March 24, 31, 2023

FIRST INSERTION

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

DIVISION

CASE NO. 2022CA002273000000 BANK OF AMERICA, N.A, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD COX, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated February 14, 2023, and entered in 2022CA002273000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein BANK OF AMERICA, N.A is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD COX, DECEASED; BETTY SMITH; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 18, 2023, the following described property as set forth in said Final Judgment, to wit:

BEGINNING AT THE NW COR-NER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, TOWN-SHIP 31 SOUTH, RANGE 23 EAST, IN THE BRADLEY JUNC-TION, FLORIDA AREA, AND RUN SOUTH FOR A DISTANCE OF 310 FEET, THENCE EAST TO A DISTANCE OF 100 FEET TO A POINT, FROM THIS POINT RUN SOUTH 50 FEET, THENCE EAST 115 FEET, THENCE NORTH 50 FEET, THENCE WEST 115 FEET TO THE POINT OF BEGINNING.

Property Address: 6930 WILSON ST, BRADLEY, FL 33835

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 DISABILI-TIES 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 16 day of March, 2023. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-042563 - NaC March 24, 31, 2023 23-00412K

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. 532022CA002462000000 LOANDEPOT.COM, LLC,

Plaintiff, vs. MICHAEL ANTHONY STOUTAMIRE SR; UNKNOWN SPOUSE OF MICHAEL ANTHONY STOUTAMIRE SR; VILLAGES AT **BRIDGEWATER COMMUNITY** ASSOCIATION INC.; STATE OF FLORIDA; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure filed March 6, 2023 and entered in Case No. 532022CA002462000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and MICHAEL ANTHONY STOUTAMIRE SR; UNKNOWN SPOUSE OF MICHAEL ANTHONY STOUTAMIRE SR; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; VILLAG-ES AT BRIDGEWATER COMMU-NITY ASSOCIATION INC.; STATE OF FLORIDA; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; are defendants. STACY M. BUTTER-FIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.

COM, at 10:00 A.M., on April 20, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK A, VILLAGES AT BRIDGEWATER VILLAGE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE(S) 33 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 21st day of March, 2023. Eric Knopp, Esq. Bar. No.: 709921 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-00660 LND V6.20190626

March 24, 31, 2023 23-00431K

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



FIRST INSERTION NOTICE OF ACTION

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

532023CA000467000000 MORTGAGE ASSETS MANAGEMENT, LLC PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SHIRLEY M SPARGOS A/K/A SHIRLEY MARIE SPARGOS A/K/A SHIRLEY THURSTON MARIE SPARGOS A/K/A SHIRLEY THURSTON (DECEASED), ET AL.

DEFENDANT(S). To: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SHIRLEY M SPARGOS A/K/A SHIR-LEY MARIE SPARGOS A/K/A SHIR-LEY THURSTON MARIE SPARGOS A/K/A SHIRLEY THURSTON (DE-

RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1541 Huntington Street, Lakeland, FL 33801

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

LOT 19 OF HOLLINSWORTH PARK, UNIT NO. 1, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIR-CUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN

PLAT BOOK 36, PAGE 5. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before April 27, 2023 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

Business Observer.

Clerk of the Circuit Court (SEAL) By: April Cummins Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff,

Boca Raton, FL 33432 Our Case #: 22-001795-REV-FHA-F\ 53202CA000467000000\PHH 23-00437K

March 24, 31, 2023

23-00411K

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

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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Date: March 21, 2023

1515 South Federal Highway, Suite 100,

Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ment, to wit:

IMPORTANT AMERICANS WITH DISABILI-TIES 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

court program or service.

Dated this 16 day of March, 2023.

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-003478

SUNBELT RENTALS, INC., a forgein corporation, Plaintiff, vs. JEFFREY K. HOLDEN, Individually; and CHARTER GROUP OF COMPANIES LLC, a Florida limited liability company, Defendants.

STATE OF FLORIDA TO: Jeffrey K. Holden, Individually whose last known addresses are: $1601\,\mathrm{N.}$ 39th St. Tampa, FL33605AND

600 Garrison Cove Ln., Apt. 2B Tampa, FL 33602, whose principal place of business or do-

micile is unknown. YOU ARE NOTIFIED that an action for construction lien foreclosure has

been filed against you with regard to the real property described as:
A parcel of real property being a portion of Section 2, Township

30 South, Range 25 East, Polk County, State of Florida, as more particularly described in that certain Special Warranty Deed recorded in Official Records Book 08534, beginning at Page 0493, Public Records of Polk County, Florida;

Tax ID Nos. 25-30-02-000000-033030; 25-30-02-000000-033050; 25-30-02-000000-033070; 25-30-02-000000-033100; and

and you are required to serve a copy of your written defenses, if any, to it, on: BARRY KALMANSON, P.A., Plaintiff's attorney, whose address is: 500 North Maitland Ave., Suite 305 Maitland, Florida 32751, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded 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 13 day of March, 2023. Default Date April 19, 2023

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

23-00409K

Barry Kalmanson, P.A., Florida Bar No. 0814199 Attorney for Plaintiff 500 North Maitland Ave. Suite 305 Maitland, Florida 32751

March 24, 31, 2023

FIRST INSERTION

POLK COUNTY

NOTICE OF ACTION Constructive Service of Proce IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 2023-CA-000143

Honorable Judge: YANCEY PLANET HOME LENDING, LLC Plaintiff, vs. TARA DENISE JACKSON; CEN-TRAL POINTE HOMEOWNERS ASSOCIATION, INC.; KEITH WAYNE GAINES; UNKNOWN SPOUSE OF KEITH WAYNE GAINES; UNKNOWN TENANT OC-CUPANT #1; UNKNOWN TENANT OCCUPANT #2

Defendants, TO: TARA DENISE JACKSON Last Known Address: 1849 WAL-LACE MANOR LN WINTER HAVEN

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 1849 WALLACE MANOR LN, WINTER HAVEN, FL 33880 and more particularly described as follows:

LOT 105, CENTRAL POINTE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RE-CORDED IN PLAT BOOK 144 PAGES 9, 10 AND 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 262830-639012-

COMMONLY KNOWN AS: 1849 WALLACE MANOR LN, WINTER HAVEN, FL 33880 has been filed against you and you

are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before April 21, 2023, not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before 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 notifi-cation if the time before the scheduled appearance is less than 7 days;

STACY M. BUTTERFIELD, CPA POLK County Clerk of Court Matthew T. Wasinger, Esquire,

the Plaintiff's attorney, 605 E. Robinson Street, Suite 730, Orlando, FL 32801 March 24, 31, 2023

if you are hearing or voice impaired, call 711. DATED ON 15 day of March, 2023

> (SEAL) /s/ Asuncion Nieves As Deputy Clerk

23-00407K

FIRST INSERTION

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

CASE NO. 53-2022CA-003813 JUAN GONZALEZ, and ROSA GONZALEZ, Petitioners, v.

ESTATE OF VIRGINIA A. VANCE, a/k/a VIRGINIA VANCE, DECEASED, THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNS OF VIRGINIA A. VANCE, a/k/a VIRGINIA VANCE, ROBERT ALLEN VANCE, and MELANIE L. VANCE,

Respondents. TO: ESTATE OF VIRGINIA A. VANCE, a/k/a VIRGINIA VANCE, DECEASED, THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNS OF VIR-GINIA A. VANCE, a/k/a VIRGINIA VANCE, and MELANIE L. VANCE, all

addresses unknown YOU ARE NOTIFIED that an action to quiet title, for declaratory judgment, and for other relief, regarding the following property in Polk County, Florida:

Tract 6, Rockridge Farmettes, as per the Plat thereof, recorded in Plat Book 77, Page 19, Public Records of Polk County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the

Petitioner's/Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the first publication of this notice, and file the original with the clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 3/20/23

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT By: /s/ Jean Boyle As Deputy Clerk

Petitioner's/Plaintiff's Attorney: Christopher A. Desrochers, Esq., Christopher A. Desrochers, P.L., 2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309. Email: cadlawfirm@hotmail.com Default Date 4/26/23 $Mar.\ 24,\ 31;\ Apr.\ 7,\ 14,\ 2023$

23-00424K

SUBSEQUENT INSERTIONS

SECOND 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 30DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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 Del-

of which is 255 N. Broadway Avenue.

Bartow, Florida 33830. The names and

addresses of the personal representa-

tives and the personal representatives'

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

OF THIS NOTICE ON THEM.

attorney are set forth below.

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23PC-497

da 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.

OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative: /s/ Bradley E. Sanders Bradley E. Sanders 128 Mallard Pond Circle

/s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail:

charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com 23-00384K

FOURTH 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

FOURTH 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 par-ties 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 rightof-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 ½ of the NE ¼

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,

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

mar E. Wogan, deceased, whose date of death was October 12, 2022, is pending in the Circuit Court for Polk County, notice is March 17, 2023. Florida, Probate Division, the address

SECOND INSERTION

Doris L. Burgess Patricia E. Smith

/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:

Secondary E-Mail:

March 17, 24, 2023

tami@stonelawgroupfl.com

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

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

Personal Representatives: /s/ Doris L. Burgess 114 Llewellyn Avenue Westerville, Ohio 43081 /s/ Patricia E. Smith 144 Tabernacle Road

Medford Lakes, New Jersey 08055 Attorney for Personal Representatives: charlotte@stonelawgroupfl.com

Division Probate IN RE: ESTATE OF LINDA K. ALEXANDER Deceased. The administration of the estate of Lin-

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

file their claims with this court WITH-

Crawfordville, Florida 32327 Attorney for Personal Representative:

3200 US Hwy 27 S., Suite 201 Sebring, Florida 33870

March 17, 24, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-0000530000XX 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

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

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

ALL CLAIMS NOT FILED WITHIN

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@floridatax.com Secondary E-Mail: chamilton@floridatax.comCurator: 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@floridatax.com

Secondary E-Mail: chamilton@floridatax.com 23-00380K March 17, 24, 2023

SECOND INSERTION

whom a copy of this notice is required file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF NOTICE. THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER BARRED.

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

> /s/ Cheri J. Roberts Cheri J. Roberts 305 S. Avocado Court

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.comSecondary E-Mail: tami@stonelawgroupfl.com

Charlotte C. Stone, Esq.

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.

23-00385K

All creditors of the decedent and other persons having claims or demands against decedent's estate on to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

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

notice is March 17, 2023. Personal Representative:

Eagle Lake, Florida 33839 Attorney for Personal Representative: /s/ Charlotte March 17, 24, 2023 23-00382K



SECOND 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 Decedent.

The administration of the estate of AL-ICE 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 NO-TICE ON THEM.

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

NOTICE TO CREDITORS

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 ad-

dresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

All other creditors of the decedent

OF THIS NOTICE ON THEM.

ney are set forth below.

IN THE CIRCUIT COURT OF THE

demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLRODIA STAT-UTES 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 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 23-00398K March 17, 24, 2023

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal 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 $609~\sharp 19$

Sarasota, Florida 34232

Telephone: (321) 372-8177

DATE OF DEATH IS BARRED.

notice is March 17. 2023

SECOND INSERTION

SECOND INSERTION

NOTICE.

BARRED.

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 per-

sonal representative's attorney are set

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice has been served must

file their claims with this Court ON OR

BEFORE THE LATER OF 3 MONTHS

AFTER THE DATE OF THE FIRST

PUBLICATION OF THIS NOTICE OR

30 DAYS AFTER THE TIME OF SER-

VICE OF A COPY OF THIS NOTICE

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

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 repre-

sentative's attorney are set forth below. All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

OF THIS NOTICE ON THEM.

Deceased.

ON THEM.

POLK COUNTY

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.

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

Address: 1610 Reynolds Road, Lot 267, Lakeland, FL 33801

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

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

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

The date of first publication of this

/S/ Rebecca Louise Estes

Rebecca Louise Estes, Petitioner

Attorney for Rebecca Louise Estes

Florida Bar Number: 1000367

DATE OF DEATH IS BARRED.

notice is March 17, 2023.

/s/ Skiles K Jones

Skiles K. Jones, Esq.

Patriot Legal Group

Orlando, FL 32814

Fax: (407) 720-8350

Secondary E-Mail:

March 17, 24, 2023

Telephone: (407) 737-7222

service@patriotlegal.com

E-Mail: skiles@patriotlegal.com

871 Outer Road

Suite B

SECOND INSERTION

SECOND 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 DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of BON-NIE 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is 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., Orlando, FL 32801

Telephone: 407-966-2680 March 17, 24, 2023 23-00388K

SECOND 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 repre-

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

OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or 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 Grenville 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 2 23-00383K

E-Mail 1: Cheryl@cawlawoffice.com

E-Mail 3: paralegal@cawlawoffice.com paralegal2@cawlawoffice.com 23-00381K March 17, 24, 2023

E-mail 2: eservice@cawlawoffice.com

SECOND INSERTION

NOTICE.

BARRED.

SECOND 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, GRANTEES, 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, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, JOANN B. GARMANY AKA JOANN BUMGARDNER GAR-MANY, 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 THERE-OF 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 publica-tion 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 demand-

ed 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

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. $532023 {\rm CA}0001680000000$ WELLS FARGO BANK, N.A.

Plaintiff, v. THE UNKNOWN HEIRS. GRANTEES, 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,

claimants Current Residence Unknown, but whose last known address was: 3341 FALLBROOK DR, POINCIANA,

creditors, trustees, spouses, or other

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

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 written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 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 7 dover if you 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

eXL Legal, PLLC, St. Petersburg, FL 33716 1000008489

23-00390K

Deputy Clerk

Plaintiff's attorney, 12425 28th Street North, Suite 200, March 17, 24, 2023 23-00391K

SECOND 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, Florid, 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 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 respresentative, venue, or jurisdiciton 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, WITH-IN 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 NO-TICE 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

THIRD 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

 ${\bf address\ unknown:} \\ {\bf YOU\ ARE\ HEREBY\ NOTIFIED\ that}$ 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 com-

plaint 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,

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

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 ad-

dress 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

THIRD INSERTION 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 or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact the Office of the Court Administrator, 255 N. Broadway 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 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 abovestyled 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 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

SECOND INSERTION

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

CASE NO: 2023-CA-000147 BEYONCA WEST AUGUSTIN and MARKEISHA SMITH, PATRICIA HAYES; THE UNKNOWN SPOUSE OF PATRICIA HAYES; GLORIA LUMPKIN; THE UNKNOWN SPOUSE OF GLORIA LUMPKIN; THE ESTATE OF ALBERT L. HAYES; JACOB HAYES; THE UNKNOWN SPOUSE OF JACOB HAYES; THE ESTATE OF LEO HAYES; THE ESTATE OF ETHEL MAY HAYES: and all unknown parties claiming by, through, under or against Defendants, whether living or not and whether said unknown parties claim as heirs, devisees, grantee, assignees, lienors, creditors, trustees, or in any other capacity claiming by, through, under or against the named Defendants, Defendants.

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

The real property is commonly known and is legally described as Address: 1301 Avenue L, Haines City, Florida 33844 Parcel ID No.: 27-27-21-752500-

001010 Lot 1, Block A, of J.R. WAD-SWORTH'S SUBDIVISION, according to the map of plat there-of as recorded in Plat Book 8, Page 49, Public Records of Polk County, Florida.

Patricia Hayes Unknown Spouse of Patricia

Gloria Lumpkin Unknown Spouse of Gloria Lumpkin Jacob Haves

Unknown Spouse of Jacob Hayes The Estate of Leo Hayes The Estate of Ethel May Hayes Any Unknown Heirs

has been filed against you and you are required to serve a copy of your written defenses, if any, to Cheyenne Whitfield, Esq., attorney for Plaintiff, located at 10150 Highland Manor Dr. Suite 200. Tampa FL 33610, and file the original with the clerk of this court either before service on the Petitioner or immediately thereafter on 4-13-23, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on March 7, 2023.

Stacy M. Butterfield, C.P.A. As Clerk of the Court (SEAL) By: April Cummins As Deputy Clerk

23-00372K

Chevenne Whitfield, Esq., Attorney for Plantiff 10150 Highland Manor Dr, Suite 200, Tampa FL 33610

Mar. 17, 24, 31, Apr. 7 2023

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. 2021CA002869000000 AMERICAN ADVISORS GROUP, Plaintiff, vs. VIVIAN T. EHRITZ, THE UNKNOWN HEIRS, RENEFICIARIES DEVISEES GRANTEES, ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LOUIS J. EHRITZ, DECEASED, AND LOUIS ERIC EHRITZ, et. al. **Defendant**(s),
TO: THE UNKNOWN HEIRS, BENE-

FICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAURA EHRITZ, DE-CEASED, 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 DE-SCRIBED LOT, PIECE OR PAR-CEL 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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

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

SECOND INSERTION

POLK COUNTY

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, 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 fol-

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

AN UNDIVIDED 1/12TH IN-TEREST IN THE COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID CONDOMIN-IUM DECLARATION.

Property Address: 639 NW 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

SECOND INSERTION

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

POLK COUNTY, FLORIDA CASE NO.: 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 Resetting 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 NATION-AL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I 2019-2, MORTGAGE-BACKED CER-TIFICATES, SERIES 2019-2 is the Plaintiff, and TERRANCE L. BUTLER A/K/A TERRANCE BUTLER; CRYS-TAL M. CULMER A/K/A CRYSTAL CULMER; YORKSHIRE HOME-OWNERS' ASSOCIATION OF POLK COUNTY, INC.; UNKNOWN TEN-ANT #1 N/K/A DWIGHT HOWARD; UNKNOWN TENANT #2 N/K/A KA-TERRA 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 RE-CORDED IN PLAT BOOK 102, PAGE(S) 5 THROUGH 8, IN-CLUSIVE, 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

SECOND 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, GRANTEES, OR OTHER CLAIMANTS, Defendants.

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

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: Lots 17 and 18, of OAK HAM-MOCK 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 FL-HML3B121321440B, 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 re-ceiving 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,

23-00387K

Lakeland, Florida 33801

March 17, 24, 2023

SECOND 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, GRANTEES, 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

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

sell to the highest and best bidder for

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.comBy: /s./ Gary M. Singer Gary M. Singer, Esq. Florida Bar No. 544906 March 17, 24, 2023 23-00374K

SECOND 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 ES-

TATES 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 23-00379K March 17, 24, 2023

SECOND INSERTION

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

CIVIL DIVISION: CASE NO .: 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' ASSO-CIATION, INC. BILLIE J. ROSE; and UNKNOWN TENANT IN POSSES-SION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTER-FIELD, 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 ES-

TATES PHASE 1, ACCORD-ING 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 240

PRATO NACY U

7×0

20, 32000



WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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



Why try to fix something that isn't broken?

2 OUT OF 3

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

2



TOSUCT General TOSUCTION

Nones of a

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 f the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

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 cyberattack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

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

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

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

It is difficult to justify, then, moving public notices from newspapers only to 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 precolonial 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

Observer

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, ac-

cessible, archivable notices.

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