

## POLK COUNTY LEGAL NOTICES

### FIRST INSERTION

Notice is hereby given that SMART REALTY REFERRALS OF FLORIDA LLC, OWNER, desiring to engage in business under the fictitious name of SMART REAL ESTATE INVESTING located at 229 N TENNESSEE AVE, LAKE LAND, FLORIDA 33801 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 14, 2023 23-00524K

### 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 King Liquor, located at 1124 6th St NW, in the City of Winter Haven, County of Polk, State of FL, 33881, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 11 of April, 2023.

KIYAN817 LLC  
1124 6th St NW  
Winter Haven, FL 33881

April 14, 2023 23-00533K

### FIRST INSERTION

Notice is hereby given that WHITBREAD ENTERPRISES LLC, OWNER, desiring to engage in business under the fictitious name of AFFORDABLE FENCE FLORIDA located at 247 BONVILLE DRIVE, DAVENPORT, FLORIDA 33897 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.

April 14, 2023 23-00523K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No.: 23CP-0976  
IN RE: ESTATE OF JAMES NELSON HOUGH, Deceased  
SSN: XXX-XX-5096

The administration of the estate of JAMES NELSON HOUGH, deceased, whose date of death was December 16, 2022, and whose Social Security Number is XXX-XX-5096, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 14th day of April, 2023.

Personal Representative:  
/s/ Gena Gilliam Hough  
Gena Gilliam Hough  
15 Dobson Hill Lane  
Edgefield, SC 29824

Attorney for Personal Representative:  
/s/ Michael A. Johnson  
Michael A. Johnson  
Florida Bar #: 0474258  
P.O. Box 1397  
Lakeland, FL 33802-1397  
Telephone: (863) 688-0741  
Fax#: (863) 688-0472

Primary email:  
majlaw@tampabay.rr.com  
April 14, 21 2023 23-00511K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
Case No.: 53-2022-CP-003989-0000-XX  
Division: 14  
IN RE: THE ESTATE OF DENNIS PATTERSON Deceased.

The administration of the estate of Dennis Patterson, deceased, whose date of death was May 16, 2022, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2023.

Cathy Kolthoff,  
Personal Representative  
38847 Daughters Road  
Zephyrhills, FL 33540  
Stacy R. Preston, Esq.  
Attorney for Cathy Kolthoff  
Florida Bar Number: 117902  
Orange Blossom Law  
8013 S Orange Avenue  
Orlando, FL 32809  
Telephone: (407) 748-4887  
E-Mail: stacy@orangeblossomlaw.com  
Secondary:  
info@orangeblossomlaw.com  
April 14, 21, 2023 23-00512K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 2023-CP-0975  
IN RE: ESTATE OF RONALD LEE HUGHES Deceased.

The administration of the Estate of Ronald Lee Hughes, deceased, File Number 2023-CP-0975, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 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, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE 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, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is April 14, 2023.

Personal Representative:  
Anna Wall  
7470 Jennite Dr.  
San Diego, CA 92119  
Attorney for Personal Representative:  
Nathan Dougherty, Esquire  
Florida Bar No. 118632  
P.O. Box 380984  
Murdoch, FL 33938  
Tel: (941) 270-4489  
Email:  
contact@nathandoughertylaw.com  
April 14, 21, 2023 23-00521K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
PROBATE FILE NO. 53-2023-CP-000004-0000-XX  
IN RE: Estate of CAROL JANE PIERCE, Deceased.

The administration of the estate of Carol Jane Pierce, deceased, whose date of death was November 7, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2023.

Personal Representative:  
/s/ Bill Croft Jr  
Bill Croft, Jr  
5 Lake Region Blvd S.  
Winter Haven, Florida 33881  
Attorney for Personal Representative:  
/s/ Amy L. Phillips  
AMY L. PHILLIPS  
Attorney for Petitioner  
Florida Bar No. 91682  
P.O. Box 4397  
Winter Haven, FL 33885  
(863) 268-8292  
amy@amyphillipspllc.com  
April 14, 21, 2023 23-00518K

### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
CASE NO.: 2022-CC-003262

ASHWOOD WEST HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DENISE PUTNAM, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated March 13, 2023 in Case No.: 2022-CC-003262 of the County Court in and for Polk County, Florida, wherein ASHWOOD WEST HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and DENISE PUTNAM, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at <https://www.polk.realforeclose.com>, in accordance with Section 45.031, Florida Statutes, on May 12, 2023 the following described property set forth in the Final Judgment of Foreclosure:

Lot 38, Ashwood West, as per plat thereof, recorded in Plat Book 134, Pages 6 through 8, 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: April 6, 2023  
By: /s/ Shayla J. Mount  
Shayla J. Mount, Esquire  
Florida Bar No.: 108557  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, Florida 32789  
(407) 636-2549  
April 14, 21, 2023 23-00514K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 53-2023-CP-000784-0000-XX  
Division: Probate  
IN RE: ESTATE OF TAMRA E. STOVER, Deceased.

The administration of the Estate of Tamra E. Stover, deceased, whose date of death was September 10, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2023.

Personal Representative:  
Michael Betz  
2758 Greyhawk Estates Lane  
Lakeland, FL 33812  
Attorney for Personal Representative:  
Mark E. Clements  
Attorney for Personal Representative  
Florida Bar No. 276774  
310 East Main Street  
Lakeland, Florida 33801  
Telephone: (863) 687-2287  
Email: mclements@mclements.com  
Secondary Email:  
abaustert@mclements.com  
April 14, 21, 2023 23-00532K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 23CP-931  
Division Probate  
IN RE: ESTATE OF GENE L. DECROES Deceased.

The administration of the estate of Gene L. DeCroes, deceased, whose date of death was January 29, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2023.

Personal Representative:  
/s/ Mary K. DeCroes  
Mary K. DeCroes  
4187 Aberdeen Lane  
Lake Wales, Florida 33859  
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  
April 14, 21, 2023 23-00535K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
File No. 23CP-852  
Division Probate  
IN RE: ESTATE OF PATRICIA A. KOWNACKI Deceased.

The administration of the estate of Patricia A. Kownacki, 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 Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2023.

Personal Representative:  
/s/ Walter Maffei  
Walter Maffei  
23766 Meredith Court  
Hollywood, Maryland 20636  
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  
April 14, 21, 2023 23-00536K

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SECOND JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
CASE NO.: 2022CA001940000000 (11)

AVAIL 1 LLC, a Delaware limited liability company, Plaintiff, vs. ESTATE OF JAMES B. CLARK, DECEASED; THE HEIRS OF JAMES B. CLARK, INCLUDING BUT NOT LIMITED TO: HEIR: REBECCA CLARK; HEIR: STEPHANIE CLARK; HEIR: SHERI CLARK; HEIR: JAMES BEECH CLARK, V; HEIR: KEITH CLARK; HEIR: PAMELA NIKULA; DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST JAMES B. CLARK, DECEASED AND/OR THE ESTATE OF JAMES B. CLARK, DECEASED; BETTY DAANE CLARK, SURVIVING SPOUSE OF JAMES B. CLARK, AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN,, Defendant(s).

Notice is hereby given that MICHAEL ADGER SPAKE, OWNER, desiring to engage in business under the fictitious name of PENNING THE AMERICAN SOUTH located at 2420 NEWPORT AVE, LAKE LAND, FLORIDA 33803

2023, and entered in Civil Case No. 2022CA001940000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein AVAIL 1 LLC, a Delaware limited liability company is the Plaintiff and the ESTATE OF JAMES B. CLARK, DECEASED; THE HEIRS OF JAMES B. CLARK, INCLUDING BUT NOT LIMITED TO: HEIR: REBECCA CLARK; HEIR: STEPHANIE CLARK; HEIR: SHERI CLARK; HEIR: JAMES BEECH CLARK, V; HEIR: KEITH CLARK; HEIR: PAMELA NIKULA; DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST JAMES B. CLARK, DECEASED AND/OR THE ESTATE OF JAMES B. CLARK, DECEASED; BETTY DAANE CLARK, SURVIVING SPOUSE OF JAMES B. CLARK, AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, are the Defendants, the Clerk of the Court, will sell to the highest and best bidder for cash, by electronic sale at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), at 10:00 A.M. on MAY 19, 2023, the following described property as set forth in the Final Judgment:

Lot 1, of COLONY PARK SOUTH, according to the map or plat thereof recorded in Plat Book 84, Page(s) 46, of the

Public Records of Polk County, Florida. With a street address at: 5835 Colony Place Drive, Lakeland, Florida 33813.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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.

NOTICE TO PERSONS WITH DISABILITIES:

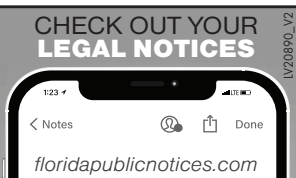
If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator at (863) 534-4686, 255 North Broadway Avenue, Bartow, Florida 33830 at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

By: Vivian A. Jaime  
Vivian A. Jaime, Esq.  
Florida Bar Number 714771  
RITTER, ZARETSKY, LIEBER & JAIME, LLP  
2800 Biscayne Boulevard, Suite 500  
Miami, Florida 33137  
Tel: (305) 372-0933  
Email: Vivian@rzllaw.com  
April 14, 21, 2023 23-00527K

### FIRST INSERTION

Notice is hereby given that MICHAEL ADGER SPAKE, OWNER, desiring to engage in business under the fictitious name of PENNING THE AMERICAN SOUTH located at 2420 NEWPORT AVE, LAKE LAND, 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.  
April 14, 2023 23-00522K



## 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. 53-2021-CA-003291 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KRISTAL BERMUDEZ A/K/A KRISTAL LYNN BERMUDEZ AND ANTONIO BERMUDEZ, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 26, 2022, and entered in 53-2021-CA-003291 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and KRISTAL BERMUDEZ A/K/A KRISTAL LYNN BERMUDEZ; ANTONIO BERMUDEZ 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 May 18, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 14 IN BLOCK N OF RICHLAND MANOR UNIT NUMBER THREE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 42, PAGE 47  
Property Address: 640 PINECREST DR, BARTOW, FL

33830

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

## IMPORTANT

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

Dated this 12 day of April, 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: fmail@raslg.com  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
21-112026 - VIT  
April 14, 21, 2023 23-00537K

## FIRST INSERTION

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

CIRCUIT CIVIL DIVISION  
**CASE NO.: 2021-CA-001478 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES IV TRUST, Plaintiff, v. ERIBERTO GUZMAN, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated March 31, 2023, issued in and for Polk, Florida, in Case No. 2021-CA-001478, wherein U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES IV TRUST is the Plaintiff, and ANDOVER HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., ELENA SANTANA, ERIBERTO GUZMAN, ROBERTO SERRANO, UNKNOWN TENANT #1, UNKNOWN TENANT #2, UNKNOWN SPOUSE OF ELENA SANTANA, UNKNOWN SPOUSE OF ERIBERTO GUZMAN N/K/A ADELINA MARTINEZ and UNKNOWN SPOUSE OF ROBERTO SERRANO are the Defendants.

The Clerk of the Court, POLK CLERK OF COURT, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on May 5, 2023, at electronic sale beginning at 10:00 am, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 99, ANDOVER, ACCORD-

ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1257 Merrimack Dr., Davenport, FL 33837  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 7 day of April, 2023.  
Respectfully submitted,  
HOWARD LAW GROUP  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail: Pleadings@HowardLaw.com  
By: /s/ Matthew Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
April 14, 21, 2023 23-00515K

## 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 31st 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 ASSOCIATION is the Plaintiff and RODNEY FRATICELLI OCASIO FLORIDA HOUSING FINANCE CORPORATION 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 5th day of May 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 167, WILLIAM'S PRESERVE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGES 10 THROUGH 13.

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 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 7th day of April 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  
April 14, 21, 2023 23-00517K

## FIRST INSERTION

NOTICE OF JUDICIAL SALE PURSUANT TO SECTION 45.031 (1) OF THE FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

**Case No. : 2022-CA-000188 BLOOMFIELD HILLS HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MICHAEL MISIAKOWSKI and MICHELLE HENDERSON n/k/a MICHELLE MISIAKOWSKI, Defendants.**

TO WHOM IT MAY CONCERN: Notice is hereby given that pursuant to the Final Judgment of Lien Foreclosure after Default by the Court entered on March 3, 2023, in Case Number 2022-CA-000188 in the Circuit Court of the Tenth Judicial Circuit in and for Polk, Florida, wherein BLOOMFIELD HILLS HOMEOWNER'S ASSOCIATION, INC. is Plaintiff, and MICHAEL MISIAKOWSKI and MICHELLE HENDERSON n/k/a MICHELLE MISIAKOWSKI, are Defendants, Stacy M. Butterfield, Clerk of the Court, will offer for public sale, the following-described real property:

LOT 103 AND THE NORTH 40 FEET OF LOT 104, BLOOMFIELD HILLS, PHASE FOUR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGES 38 AND 39 PUBLIC RECORDS OF POLK COUNTY, FLORIDA  
Address: 2257 Longleaf Circle, Lakeland, FL 33810.

The sale will be held on May 17, 2023, to the highest bidder for cash, with bidding beginning at 10:00 a.m. (Eastern Standard Time) through an electronic

sale at www.polk.realforeclose.com in accordance with Section 45.031 of the Florida Statutes.

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 FOR SUCH SURPLUS 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.  
HARDIN & BALL, P.A.  
BENJAMIN W. HARDIN, JR., ESQUIRE  
Florida Bar No. : 0500763  
JULIE LANDRIGAN BALL, ESQUIRE  
Florida Bar No. : 0768731  
MATTIE HARDIN TONDREAU, ESQUIRE  
Florida Bar No. : 118242  
BENJAMIN W. HARDIN III, ESQUIRE  
Florida Bar No. : 1018041  
Post Office Box 3604  
Lakeland, Florida 33802-3604  
Telephone: 863-688-5200  
Facsimile: 863-686-0777  
Primary Email: service@hardinpalaw.com  
April 14, 21, 2023 23-00530K

## FIRST INSERTION

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

**CASE NO. 532022CA003612000000 WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1 Plaintiff, v. JOHNNIE C. ROBINSON; UNKNOWN SPOUSE OF JOHNNIE C. ROBINSON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 30, 2023, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

THE WEST 8 FEET OF LOT 3, AND ALL OF LOTS 4 AND 5 AND THE EAST 10 FEET OF LOT 6, BLOCK 1, ALBERTA PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 16, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 603 PILAKLAKAHA AVE, AUBURNDALE, FL 33823-3209

at public sale, to the highest and best

bidder, for cash, online at www.polk.realforeclose.com, on May 09, 2023 beginning at 10:00 AM.

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 at St. Petersburg, Florida this 7th. day of April, 2023.  
eXL Legal, PLLC  
Designated Email Address: efling@exllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Isabel López Rivera  
Isabel López Rivera  
FL Bar: 1015906  
1000008115  
April 14, 21, 2023 23-00520K

## FIRST INSERTION

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

**CASE NO. 2022CA000826000000 BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING Plaintiff, v. LESLIE ANN BORRAS; THE UNKNOWN SPOUSE OF LESLIE ANN BORRAS; THE UNKNOWN TENANT IN POSSESSION; BUCKEYE RIDGE HOMEOWNERS ASSOCIATION, INC.; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 14, 2023 and Order Rescheduling Foreclosure Sale entered on March 28, 2023 in this cause, in the Circuit Court of Polk County, Florida, the office of STACY M. BUTTERFIELD, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 158, BUCKEYE RIDGE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 145, PAGES 47 THROUGH 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA a/k/a 4257 ROBERTA DR, WINTER HAVEN, FL 33881-4375

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on May 12, 2023 beginning at 10:00 AM.

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 at St. Petersburg, Florida this 10th. day of April, 2023.  
eXL Legal, PLLC  
Designated Email Address: efling@exllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Isabel López Rivera  
Isabel López Rivera  
FL Bar: 1015906  
1000008895  
April 14, 21, 2023 23-00531K

## FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Dennis J. Miller / D & D HANDYMAN TEAM, LLC will engage in business under the fictitious name DENNIS MILLER CONSTRUCTION, with a

physical address 2326 CAPPS ROAD LAKE WALES, FL 33898, with a mailing address 2326 CAPPS ROAD LAKE WALES, FL 33898, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
April 14, 2023 23-00528K

## 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. 2020CA002569000000 HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Rose Marie Robinson a/k/a Rose M. Robinson a/k/a Rose Robinson f/k/a Rose Marie Donton f/k/a Rose Marie Simon, Deceased, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020CA002569000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Rose Marie Robinson a/k/a Rose M. Robinson a/k/a Rose Robinson a/k/a Rose S. Robinson f/k/a Rose Marie Donton f/k/a Rose Marie Simon, Deceased; Kristia Aikens; Clerk of the Court, Polk County, Florida; Antonio Darden; Freddie Dontone; Anthony Keepler; Patsy Donton a/k/a Patsy A. Donton; Dorecus Aikens a/k/a Dorecus Clarence Aikens; Josh James Donton a/k/a Josh James Donton, Jr. a/k/a Josh J. Donton a/k/a Josh Donton; Sammie A. Donton a/k/a Sammie Andre Donton a/k/a Sammie Donton are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 5th day of May, 2023, the following described property as set

forth in said Final Judgment, to wit: BEGIN AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 23 EAST, THEN SOUTH 490 FEET, THEN EAST 560 FEET TO THE POINT OF BEGINNING, THEN EAST 120 FEET, THENCE NORTH 150 FEET, THEN WEST 120 FEET, THEN SOUTH 150 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIPTION COVERS LOT 70 AS SHOWN ON IMCC DRAWING "2327, FILE 80B-2" THE BEARINGS GIVEN IN THIS DESCRIPTION ARE BASED ON THE ASSUMPTION THAT THE BEARING OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 23 EAST IS A DUE EAST AND WEST LINE. LESS: THAT PART CONVEYED TO ACL RAILROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 532 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 11th day of April, 2023.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4766  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
Case No. 2020CA002569000000  
File # 20-F00032  
April 14, 21, 2023 23-00534K

## FIRST INSERTION

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

**CASE NO. 2018CA-004190-0000-00 FBC MORTGAGE, LLC, Plaintiff, vs. XIOMARA GAVILAN, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 20, 2021 in Civil Case No. 2018CA-004190-0000-00 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Bartow, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and XIOMARA GAVILAN, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of May, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 18, PATTERSON GROVES, ACCORDING TO THE PLAT AS

RECORDED IN PLAT BOOK 138, PAGES 4 THROUGH 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.  
/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mcacalla.com  
Fla. Bar No.: 0146803  
7015028  
18-02129-2  
April 14, 21, 2023 23-00509K

## FIRST INSERTION

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

**CASE NO. 2018CA004006000000 AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. DON LAMASTER, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 19, 2019 in Civil Case No. 2018CA004006000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Bartow, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC is Plaintiff and DON LAMASTER, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of May, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 11, Block F, Crooked Lake Park Tract Number 2, according

to the map or plat thereof, as recorded in Plat Book 39, Page 42, 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, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.  
/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mcacalla.com  
Fla. Bar No.: 0146803  
6956135  
20-01163-1  
April 14, 21, 2023 23-00510K

FIRST INSERTION

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

**CASE NO. 2022-CA-002194 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018-RPL12 TRUST,**

**Plaintiff, vs. LISA LOLLEY a/k/a LISA A. LOLLEY; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS MASTER TRUST, REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES, SERIES 2004-M; IMPERIAL LAKES MASTER ASSOCIATION, INC.; IMPERIAL LAKES COMMUNITY SERVICES ASSOCIATION V, INC.; LEIGH LAKES HOMEOWNERS ASSOCIATION, INC.,**

**Defendant(s).** NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on March 27, 2023, in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, the Clerk of Court will on MAY 1, 2023 at 10:00 AM EST at http://www.polk.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following

described property situated in Polk County, Florida:  
LOT 60, IMPERIAL LAKES PHASE 2, SECTION ONE B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGES 21 THROUGH 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 3467 Jade Court, Mulberry, FL 33860

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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: April 3, 2023  
/s/ Audrey J. Dixon  
Audrey J. Dixon, Esq.  
Florida Bar No. 39288  
MCMICHAEL TAYLOR GRAY, LLC  
3550 Engineering Drive,  
Suite 260  
Peachtree Corners, GA 30092  
Phone: (404) 474-7149  
Email: adixon@mtglaw.com  
E-Service: servicelf@mtglaw.com  
April 14, 21, 2023 23-00508K

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. 2019CA004272000000 DITECH FINANCIAL LLC,**

**Plaintiff, vs. KETTY JEAN AND ANTHONY JOSEPH, et al.**

**Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 22, 2023, and entered in 2019CA004272000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and KETTY JEAN; ANTHONY JOSEPH; REGENCY PLACE HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on May 09, 2023, the following described property as set forth in said Final Judgment, to wit:

Property Address: 105 KING HENRY CT, DAVENPORT, FL 33837

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

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 6 day of April, 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  
19-367459 - SaR  
April 14, 21, 2023 23-00516K

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. 2022CA002257000000 LAKEVIEW LOAN SERVICING, LLC,**

**Plaintiff, vs. ANTHONY CARDINO A/K/A ANTHONY M. CARDINO AND SABITA CARDINO, et al.**

**Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 31, 2023, and entered in 2022CA002257000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ANTHONY CARDINO; SABITA CARDINO; CAPITAL COMMUNITY BANK; AQUA FINANCE, INC.; RIDGE OF DUNDEE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on May 05, 2023, the following described property as set forth in said Final Judgment, to wit:

TON DR, DUNDEE, FL 33838

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

**IMPORTANT AMERICANS WITH DISABILITIES ACT.** If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as such 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 10 day of April, 2023.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: \S\Amanda Murphy  
Amanda Murphy, Esquire  
Florida Bar No. 81709  
Communication Email: amanda.murphy@raslg.com  
22-046651 - NaC  
April 14, 21, 2023 23-00526K

FIRST INSERTION

Notice is hereby given that SHERRY SULLIVAN, OWNER, desiring to engage in business under the fictitious name of LSB DESIGNS located at 2222 MANGO AVE., HAINES CITY, FLORIDA 33844 intends to register the said

name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 14, 2023 23-00519K

FIRST INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA **CASE NO. 2019CA000896000000 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2002-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2002-3,**

**Plaintiff, vs. UNKNOWN HEIRS OF ROSE LIVINGSTON, ET AL.**  
**Defendants**  
To the following Defendant(s): STACY LIVINGSTON (CURRENT RESIDENCE UNKNOWN)  
Last Known Address: 4725 LAKE SHORE DRIVE, CHESAPEAKE, VA 23321  
Additional Address: 4018 NOONAN ST, HONOLULU, HI 96818 6241  
Additional Address: 4145 EVERETT ST, CHESAPEAKE, VA 23324

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 22, BLOCK 762, POINCIANA, NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
A/K/A 454 CARDINAL COURT, KISSIMMEE FL 34759  
has been filed against you and you are required to serve a copy of your written

defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 within thirty (30) days after the first publication of this Notice in THE BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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  
POLK COUNTY CLERK OF COURT  
By Asuncin Nieves  
As Deputy Clerk  
J. Anthony Van Ness, Esq.  
VAN NESS LAW FIRM, PLC,  
Attorney for the Plaintiff,  
1239 E. NEWPORT CENTER DRIVE,  
SUITE #110,  
DEERFIELD BEACH, FL 33442  
PHH13744-18/ng  
April 14, 21, 2023 23-00513K

FIRST INSERTION

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

**CASE NO.: 2019CA002842000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC11**

**Plaintiff(s), vs. TUAN THANH NGUYEN A/K/A TUAN T. NGUYEN; et al.,**

**Defendant(s).** NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 13, 2023 in the above-captioned action, the Clerk of 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 12th day of May, 2023 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 161, Chanler Ridge, according to the plat recorded in Plat Book 133, Page 2, of the Public Records of Polk County, Florida.  
Property address: 936 Chanler Drive, Haines City, FL 33844

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.  
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 parties.

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.

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  
TDP File No. 20-022385-1  
April 14, 21, 2023 23-00506K

FIRST INSERTION

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

**CASE NO. 53-2022-CA-001524 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,**

**Plaintiff, vs. JEAN MARIE MACDONALD, et al.,**

**Defendants.** NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 20, 2023 in Civil Case No. 53-2022-CA-001524 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and JEAN MARIE MACDONALD, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of May, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 6 OF AN UNRECORDED SUBDIVISION DESCRIBED AS: BEGIN AT THE NORTH-EAST CORNER OF SUN AIR COUNTRY CLUB SUBDIVISION, AS RECORDED IN PLAT BOOK 64, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE RUN SOUTH 04 DEG 40' 00" EAST ALONG THE EAST-

ERLY BOUNDARY OF SAID SUN AIR COUNTRY CLUB SUBDIVISION, 82.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 04 DEG 40' 00" EAST 50.00 FEET, THENCE RUN NORTH 85 DEG 40' 00" EAST 105.00 FEET, THENCE RUN NORTH 04 DEG 40' 00" WEST 50.00 FEET; THENCE RUN SOUTH 85 DEG 40' 00" WEST 105.00 FEET TO THE POINT OF BEGINNING. BEING IN SECTION 29, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Rayerm Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
22-00541-2  
7162609  
April 14, 21, 2023 23-00507K

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. 53-2023-CA-000473 FIFTH THIRD BANK, NATIONAL ASSOCIATION**

**Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DONALD G. KLECKNER A/K/A DONALD GENE KLECKNER, DECEASED; BELINDA HAWKINS, AS KNOWN HEIR OF DONALD G. KLECKNER A/K/A DONALD GENE KLECKNER, DECEASED; PAUL KLECKNER, AS KNOWN HEIR OF DONALD G. KLECKNER A/K/A DONALD GENE KLECKNER, DECEASED, et al.**

**Defendants.** TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DONALD G. KLECKNER, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UNKNOWN  
PAUL KLECKNER, AS KNOWN HEIR OF DONALD G. KLECKNER A/K/A DONALD GENE KLECKNER, DECEASED  
CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 14 NANCY DR AKRON, OH 44319  
UNKNOWN SPOUSE OF PAUL KLECKNER  
CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 14 NANCY DR AKRON, OH 44319

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: CONDOMINIUM UNIT NO. 124 OF TWIN FOUNTAINS CLUB, INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AND ATTACHMENTS, DATED MARCH 24, 1978, AND RECORDED IN O.R. BOOK 1821, PAGE 215, ET SEQ., AND CONDOMINIUM BOOK 3, PAGE

33, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AS AMENDED BY INSTRUMENT RECORDED IN O.R. BOOK 2026, PAGE 824, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; TOGETHER WITH ALL OF ITS APPURTENANCES ACCORDING TO SUCH DECLARATION.

commonly known as 212 GLENWOOD DRIVE, LAKE WALES, FL 33898 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before May 10, 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.

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: March 3, 2023.  
CLERK OF THE COURT  
Honorable Stacy M. Butterfield  
255 North Broadway  
Bartow, Florida 33830-9000  
By: /s/ April Cummins  
Deputy Clerk

Ryan Sutton  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
078950/2220001/dmo  
April 14, 21, 2023 23-00525K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Rigoberto Vargas / CRIS RICK LLC will engage in business under the fictitious name HAINES CITY PIZZANOS PIZZA & GRINDERZ, with a physical

address 631 us hwy 17 92 w A Haines city, FL 33844, with a mailing address 631 us hwy 17 92 w A Haines city, FL 33844, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
April 14, 2023 23-00529K

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**Case Number: 23CP-1017**  
**IN RE: ESTATE OF Alex Hayes, Jr. deceased.**

The administration of the estate of Alex Hayes, Jr., deceased, Case Number 23CP-1017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 7, 2023.

/s/ Elmer J. Hayes  
Elmer J. Hayes  
Personal Representative  
Address: 3432 Bridgefield Drive,  
Lakeland, FL 33803  
/s/ Michael H. Willison  
MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Personal Representative  
April 7, 14, 2023 23-00478K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
**File No. 532023CP0009740000XX**  
**Division: Probate - Judge Hill**  
**IN RE: ESTATE OF MICHAEL J. WELDON SR. Deceased.**

The administration of the estate of MICHAEL J. WELDON SR., deceased, whose date of death was February 4, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 330 W. Church Street, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 7, 2023.

**Personal Representative:**  
/s/ Esther Weldon  
**ESTHER WELDON**  
1008 Pineridge Drive  
Lakeland, FL 33809  
Attorney for Personal Representative:  
THOMAS R. WALSER, ESQ.  
Email Address:  
trwalsr@floridaprobatefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
4800 N. Federal Highway, Suite 106D  
Boca Raton, Florida 33431  
April 7, 14, 2023 23-00484K

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FORPOLK COUNTY, FLORIDA  
CASE NO. 2020-CA-003609WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS OWNER TRUSTEE OF  
CSMC 2019-RPL11 TRUST,  
Plaintiff, vs.DALTON PARIS; MARIE M.  
MAGLOIRE-PARIS A/K/A MARIE  
MAGLOIRE-PARIS; ASSOCIATION  
OF POINCIANA VILLAGES, INC.;  
UNKNOWN TENANT in/k/a TANIA  
PARIS,  
Defendants.NOTICE IS HEREBY GIVEN that  
pursuant to an Order Resetting Fore-  
closure Sale entered on March 1,  
2023, in the Tenth Judicial Circuit in  
and for Polk County, Florida, the style  
of which is indicated above, the Clerk  
of Court will on APRIL 18, 2023 at  
10:00 AM EST at [http://www.polk.  
realforeclose.com](http://www.polk.realforeclose.com) offer for sale and  
sell at public outcry to the highest and  
best bidder for cash, the following  
described property situated in Polk  
County, Florida:LOT 18, IN BLOCK 3013, OF  
POINCIANA NEIGHBOR-  
HOOD 6 VILLAGE 7, AC-  
CORDING TO THE PLAT  
THEREOF, AS RECORDEDIN PLAT BOOK 61 PAGES  
29 THROUGH 52, OF THE  
PUBLIC RECORDS OF POLK  
COUNTY, FLORIDA.Property Address: 208 Athabasca  
Dr, Kissimmee, FL 34759Any person claiming an interest in the  
surplus from the sale, if any, other than  
the property owner as of the date of the  
Lis Pendens must file a claim before the  
clerk reports the surplus as unclaimed.If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Office of the Court Admin-  
istrator, 255 N. Broadway Avenue,  
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 2, 2023

/s/ Audrey J. Dixon  
Audrey J. Dixon, Esq.

Florida Bar No. 39288

MCMICHAEL TAYLOR GRAY, LLC

3550 Engineering Drive, Suite 260

Peachtree Corners, GA 30092

Phone: (404) 474-7149

Email: [adixon@mtglaw.com](mailto:adixon@mtglaw.com)E-Service: [services@mtglaw.com](mailto:services@mtglaw.com)

April 7, 14, 2023 23-00470K

## SECOND INSERTION

## NOTICE OF SALE

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

CASE NO: 22-CA-003849

BRADFORD EMMER, TRUSTEE,  
EQUITYMAX, INC., PENSION  
PLAN,  
Plaintiff, vs.DORA AMENEIRO MARTINEZ  
a/k/a DORA AMENEIRO,  
ERNESTO MARTINEZ, AND  
THE UNKNOWN TENANT,  
Defendants.NOTICE IS HEREBY GIVEN that  
pursuant to Default Final Judgment  
of Mortgage Foreclosure entered on  
March 24, 2023 in CASE NO. 22-  
003849 of the Circuit Court of the  
Tenth Judicial Circuit in and for Polk  
County, Florida, wherein, the Parties  
are identified as Plaintiff, BRADFORD  
EMMER, TRUSTEE, EQUITYMAX,  
INC., PENSION PLAN and Defendants  
DORA AMENEIRO MARTINEZ a/k/a  
DORA AMENEIRO and ERNESTO  
MARTINEZ that:The Clerk of Court, Stacy M. But-  
terfield, will sell to the highest and best  
bidder for cash by electronic sale begin-  
ning at 10:00 a.m. on April 28, 2023 at:  
[www.polkrealforeclose.com](http://www.polkrealforeclose.com) the follow-  
ing described real property as set forth  
in said Judgment, to wit:LOT 320, WILLIAM'S PRE-  
SERVE PHASE II-C, ACCORD-  
ING  
TO THE PLAT THEREOF ASRECORDED IN PLAT BOOK 170,  
PAGE 23, PUBLIC RECORDS OF  
POLK COUNTY, FLORIDA  
A/K/A 991 BENJAMIN TRAIL,  
DAVENPORT, FL 33837If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance.Please contact the Office of the Court  
Administrator, 255 N. Broadway  
Avenue, Bartow, Florida 33830,  
(863) 534-4686, at least 7 days before  
your scheduled court appearance,  
or immediately upon receiving this  
notification if the time before the  
scheduled appearance is less than  
7 days; if you are hearing or voice  
impaired, call 711.ANY PERSON CLAIMING AN INTEREST  
IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF THE  
DATE OF THE LIS PENDENS MUST  
FILE A CLAIM WITH THE CLERK  
BEFORE THE CLERK REPORTS  
THE SURPLUS AS UNCLAIMED.

DATED THIS 3 day of April 2023.

/s/ William A. Treco  
William A. Treco, Esquire

Tepps Treco

499 NW 70 Avenue, Suite 112

Plantation, Florida 33317

954-565-3231

[william@teppstresco.com](mailto:william@teppstresco.com)

Florida bar No: 89409

April 7, 14, 2023 23-00485K

## FOURTH INSERTION

## NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT,  
IN AND FORPOLK COUNTY,  
FLORIDACIVIL DIVISION  
CASE NO. 53-2022CA-003813JUAN 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, DE-  
CEASED, THE UNKNOWN HEIRS,  
DEVISEES, AND ASSIGNS OF VIR-  
GINIA A. VANCE, a/k/a VIRGINIA  
VANCE, and MELANIE L. VANCE, all  
addresses unknownYOU ARE NOTIFIED that an ac-  
tion to quiet title, for declaratory judg-  
ment, and for other relief, regarding  
the following property in Polk County,  
Florida:Tract 6, Rockridge Farmettes,  
as per the Plat thereof, record-  
ed 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., thePetitioner's/Plaintiff's attorney, whose  
address is 2504 Ave. G NW, Winter  
Haven, FL 33880 within 30 days af-  
ter the date of the first publication of  
this notice, and file the original with  
the clerk of this Court either before  
service on the Plaintiff's attorney or  
immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the complaint  
or petition.If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Office of the Court Admin-  
istrator, 255 N. Broadway Avenue,  
Bartow, Florida 33830, (863) 534-4686,  
at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notifi-  
cation if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

Dated 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.L.,

2504 Ave. G NW,

Winter Haven, FL 33880.

(863) 299-8309.

Email: [cadlawfirm@hotmail.com](mailto:cadlawfirm@hotmail.com)

Default Date 4/26/23

Mar. 24, 31; Apr. 7, 14, 2023

23-00424K

## SECOND INSERTION

NOTICE OF ADMINISTRATION  
(Testate)IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY,  
FLORIDAPROBATE DIVISION  
CASE NO. 23-CP-0003800000-XXRE: THE ESTATE OF  
ERNA H. CHIRICO,  
Deceased.The administration of the estate of  
ERNA H. CHIRICO, Deceased, File  
Number 23-CP-0003800000-XX, is  
pending in the Circuit Court for Polk  
County, Florida, Probate Division, the  
address of which is 255 W. Church  
Street, Bartow, Florida 33830. The  
names and addresses of the Personal  
Representative and the Personal Repre-  
sentative's attorney are set forth below.All interested persons on whom a  
copy of the Notice of Administration  
is served must file objections that chal-  
lenge the validity of the will, the qualifi-  
cation of the Personal Representative,  
venue, or jurisdiction of this Court, by  
filing a petition or other pleading re-  
questing relief with this Court, in ac-  
cordance with the Florida Probate Rules,  
WITHIN THE LATER OF THREE  
MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE OR THIRTY DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.ALL OBJECTIONS NOT SO FILED  
WILL BE FOREVER BARRED.  
Robert M. Chirico, II  
567 Georgetown Rd.  
Ronks, PA 17572Marc A. Tenney, Esquire  
Attorney for Personal Representative  
7011 Central Avenue, Ste. B  
St. Petersburg, FL 33710  
Ph. (727) 321-5370

Fx: (727) 343-6044

Email: [marctenneylaw@gmail.com](mailto:marctenneylaw@gmail.com)

SPN: 3825/FBN 0221708

April 7, 14, 2023 23-00498K

## SECOND INSERTION

NOTICE OF ACTION OF  
FORECLOSURE PROCEEDINGS-  
PROPERTYIN THE COUNTY COURT FOR THE  
10th JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA

CASE: 2023-CC-00521

VILLAGES AT BRIDGEWATER  
COMMUNITY ASSOCIATION,  
INC., a not-for-profit Florida  
corporation,  
Plaintiff, vs.JENNIFER S CROFT; UNKNOWN  
SPOUSE OF JENNIFER S CROFT;  
AND UNKNOWN TENANT(S),  
Defendant.

TO: JENNIFER S CROFT

YOU ARE HEREBY NOTIFIED  
that an action has been commenced to  
foreclose a Claim of Lien on the follow-  
ing real property, lying and being and  
situated in Polk County, Florida, more  
particularly described as follows:Lot 31, Block C, VILLAGES AT  
BRIDGEWATER 6B, PHASE  
1, according to the Plat thereof  
as recorded in Plat Book 148,  
Pages 6-8, of the Public Records  
of Polk County, Florida, and any  
subsequent amendments to the  
aforesaid.Property Address: 5635 Superior  
Drive, Lakeland, FL 33805This action has been filed against you  
and you are required to serve a copy  
of your written defense, if any, uponMANKIN LAW GROUP, Attorneys for  
Plaintiff, whose address is 2535 Land-  
mark Drive, Suite 212, Clearwater, FL  
33761, within thirty (30) days after the  
first publication of this notice and file  
the original with the clerk of this Court  
either before service on Plaintiff's at-  
torney or immediately thereafter; other-  
wise a default will be entered against  
you for the relief demanded in the Com-  
plaint.If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Office of the Court Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.WITNESS my hand and seal of this  
Court on the 30th day of March, 2023STACY M BUTTERFIELD  
Circuit and County Courts

By: /s/ Lori Armijo

Deputy Clerk

MANKIN LAW GROUP,  
Attorneys for Plaintiff,  
2535 Landmark Drive, Suite 212,  
Clearwater, FL 33761

April 7, 14, 2023 23-00492K

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FORPOLK COUNTY,  
FLORIDAPROBATE DIVISION  
File No.

53-2023-CP-001022-0000-XX

Division 14  
IN RE: ESTATE OF  
EDUARDO FELIPE MORRELL  
Deceased.The administration of the estate of Edu-  
ardo Felipe Morrell, deceased, whose  
date of death was January 24, 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 per-  
sonal representative and the personal  
representative's attorney are set forth  
below.All creditors of the decedent and other  
persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 733.702 WILL BE FOREVER  
BARRED.NOTWITHSTANDING THE TIME  
PERIODS SET FORTH ABOVE, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.The date of first publication of this  
notice is April 7, 2023.

Personal Representative:

Shannon H. Morrell

6735 Poley Creek Drive West

Lakeland, Florida 33811

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](mailto:caleb@mundylaw.com)

April 7, 14, 2023 23-00490K

## SECOND INSERTION

## NOTICE OF FORECLOSURE SALE

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

CASE NO. 2022CA001346000000

CALIBER HOME LOANS, INC.,  
Plaintiff, vs.OCTAVIOUS FREEMAN, et al.  
Defendant(s).NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure dated  
February 28, 2023, and entered in  
2022CA001346000000 of the Circuit  
Court of the Tenth Judicial Circuit in  
and for Polk County, Florida, wherein  
CALIBER HOME LOANS, INC. is  
the Plaintiff and OCTAVIOUS FREE-  
MAN; POLK COUNTY; LAUREL  
ESTATES HOMEOWNERS ASSO-  
CIATION, INC. are the Defendant(s).  
Stacy M. Butterfield as the Clerk of the  
Circuit Court will sell to the highest  
and best bidder for cash at [www.polk.  
realforeclose.com](http://www.polk.<br/>realforeclose.com), at 10:00 AM, on May  
01, 2023, the following described prop-  
erty as set forth in said Final Judgment,  
to wit:LOT 27, LAUREL ESTATES  
PHASE I, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
159, PAGE(S) 40 THROUGH 43,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF POLK COUNTY,  
FLORIDA.Property Address: 232 WIL-  
LIAMSON DR, DAVENPORT, FL  
33897

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 ac-  
cordance 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 Adminis-  
trator at (863) 534-4686 (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 31 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](mailto:flmail@raslg.com)

By: /s/Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:  
dsalem@raslg.com  
22-025757 - NaC  
April 7, 14, 2023 23-00482K

## SECOND INSERTION

## AMENDED NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT,  
IN AND FORPOLK COUNTY,  
FLORIDACIVIL DIVISION  
CASE NO. 2022CA0032470000000GRANADA INSURANCE  
COMPANY,  
Plaintiff, vs.DELDRICK DURANT, an  
individual; LORETHA DURANT,  
an individual; MARS RDZ  
TRANSPORT INC., a Florida  
corporation; and RAYMOND  
HERNANDEZ, an individual,  
Defendants.TO: Deldrick Durant, 1708 Terry Circle  
NE, Winter Haven, FL 33881, Orlando,  
FL 32818YOU ARE HEREBY NOTIFIED  
that an action for declaratory judgmenthas been filed against you in the above  
styled case and in the above referenced  
court. You are required to file written  
defenses, if any, with the clerk of the  
court and to serve a copy on or before  
May 8th, 2023, on Daniel B. Robin-  
son, plaintiff's attorney, whose address  
is Hinshaw & Culbertson LLP, 2525  
Ponce de Leon Blvd., 4th Floor, Coral  
Gables, Florida 33134.To be published for 4 consecutive  
weeks in the Business Observer.

DATED on 3-30-23

Stacy M. Butterfield  
As Clerk of the Court

(SEAL) By: /s/ Lori Armijo

As Deputy Clerk

Daniel B. Robinson, Plaintiff's attorney

Hinshaw & Culbertson LLP,  
2525 Ponce de Leon Blvd., 4th Floor,  
Coral Gables, Florida 33134

1054928/313046377v1

April 7, 14, 21, 28, 2023 23-00477K

## SECOND INSERTION

## NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FORPOLK COUNTY, FLORIDA  
CIVIL ACTION

CASE NO.: 2022CA-001240

POLK COUNTY, FLORIDA, a  
political subdivision of the State of  
Florida  
Plaintiff, vs.KELLI GREENE AS PERSONAL  
REPRESENTATIVE FOR JAMES G.  
GREENE, et al  
Defendants.TO: KELLI GREENE AS PERSONAL  
REPRESENTATIVE FOR LESORA G.  
GREENECurrent residence unknown, but whose  
last known address was: 2506 PRIVET  
WAY BASKING RIDGE, NJ 07920YOU ARE NOTIFIED that an ac-  
tion to Quiet Escheatment Tax Title on  
the following property in Polk County,  
Florida, to-wit:

LOCKHARTS SUB PB 5 PG 5

BLK D LOTS 16 &amp; 18

Parcel Identification Number:  
212727-756000-004160.Street Address: 1128 Avenue D,  
Haines City, FL 33844.has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on Breezi K. Hicks,  
Plaintiff's attorney, whose address isP.O. Box 9005, Drawer AT01, Bar-  
tow, Florida 33831-9005, on or before  
05/01/2023 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 at-  
torney or immediately thereafter, 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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.WITNESS my hand and seal of the  
Court on this 23 day of March, 2023.

## THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA IN RE: ONE DOUBLEWIDE MOBILE HOME SITUATED IN POLK COUNTY, FLORIDA CASE NO.

2023CA-000465-0000-00 LINDA FROST,

Petitioner, v.

ESTATE OF WILLIAM ALLAN WILLIAMS, DECEASED, THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF WILLIAM ALLAN WILLIAMS, DECEASED, and GREEN TREE ACCEPTANCE, INC., n/k/a DITECH FINANCIAL, LLC,

Respondents.

TO: ESTATE OF WILLIAM ALLAN WILLIAMS, DECEASED, and THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF WILLIAM ALLAN WILLIAMS, DECEASED, all addresses unknown

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

Lot 14, San Juan Subdivision, according to the map or plat thereof, recorded in Plat Book 93, Page 13, Public Records of Polk County, Florida. Together with a certain 1991 MERI double-wide mobile home, bearing VIN #s HML2F28312646403A and HML2F28312646403B.

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 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 3/28/23

STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT

By: /s/ Karen Cox

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 5/3/23

Mar. 31; Apr. 7, 14, 21, 2023

23-00467K

## SECOND INSERTION

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

Case No. 2022-CA-1028

Honorable Judge: Durden

PLANET HOME LENDING, LLC Plaintiff, Vs.

BRANDON JANEL COLON; JONATHAN MANUEL COLON DOMINGUEZ; HIDDEN LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA; POLK COUNTY CLERK OF COURT; MIDLAND FUNDING, LLC; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2

Defendants, NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 18, 2022 in the above-styled cause, I will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, bidding begins at 10 a.m. Eastern Time on June 20, 2023 the following described property:

LOT 83, HIDDEN LAKE PRESERVE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGES 29 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 272726-758511-000830

Commonly Known as: 437 STILLWATER LN, HAINES

CITY, FL 33844 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.

Respectfully submitted this March 27, 2023

/s/ Matthew T. Wasinger

Matthew T. Wasinger, Esquire

Wasinger Law Office

605 E. Robinson,

Suite 730

Orlando, FL 32801

(407) 308-0991

Fla. Bar No.: 0057873

Attorney for Plaintiff

Service:

mattw@wasingerlawoffice.com

April 7, 14, 2023

23-00472K

## SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE: 23-CA-000112

MARKIEISHA SMITH,

Plaintiffs v.

KATHY F DEAN; THE UNKNOWN SPOUSE OF KATHY F. DEAN;

UNKNOWN OCCUPANT;

PROVIDENCE COMMUNITY ASSOCIATION INC; UNITED STATES OF AMERICA

DEPARTMENT OF JUSTICE; JOE G. TEDDER; POLK COUNTY TAX COLLECTOR; 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 an action to quiet title to the following properties in Polk County, Florida:

The real property is commonly known as 236 Kendal Way Davenport, FL 33837 and is legally described as:

Address: 236 Kendal Way, Davenport Florida 33837

Folio/Parcel ID:

27-26-13-704003-002350

Legal Description: Lot No.234 of

DRAYTON-PRESTON WOODS AT PROVIDENCE, according to the plat thereof, as recorded in

Plat Book 138, Pages 29 through

36 inclusive, Public Records of

Polk County, Florida

1. KATHY F. DEAN - 236 Kendal Way, Davenport FL 33837

2. UNKNOWN SPOUSE OF KATHY F. DEAN - 236 Kendal Way, Davenport FL 33837

has been filed against you and you are required to serve a copy of your written defenses, if any, to Cheyenne Whitfield, located at 10150 Highland Manor Drive Suite 200, Tampa, FL 33610, and file the original with the clerk of this court either before service on the Plaintiff or immediately thereafter on, 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 April 4, 2023

Default Date: May 11, 2023

STACY M. BUTTERFIELD, CPA

As Clerk of the Court

(Seal) By: /s/ Asuncion Nieves

As Deputy Clerk

Cheyenne Whitfield,

10150 Highland Manor Drive,

Suite 200,

Tampa, FL 33610

April 7, 14, 21, 28, 2023 23-00476K

## SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.:

2022 CA 003487-0000-00 PEAK PROPERTY AND CASUALTY INSURANCE CORPORATION, Plaintiff, v.

TRACY CARLO, EMILY ANN CARLO, MARKEL SNYDER, Individually and as the parent and guardian of Morgan Snyder, a minor, Aiden Snyder, a minor, Alaya Snyder, a minor, JERRON OVERTON, HAROLD QUINONES VEGA, RACHEL MELIN CARTAGENA, Individually and as parent and guardian of Jeylani Diaz, STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, LAKELAND REGIONAL MEDICAL CENTER, INC., AND POLK COUNTY BOARD OF COUNTY COMMISSIONERS, Defendants.

To: TRACY CARLO, whose present address is unknown.

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Corporation policy of insurance #11407639717 that was issued to Tracy Carlo with an effective date of March 8, 2022, declared null and void for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards

assumed. You are further notified that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before May 10, 2023 and file the original with the Clerk of the Court.

If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for four consecutive weeks in the Business Observer or other newspaper which has circulation in Polk County.

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 April 3, 2023

STACY M. BUTTERFIELD,

As Clerk of the Court

(SEAL) BY: /s/ April Cummins

As Deputy Clerk

Robert E. O'Connell, Esq.,

Plaintiff's attorney,

P. O. Box #5084,

Deerfield Beach, FL 33442

telephone number (561) 999-3250

April 7, 14, 21, 28, 2023 23-00495K

## SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.

532019CA004375000000

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.

FARNAZ ALLIE; UNKNOWN SPOUSE OF FARNAZ ALLIE; AZWIN GURMOHAMED; UNKNOWN SPOUSE OF AZWIN GURMOHAMED; HALIMA MOHAMMED; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed March 22, 2023 and entered in Case No. 532019CA004375000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and FARNAZ ALLIE; UNKNOWN SPOUSE OF FARNAZ ALLIE; AZWIN GURMOHAMED; UNKNOWN SPOUSE OF AZWIN GURMOHAMED; HALIMA MOHAMMED; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. STACY M. BUTTERFIELD, 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 May 5, 2023, the following described property as set forth in said

Final Judgment, to wit:

LOT 17, VILLAGE EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 6, 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.

This notice is provided pursuant to Administrative Order No.1-21.5. In accordance with the 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 North Broadway Avenue, Bartow, FL 33830, Phone No. (863) 534-4686 at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated this 4th day of April 2023.

Marc Granger, Esq.

Bar. No.: 146870

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.: 16-02671 JPC

V6.20190626

April 7, 14, 2023

23-00499K

## SECOND INSERTION

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

CASE NO. 2022CA003801000000

REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.

JANNIFER CHRISTIAN PIERRE FRANCOIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 1, 2023, and entered in 2022CA003801000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and JANNIFER CHRISTIAN PIERRE FRANCOIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED; JANNIFER CHRISTIAN PIERRE FRANCOIS; 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 May 02, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 39, LAKEVIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 41,

OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 39 QUEENS CT, FROSTPROOF, FL 33843

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

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

Dated this 31 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: fmail@raslg.com

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

21-145342 - RyC

April 7, 14, 2023 23-00480K

## 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.: 2022CA001617000000

DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST THROUGH CERTIFICATES, SERIES 2006-14, Plaintiff, vs.

SHIRLEY W. CAMPBELL A/K/A SHIRLEY CAMPBELL; SHERRAH W. CAMPBELL A/K/A SHERRAH CAMPBELL; CROSSROADS AT LAKE REGION COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment. Final Judgment was awarded on March 21, 2023 in Civil Case No. 2022CA001617000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST THROUGH CERTIFICATES, SERIES 2006-14 is the Plaintiff, and SHIRLEY W. CAMPBELL A/K/A SHIRLEY CAMPBELL; SHERRAH W. CAMPBELL A/K/A SHERRAH CAMPBELL; CROSSROADS AT LAKE REGION COMMUNITY ASSOCIATION, INC. 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 58, CROSSROADS AT LAKE REGION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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 31st 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: 2023-03-31 09:58:07

By: /s/ Hollis Hamilton

Hollis Hamilton Esq

FBN: 91132

Primary E-Mail:

ServiceMail@aldridgepite.com

1221-5687B

April 7, 14, 2023 23-00486K

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.

2022CA001415000000

REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARJORIE J. HERRON, DECEASED, et al.

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA001415000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARJORIE J. HERRON, DECEASED, et al., are Defendants. Stacy M. Butterfield, CPA, Clerk

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO. 2022CA000944000000 CALIBER HOME LOANS, INC., Plaintiff, vs. ASHLEY LAVELLE, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 28, 2023, and entered in 2022CA000944000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and ASHLEY LAVELLE; UNKNOWN SPOUSE OF ASHLEY LAVELLE 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 May 01, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK D, SUNSET PARK ADDITION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 38 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1260 S WOOD-LAWN AVE, BARTOW, FL 33830  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

## IMPORTANT

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

Dated this 31 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: fmail@raslg.com  
 By: /s/Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email:  
 dsalem@raslg.com  
 22-014278 - EuE  
 April 7, 14, 2023 23-00481K

## SECOND INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA  
**Case No.: 2022-CC-006642**

**RENNY DIAZ ALVAREZ Plaintiff, vs. JOSEFINA GALVAN and ANY AND ALL OCCUPANTS, Defendants.**

TO: JOSEPHINA GALVAN  
 1602 Pickkerel Court Poinciana, FL 34759

YOU ARE NOTIFIED that a Complaint has been filed against you in this court. You are required to serve a copy of your written defense, if any, on Plaintiff's attorney, whose name and address is:

Donald Gervase, Provision Law PLLC, 310 S. Dillard Street, Suite 140, Winter Garden, FL, 34787 on or before May 10, 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 29 day of March, 2023.

(SEAL) By: /s/ Gwen Barnett  
 As Deputy Clerk

Donald Gervase, Provision Law PLLC  
 310 S. Dillard Street, Suite 140,  
 Winter Garden, FL 34787  
 April 7, 14, 21, 28, 2023 23-00475K

## SECOND INSERTION

Notice of Foreclosure Sale IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.

**CASE NO.: 2022-CC-005585**  
**JUDGE: BRANDON J. RAFOOL LIEN & MEAN, LLC, a Florida limited liability company**

**Plaintiff, v. BILLY JOE FREDERICKS, UNKNOWN SPOUSE OF BILLY JOE FREDERICKS AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 28, 2023 and entered in Case No. 2022CC002401000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, whereby LIEN & MEAN, LLC, a Florida limited liability company, is the Plaintiff and BILLY JOE FREDERICKS, UNKNOWN SPOUSE OF BILLY JOE FREDERICKS, AND UNKNOWN TENANT(S) IN POSSESSION are the Defendants. Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 a.m. on May 2, 2023 the following described property as set forth in the Final Judgment of Foreclosure, to wit:

**Parcel ID: 22-26-02-000000-044220**  
 TRACT NO. 167: THE EAST ½ OF THE WEST ½ OF THE SOUTH ½ OF THE NORTH-EAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼,

SUBJECT TO A ROAD EASEMENT OVER THE SOUTH 30 FEET THEREOF, SECTION 2, TOWNSHIP 26 SOUTH, RANGE 22 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, at least 7 days before your scheduled court appearance or upon receipt of the notification; if you are hearing or voice impaired, call 711.  
 Dated on March 30, 2023.  
 /s/ Rene S. Griffith  
**RENE S. GRIFFITH**  
 Florida Bar No. 0041208  
 Attorney for Plaintiff  
 4260 S.E. Federal Highway  
 Stuart, Florida 34997  
 Telephone (772) 546-4101  
 rene@beamanbuyland.com  
 April 7, 14, 2023 23-00489K

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2022-CP-003452**

**Division Probate IN RE: ESTATE OF PATRICK MICHAEL ROSSELLO Deceased.**

The administration of the estate of PATRICK MICHAEL ROSSELLO, deceased, whose date of death was June 29, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. BROADWAY AVE., PO BOX 9000, DRAWER CC-4, BARTOW, FL, 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 7, 2023.

**Personal Representative: /s/ Justin Rosello JUSTIN ROSSELLO**  
**Name**  
 12 GLENBERRY COURT  
 PHOENIX, MD 21131  
 (address)  
 Attorney for Personal Representative:  
 /s/ Meredith B. Martin  
**MEREDITH B. MARTIN, ESQ.**  
 Email Addresses:  
 mm@meredithmartinlaw.com  
 karen@meredithmartinlaw.com  
 Florida Bar No. 107013  
 999 Vanderbilt Beach Rd., Ste. 200  
 Naples, FL 34108  
 Telephone: 239-231-1060  
 April 7, 14, 2023 23-00473K

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO. 2021CA003053000000 REVERSE MORTGAGE FUNDING LLC,**

**Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEANETTE WATSON F/K/A JEANETTE R. MILLER, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 1, 2023, and entered in 2021CA003053000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEANETTE WATSON F/K/A JEANETTE R. MILLER, DECEASED; JOAN STEELE; CHARLES WATSON; LEAMON WATSON, JR.; POLK COUNTY, FLORIDA ; CITY OF MULBERRY, FLORIDA ; STATE OF FLORIDA, DEPARTMENT OF REVENUE; 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 May 01, 2023, the following described property as set forth in said Final Judgment, to wit:

THE WEST 4.5 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 23 EAST, LESS THE NORTH 25 FEET CONVEYED TO POLK COUNTY, ALL LYING AND BEING IN POLK COUNTY, FLORIDA. TOGETHER WITH A 1974 DOUBLE WIDE MOBILE HOME WITH VIN NUMBERS F5207A AND F5207B & TITLE NUMBERS 0011700848 AND 0011700847  
 Property Address: 2898 & 2910 EWELL ROAD, LAKELAND, FL 33811

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

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

Dated this 31 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: fmail@raslg.com  
 21-095396 - NaC  
 April 7, 14, 2023 23-00483K

THE WEST 4.5 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 23 EAST, LESS THE NORTH 25 FEET CONVEYED TO POLK COUNTY, ALL LYING AND BEING IN POLK COUNTY, FLORIDA. TOGETHER WITH A 1974 DOUBLE WIDE MOBILE HOME WITH VIN NUMBERS F5207A AND F5207B & TITLE NUMBERS 0011700848 AND 0011700847  
 Property Address: 2898 & 2910 EWELL ROAD, LAKELAND, FL 33811

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

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

Dated this 31 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: fmail@raslg.com  
 21-095396 - NaC  
 April 7, 14, 2023 23-00483K

## SECOND INSERTION

NOTICE TO CREDITORS IN THE TENTH CIRCUIT COURT IN AND FOR POLK COUNTY, STATE OF FLORIDA  
 PROBATE DIVISION  
**File No.: 20-CP-001742 IN RE: ESTATE OF CAROLE S. FORMAN, Deceased.**

The administration of the Estate of CAROLE S. FORMAN, deceased, whose date of death was May 27, 2020, File Number 20-CP-001742, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Clerk of Court, PO Box 9000, Drawer CC-4, Bartow, FL 33831.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 7th day of April, 2023.

**/s/ Sharon MacDonald Sharon MacDonald**  
 74 Wall St. Unit C  
 Bridgewater, MA 02324

/s/ Gerald L. Hemness  
 Gerald L. Hemness, Jr., Esq. for  
 Kenneth C. Hutto, Esq.  
 Attorney for Petitioner  
 842 S Missouri Ave.  
 Lakeland, FL 33815  
 (863) 607-9066  
 (863) 607-4220  
 Florida Bar # 693847  
 ken@huttoassociates.com  
 April 7, 14, 2023 23-00505K

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
 PROBATE DIVISION  
**CASE NO. 23-CP-0003800000-XX RE: THE ESTATE OF ERNA H. CHIRICO, Deceased.**

The administration of the estate of ERNA H. CHIRICO, Deceased, File Number 23-CP-0003800000-XX is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

The date of the first publication of this Notice has begun on this 7 day of April, 2023.

**Personal Representative Robert M. Chirico, II**  
 567 Georgetown Rd.  
 Ronks, PA 17572  
 Attorney for Personal Representative and Estate  
 Marc A. Tenney, Esquire  
 7011 Central Avenue, Ste. B  
 St. Petersburg, FL 33710  
 (727) 321-5370/Fax (727) 323-6044  
 Email: marc@tenneylaw@gmail.com  
 Email: mtenney@tampabay.rr.com  
 SPN 3825/FBN 0221708  
 April 7, 14, 2023 23-00497K

## SECOND INSERTION

the Common Elements appurtenant thereto of Orlando Breeze Resort.

**Contract Number: M91550313**  
 -- LESLIE S LUNDBERG, ("Owner(s)"), PO BOX 440317, WEST SOMERVILLE, MA 02144-0027 / Week 46 in Unit No. 0016/ Building B/ Fractional Interest 1.923%/Amount Secured by Lien: \$15,958.55/ Lien Doc #2019169847/ Assign Doc #2019170308

**Contract Number: M92007046**  
 -- HENRY W. PLETCHER II and TERESITA E. PLETCHER, ("Owner(s)"), 64 MUIRFIELD CT, POUGHKEEPSIE, NY 12603-4934 / Week 47 in Unit No. 0008/ Building A/ Fractional Interest 1.923%/Amount Secured by Lien: \$14,485.97/ Lien Doc #2019169847/Assign Doc #2019170308

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

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
 By: Jerry E. Aron, P.A., Trustee,  
 801 Northpoint Parkway,  
 Suite 64,  
 West Palm Beach, FL 33407  
 April 7, 14, 2023 23-00488K

## SECOND INSERTION

ER, NEW BRAUNFELS, TX 78130 and 5206 LA POSITA ST, SAN ANTONIO, TX 78233 / Week 5 in Unit No. 0008/ Building A/ Fractional Interest 1.923%/Amount Secured by Lien: \$5,743.61/Lien Doc #2022118482/Assign Doc #2022119752

**Contract Number: M92789895**  
 -- TINA L GREEN, ("Owner(s)"), 17706 PAINT BLUFF LN, CYPRESS, TX 77433 / Week 5 in Unit No. 0020/ Building C/ Fractional Interest 1.923%/Amount Secured by Lien: \$2,965.30/ Lien Doc #2022118482/ Assign Doc #2022119752

**Contract Number: M92960359**  
 -- TERRAL PARFAIT, ("Owner(s)"), 2556 MAYFLOWER RD, HAUGHTON, LA 71037 / Week 11 in Unit No. 0016/ Building B/ Fractional Interest 1.923%/Amount Secured by Lien: \$2,882.45/ Lien Doc #2022119097/Assign Doc #2022121691

**Contract Number: M93585522**  
 -- CYNTHIA SCOTT A/K/A CYNTHIA ROBINSON SCOTT and GREGORY KENNAMORE A/K/A GREGORY LOUIS KENNAMORE, ("Owner(s)"), 1611 ROY ST, HOUSTON, TX 77007 and 18203 KELLY CRK, HOUSTON, TX 77094 / Week 27 in Unit No. 0107/ Building 1/ Fractional Interest 1.923%/Amount Secured by Lien: \$5,187.83/Lien Doc #2022119097/Assign Doc #2022121691

**Contract Number: M93545509**  
 -- CYNTHIA SCOTT A/K/A CYNTHIA ROBINSON SCOTT and GREGORY KENNAMORE A/K/A GREGORY LOUIS KENNAMORE, ("Owner(s)"), 1611 ROY ST, HOUSTON, TX 77007 and 18203 KELLY CRK, HOUSTON, TX 77094 / Week 11 in Unit No. 0043/ Building F/ Fractional Interest 1.923%/Amount Secured by Lien: \$2,753.82/Lien Doc #2022119097/Assign Doc #2022121691  
 You have the right to cure the default

## NOTICE OF DEFAULT AND INTENT TO FORECLOSE

October 27, 2022

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Country Club, Inc.

**TIMESHARE PLAN: ORLANDO BREEZE RESORT**

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

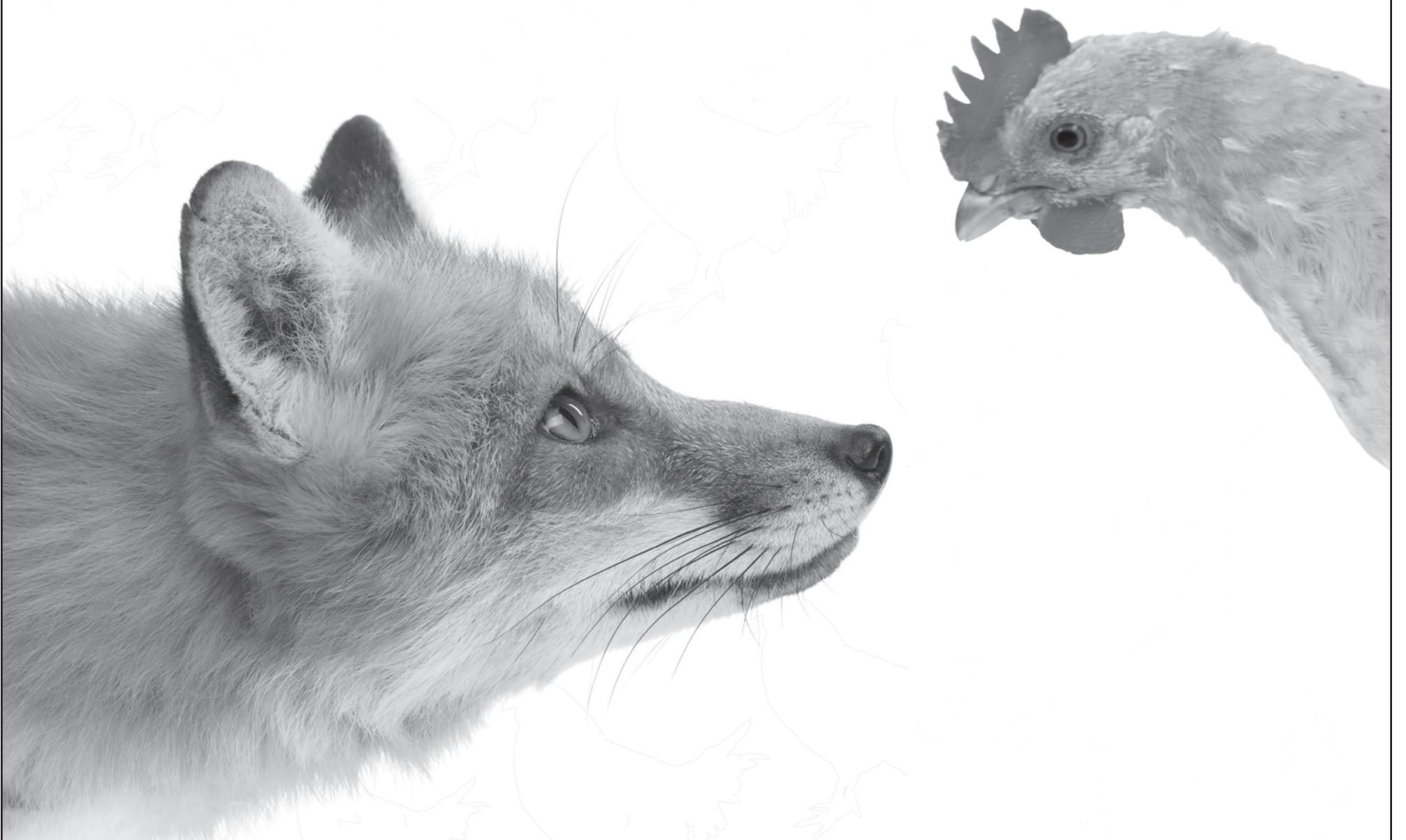
**Contract Number: M93368513**  
 -- DANIEL ALEMNEH and SELAMAWIT PANTALEO, ("Owner(s)"), 2012 PARKSIDE DR, DENTON, TX 76201 / Week 38 in Unit No. 0066/ Building H/ Fractional Interest 1.923%/Amount Secured by Lien: \$5,743.61/Lien Doc #2021188155/Assign Doc #2021192203

**Contract Number: M93356644**  
 -- CHAD CAMPBELL and DEANNA SEELEY, ("Owner(s)"), 269 MISTFLOW-

# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

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



Keep Public Notices in Newspapers



## PUBLIC NOTICES

## An American Tradition

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

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

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

*(Adapted from the Public Resource Notice Center)*

## Types of Public Notices

There are three standard types:

- **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

- **Business and commerce notices**

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

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

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

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

## The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

## Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

## THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

## WHY NEWSPAPERS?

## Newspapers are the primary source

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

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

## Newspaper tradition

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

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

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

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

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

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

## Newspapers: The best medium for public notices

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

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

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

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

## Notices become historical records

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

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

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

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

## Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted

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

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

