

## POLK COUNTY LEGAL NOTICES

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
The following personal property of BARBARA JEAN PRINTZ, will, on the 11th day of May, 2023, at 10:00 a.m., on property located at 201 Fish Haven Road, Lot No. 64, Auburndale, Polk County, Florida 33823, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 2006 STWT Mobile Home VIN No.: 1S9BV35246TSPH659 Title No.: 0103918270 And All Other Personal Property Therein  
PREPARED BY: Gayle Cason, Paralegal Lutz, Bobo, & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 Apr. 28; May 5, 2023 23-00581K

**FIRST INSERTION**  
Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the Fictitious Name of Jersey Commons located at 2817 Jersey Road NW in the City of Winter Haven, Polk County, FL 33881 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 19th day of April, 2023.  
Blue Tri CASL Polk, LLC  
April 28, 2023 23-00582K

**FIRST INSERTION**  
Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the Fictitious Name of Barks & Beyond located at 681 Hatchwood Dr in the City of Haines City, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 19th day of April, 2023.  
Victoria Burr  
April 28, 2023 23-00583K

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW**  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the fictitious name of: MATRIX MEDICAL Located at 2525 Drane Field Rd. Suites 1 & 2, In the City of Lakeland, Polk, Florida 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 24th day of April, 2023.  
Matrix Medical, LLC  
April 28, 2023 23-00593K

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
The following personal property MILAGROS NAVARRO DE JESUS, AND IF DECEASED, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF MILAGROS NAVARRO DE JESUS, AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY HERIN DESCRIBED, will, on the 11th day of May, 2023, at 10:00 a.m., on property located at 99 Lake Smart Drive, Winter Haven, Polk County, Florida 33881, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1966 MIRA Mobile Home VIN No.: 1242 Title No.: 0002191395 And All Other Personal Property Therein  
PREPARED BY: Gayle Cason, Paralegal Lutz, Bobo, & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 Apr. 28; May 5, 2023 23-00590K

**FIRST INSERTION**  
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the fictitious name of Sure Shot Pool Services located at 6562 crews vue loop, in the County of Polk, in the City of Lakeland, Florida 33813 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lakeland, Florida, this 24th day of April, 2023.  
Sure Shot Pressure Washing Pros LLC  
April 28, 2023 23-00594K

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
**NOTICE IS HEREBY GIVEN** that Juan Palomar will engage in business under the fictitious name FRUTAMANIA, with a physical address 1212 CHERRY LANE LAKELAND, FL 33811, with a mailing address 1212 CHERRY LANE LAKELAND, FL 33811, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
April 28, 2023 23-00595K

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
**NOTICE IS HEREBY GIVEN** that Breanna Pierre-Francois will engage in business under the fictitious name LOLAS EVENT CENTER, with a physical address 1078 Havendale Blvd NW Winter Haven, Florida 33881, with a mailing address 1078 Havendale Blvd NW Winter Haven, Florida 33881, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
April 28, 2023 23-00596K

**FIRST INSERTION**  
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the fictitious name of Storytime Creator located at 1404 Saguaro St, in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Davenport, Florida, this 25th day of April, 2023.  
Dana Sampson  
April 28, 2023 23-00601K

**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-1300**  
**IN RE: ESTATE OF JACK LITTLE HOOVER, Deceased**  
**SSN: XXX-XX-2131**  
The administration of the estate of JACK LITTLE HOOVER, deceased, whose date of death was March 7, 2023, and whose Social Security Number is XXX-XX-2131, 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 on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is the 28th day of April, 2023.  
Signed on this 26th day of April, 2023.  
**Personal Representative:**  
/s/ Luis Duran  
**Luis Duran**  
8739 Fort Socrum Village Place Lakeland, FL 33810  
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 Apr. 28; May 5, 2023 23-00607K

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023-CP-0009660000XX**  
**IN RE: ESTATE OF JAMES LAVERN PETERS, Deceased.**  
The administration of the estate of JAMES LAVERN PETERS, Deceased, whose date of death was August 13, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is April 28, 2023.  
/s/ David Peters  
**DAVID PETERS,**  
**Personal Representative**  
Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com Apr. 28; May 5, 2023 23-00599K

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
**Case Number: 2023-CP-000972**  
**IN RE: ESTATE OF STEVEN LEE GARCIA, Deceased.**  
The administration of the estate of STEVEN LEE GARCIA, deceased, whose date of death was December 11, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, Bartow, FL 33830. The names and 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 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: April 28, 2023.  
**TERRIE ZANELLA**  
**Personal Representative**  
515 Lemon Street Auburndale, FL 33823  
Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: hballinger@hnh-law.com Apr. 28; May 5, 2023 23-00589K

**FIRST INSERTION**  
**SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS**  
Notice is hereby given that the Board of Supervisors ("Board") of the Solterra Resort Community Development District ("District") will hold a regular Board meeting and budget workshop on May 5, 2023 at 10:00 a.m. The workshop and the regular meeting will be held at the Solterra Resort Amenity Center located at 5200 Oakmont Blvd., Davenport, FL 33837.  
The purpose of the workshop is to review the operations and maintenance needs of the District and consider any additional items relating to the Fiscal Year 2023-2024 budget. The Board of Supervisors will not take any action during the workshop.  
At the regular meeting, the Board is so authorized and may consider any business that may properly come before it. A copy of the agendas for the workshop and Board meeting, may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.  
The workshop and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The workshop and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.  
Any person requiring special accommodation at the workshop and/or meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.  
Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
April 28, 2023 23-00606K

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW**  
Pursuant to Section 865.09, Florida Statutes  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the fictitious name of Fastest Labs Of Lakeland located at 1421 Commercial Park Dr Unit 4, in the County of Polk, in the City of Lakeland, Florida 33801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lakeland, Florida, this 25th day of April, 2023.  
Machaon South LLC  
April 28, 2023 23-00600K

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 05/12/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1991 TETO travel trailer bearing the vehicle identification number 1T9300V37M1067009 and all personal items located inside the mobile home. Last Tenant: Jirayda Serrano Cuadrado. Sale to be held at: Themeworld RV Resort, 2727 Frontage Road, Davenport, Florida 33837, 863-424-8362.  
Apr. 28; May 5, 2023 23-00604K

**FIRST INSERTION**  
**NOTICE OF SALE**  
Prepared by and returned to: Jerry E. Aron, P.A. 801 Northpoint Parkway, #64 West Palm Beach, FL 33407 Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway., Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:  
Owner Name  
Address  
Week/Unit/Interest/Building  
DANIEL ALEMNEH and SELAMAWIT PANTALEO 2012 PARKSIDE DR, DENTON, TX 76201 38/0066 Contract # M93368513, Building H, Unit Type: N/A, Fractional Interest 1.923%  
CHAD CAMPBELL and DEANNA SEELEY 269 MISTFLOWER, NEW BRAUNFELS, TX 78130 and 5206 LA POSITA ST, SAN ANTONIO, TX 78233 5/0008 Contract # M93356644, Building A, Unit Type: N/A, Fractional Interest 1.923%  
TINA L GREEN 17706 PAINT BLUFF LN, CYPRESS, TX 77433 5/0020 Contract # M92789895, Building C, Unit Type: N/A, Fractional Interest 1.923%  
LESLIE S LUNDBERG PO BOX 440317, WEST SOMERVILLE, MA 02144-0027 46/0016 Contract # M91550313, Building B, Unit Type: N/A, Fractional Interest 1.923%  
DENISE MCCLINTOCK 1128 NW 7TH AVE UNIT 604, MIAMI, FL 33136 32/0001 Contract # M6808588, Building A, Unit Type: N/A, Fractional Interest 1.923%  
TERRAL PARFAIT 2556 MAYFLOWER RD, HAUGHTON, LA 71037 11/0016 Contract # M92960359, Building B, Unit Type: N/A, Fractional Interest 1.923%  
HENRY W. PLETCHER II and TERESITA E. PLETCHER 64 MUIRFIELD CT, POUGHKEEPSIE, NY 12603-4934 47/0008 Contract # M92007046, Building A, Unit Type: N/A, Fractional Interest 1.923%  
PRISCILLA ROBERTSON 1255 DEVON DR, CORPUS CHRISTI, TX 78404 7/0020 Contract # M93334740, Building C, Unit Type: N/A, Fractional Interest 1.923%  
CYNTHIA SCOTT A/K/A CYNTHIA ROBINSON SCOTT and GREGORY KENNAMORE A/K/A GREGORY LOUIS KENNAMORE 1611 ROY ST, HOUSTON, TX 77007 and 18203 KELLY CRK, HOUSTON, TX 77094 a 27/0107 Contract # M93585522, Building 1, Unit Type: N/A, Fractional Interest 1.923%  
CYNTHIA SCOTT A/K/A CYNTHIA ROBINSON SCOTT and GREGORY KENNAMORE A/K/A GREGORY LOUIS KENNAMORE 1611 ROY ST, HOUSTON, TX 77007 and 18203 KELLY CRK, HOUSTON, TX 77094 11/0043 Contract # M93545509, Building F, Unit Type: N/A, Fractional Interest 1.923%  
ANTHONY J SIMPSON and ROXIE SIMPSON 625 HAMPTON HILL DR, TYLER, TX 75703 25/0013 Contract # M92597775, Building B, Unit Type: N/A, Fractional Interest 1.923%  
TYRONE D. TURNER A/K/A TYRONE TURNER 146 LEWIS ST, MARKS, MS 38646 49/0116 Contract # M6840098, Building 1, Unit Type: N/A, Fractional Interest 1.923%  
Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./Unit No., Building No. of the following described real property:  
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Or-

lando Breeze Resort, a vacation resort in Polk County, Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (the "Resort") , according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto  
The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Orange County, Florida, as stated below:  
Owner Name  
Lien Doc #  
Assign Doc #  
Lien Amt  
Per Diem  
ALEMNEH/ PANTALEO 2021188155 2021192203 \$5,743.61 \$ 0.00  
CAMPBELL/ SEELEY 2022118482 2022119752 \$5,743.61 \$ 0.00  
GREEN 2022118482 2022119752 \$2,965.30 \$ 0.00  
LUNDBERG 2019169847 2019170308 \$15,958.55 \$ 0.00  
MCCLINTOCK 2022119097 2022121691 \$3,252.95 \$ 0.00  
PARFAIT 2022119097 2022121691 \$2,882.45 \$ 0.00  
PLETCHER II/PLETCHER 2019169847 2019170308 \$14,485.97 \$ 0.00  
ROBERTSON 2021188155 2021192203 \$5,551.39 \$ 0.00  
SCOTT A/K/A CYNTHIA ROBINSON SCOTT/KENNAMORE 2022119097 2022121691 \$5,187.83 \$ 0.00  
SCOTT A/K/A CYNTHIA ROBINSON SCOTT/KENNAMORE KENNAMORE 2022119097 2022121691 \$2,753.82 \$ 0.00  
SIMPSON/ SIMPSON 2022119097 2022121691 \$1,963.23 \$ 0.00  
TURNER 2022119097 2022121691 \$1,638.77 \$ 0.00  
Notice is hereby given that on June 14, 2023, at 11:00 a.m. , Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Property.  
If you would like to attend the sale but have Covid-19 related travel restrictions, please call Trustee at 561-478-0511.  
In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.  
An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, at any time before the property is sold and a certificate of sale is issued.  
A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.  
TRUSTEE:  
Jerry E. Aron, P.A.  
/s/ Jennifer Conrad  
By: Print Name: Jennifer Conrad Title: Authorized Agent  
FURTHER AFFIANT SAITH NAUGHT.  
Sworn to and subscribed before me this 4/21/2023, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me. (Notarial Seal)  
/s/ Sherry Jones  
Print Name: Sherry Jones  
NOTARY PUBLIC STATE OF FLORIDA  
Commission Number: HH 215271  
My commission expires: 2/28/26  
Apr. 28; May 5, 2023 23-00587K

**PUBLISH YOUR LEGAL NOTICE**  
Email: legal@businessobserverfl.com

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY... ANGEL AGUSTIN QUINONES, Plaintiff, vs. ANGEL AGUSTIN QUINONES, et. al., Defendants.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before May 29, 2023 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA... Case No.: 2022CA00117000000 BELTWAY CAPITAL, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST, Plaintiff, vs. AMBAJI MANDIR, INC., and HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC, Defendants.

RP # R281463 and R281464 Parcel Identification Number: 23-28-02-020502-001880 Property Address: 3214 Otter Creek Court, Lakeland, Florida 33810

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA... CASE NO.: 2022CA001394000000 HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM XI TRUST, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN, BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FLOYD J. LEWIS (DECEASED); UNKNOWN SPOUSE OF FLOYD J. LEWIS (DECEASED); SUSAN DAMON LEWIS A/K/A SUSAN MARIE DAMON A/K/A SUSAN DAMON, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); MINNIE PEARL KESTER A/K/A MINNIE KESTER, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); JAMES L. LEWIS A/K/A JAMES LEE LEWIS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); CAROL CHILDRESS A/K/A CAROL ANN CHILDRESS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); NANCY S. HERSHBERGER, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); MARY LOU DUBSON A/K/A MARY LOU LEWIS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); PERRY J. LEWIS A/K/A PERRY JENNINGS LEWIS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA, ACTING ON

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA... CASE NO.: 2018-CA-002180 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. VIRGINIA FREEMAN WILSON, et al., Defendants.

BEHALF OF THE DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the In Rem Final Judgment of Mortgage Foreclosure entered on April 5, 2023 in Civil Case Number 2022CA001394000000 in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM XI TRUST is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN, BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FLOYD J. LEWIS (DECEASED); SUSAN DAMON LEWIS A/K/A SUSAN MARIE DAMON A/K/A SUSAN DAMON, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); MINNIE PEARL KESTER A/K/A MINNIE KESTER, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); JAMES L. LEWIS A/K/A JAMES LEE LEWIS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); CAROL CHILDRESS A/K/A CAROL ANN CHILDRESS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); NANCY S. HERSHBERGER, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); MARY LOU DUBSON A/K/A MARY LOU LEWIS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); PERRY J. LEWIS A/K/A

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida 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 as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities. SUBMITTED on this 24th day of April, 2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Apr. 28; May 5, 2023 23-00591K

FIRST INSERTION

PERRY JENNINGS LEWIS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are the Defendants, Stacy M. Butterfield, the Polk County Clerk of Courts & Country Comptroller, will sell to the highest and best bidder for cash online at the following website: www.polk.realforeclose.com beginning at 10:00 a.m. EST on May 10, 2023 in accordance with Chapter 45, Florida Statutes, the following described property in Polk County, Florida, as set forth in the In Rem Final Judgment of Mortgage Foreclosure, to wit: PARCEL #25: THE WEST 100.0 FEET OF THE EAST 140.0 FEET OF THE SOUTH 461.0 FEET OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 25.0 FEET FOR ROAD RIGHT-OF-WAY PROPERTY ADDRESS: 2815 US HIGHWAY 98 E, FORT MEADE, FLORIDA 33841 PARCEL: 263130000000044050. THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS

PURSUANT TO THE FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. 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 NORTH BROADWAY AVENUE, BARTOW, FL 33830, (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: April 20, 2023 /s/ Ashland R. Medley, Esquire Ashland R. Medley, Esquire/ FBN: 89578 ASHLAND MEDLEY LAW, PLLC 3111 North University Drive, Suite 718, Coral Springs, FL 33065 Telephone: (954) 947-1524/ Fax: (954) 358-4837 Designated E-Service Address: FLEservice@AshlandMedleyLaw.com Attorney for the Plaintiff Apr. 28; May 5, 2023 23-00580K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA... CASE NO. 2022CA001532000000 HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1, Plaintiff, vs. UNKNOWN HEIRS OF MARIA G. WALLS, ET AL. Defendants To the following Defendant(s): DARCIE WALLS (CURRENT RESIDENCE UNKNOWN) Last Known Address: 4508 S REMINGTON RD., LAKELAND FL 33813 Additional Address: 4534 WINDEE AVE, LAKELAND, FL 33811 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 9, SOUTH LAKELAND HEIGHTS UNIT #3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 4508 S REMINGTON RD, LAKELAND, FL 33813 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 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 21 day of March, 2023. Default Date April 27, 2023 Stacy M. Butterfield POLK COUNTY CLERK OF COURT (SEAL) By /s/ April Cummins 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 PHH17165-22/cam Apr. 28; May 5, 2023 23-00585K

OFFICIAL COURTHOUSE WEBSITES 1:23 1 MANATEE COUNTY manateeclerk.com HILLSBOROUGH COUNTY hillsclerk.com SARASOTA COUNTY sarasotaclerk.com PASCO COUNTY pascoclerk.com CHARLOTTE COUNTY charlotteclerk.com PINELLAS COUNTY pinellasclerk.org POLK COUNTY polkcountyclerk.net LEE COUNTY leeclerk.org ORANGE COUNTY myorangeclerk.com COLLIER COUNTY collierclerk.com CHECK OUT YOUR LEGAL NOTICES floridapublicnotices.com

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. 2020CA000390000000 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. EDMARIE RODRIGUEZ MEDINA, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 13, 2023 in Civil Case No. 2020CA000390000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and EDMARIE RODRIGUEZ MEDINA, 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 30th day of May, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 1, BLOCK 836, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORD-

ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (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, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 7171413 19-02019-6 Apr. 28; May 5, 2023 23-00588K

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-000667 GROW FINANCIAL FEDERAL CREDIT UNION,, Plaintiff, vs. DANNY J. O'BYRNE, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 11, 2023 in Civil Case No. 53-2022-CA-000667 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein GROW FINANCIAL FEDERAL CREDIT UNION is Plaintiff and DANNY J. O'BYRNE, 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 26th day of May, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 16, BLOCK 5, MANN AND CREEL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 8, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 65 FEET THEREOF. 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, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 7170725 21-00271-4 Apr. 28; May 5, 2023 23-00578K

FIRST INSERTION

**NOTICE OF SALE**  
Prepared by and returned to:  
Jerry E. Aron, P.A.  
801 Northpoint Parkway #64  
West Palm Beach, FL 33407  
Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name  
Address  
Week/Unit/Contract#  
A D DAVIS JR and MARY SIMS DAVIS  
817 W RED BIRD LN, DALLAS, TX 75232  
30/0006 Contract # 6633897, Building, Unit Type: LODGE, Fractional Interest 1.923%  
WILLIAM E KELLY  
14 LYMAN RD, FRAMINGHAM, MA 01701  
9/0071 Contract # 6637405, Building, Unit Type: PRESIDENT, Fractional Interest 1.923%  
KIMBERLY DEANN MURRAY A/K/A KIMBERLY MURRAY and AMANDA MICHELLE MELTON and AMANDA KAYE MURRAY and DEANNA KAYE MURRAY A/K/A DEANNA MURRAY  
2109 SW 1095TH AVE, WILBURTON, OK 74578 and 407 S ARPELAR RD, MCALESTER, OK 74501 and 484 FIRESTONE ADDITION, MCALESTER, OK 74501  
13/0407 Contract # 6702070, Building, Unit Type: AMBASSADOR, Fractional Interest 1.923%  
GREGORY LEE RYLANDER A/K/A GREGORY LEE RYLANDER and PAMELA JO RYLANDER  
1211 MARILYN JAYNE DR, ROCKWALL, TX 75087  
28/0415 Contract # 6546280, Building, Unit Type: AMBASSADOR, Fractional Interest 1.923%  
DEL R STEINHOFF and DEBRA SUE STEINHOFF  
311 S MAPLE ST, ROGERSVILLE, MO 65742 and 216 E CARDINAL ST, SPRINGFIELD, MO 65810  
9/0410 Contract # 6525273, Building, Unit Type: AMBASSADOR, Fractional Interest 1.923%  
BRUCE G SWINGLE and DIGNA B SWINGLE  
58 FAIRMONT AVE, AMSTERDAM, NY 12010  
2/0405 Contract # 6535068, Building, Unit Type: AMBASSADOR, Fractional Interest 1.923%  
ROBERT A WALKER JR and CARRIE S WALKER A/K/A CARRIE SHAUN WALKER  
5409 BURR OAK RD, LISLE, IL 60532  
51/0031 Contract # 6716321, Building, Unit Type: PRESIDENT, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described interest %, Use Period No./Unit No., Unit Type, of the following described real property:  
*An undivided fractional interest, in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number,*

*together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")*

The above described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Polk County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name  
Mtg.-Polk County Clerk of Court Book/Page/Document #  
Amount Secured by Mortgage  
Per Diem  
DAVIS JR/DAVIS 10801, 1871, 2019069369 \$ 28,668.52 \$ 8.37  
KELLY 10861, 705, 20191136606 \$ 51,208.68 \$ 16.1  
MURRAY/MELTON/ MURRAY/MURRAY 11541, 991-0992, 2021012810 \$ 58,922.39 \$ 19.25  
RYLANDER/ RYLANDER 10423, 2208, 2018056397 \$ 57,820.52 \$ 15.95  
STEINHOFF/ STEINHOFF 10311, 1932, 2017216747 \$ 48,647.86 \$ 13.08  
SWINGLE/SWINGLE 10342, 773, 2017241419 \$ 38,241.63 \$ 11.03  
WALKER JR/WALKER 11089, 1144, 2019275338 \$ 8,554.27 \$ 3.27

Notice is hereby given that on June 14, 2023, 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:  
Jerry E. Aron, P.A.  
By: /s/ Jennifer Conrad  
Print Name: Jennifer Conrad  
Title: Authorized Agent

FURTHER AFFIANT SAITH  
NAUGHT.  
Sworn to and subscribed before me this 4/21/2023, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me. (Notarial Seal)  
/s/ Sherry Jones  
Print Name: Sherry Jones  
NOTARY PUBLIC STATE OF FLORIDA  
Commission Number: HH 215271  
My commission expires: 2/28/26  
Apr. 28; May 5, 2023 23-00586K

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2022-CA-002496**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, v.**  
**ERIC RIOS, et al.,**  
**Defendants.**  
TO: Angela Rios  
3483 Patterson Heights Drive  
Haines City, FL 33844  
Crescencio Rios  
3483 Patterson Heights Drive  
Haines City, FL 33844  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:

Lot 4, Patterson Heights, according to the map or plat thereof, as recorded in Plat Book 135, Page(s) 13 and 14, of the Public Records of Polk County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of 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; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 18 day of April, 2023.

Default Date May 25, 2023  
Stacy M. Butterfield  
as Clerk of the Circuit Court of Polk County, Florida  
By: /s/ Asuncion Nieves  
DEPUTY CLERK  
Anthony R. Smith, Esquire  
Plaintiff's attorney  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave,  
Suite 430  
Winter Park, FL 32789  
Apr. 28; May 5, 2023 23-00584K

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 2022CA002548000000**  
**FREEDOM MORTGAGE CORPORATION,**  
**PLAINTIFF, VS.**  
**CHRISTINE DELEON ET AL.,**  
**DEFENDANTS.**

TO: UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY  
Last Known Address: 757 CARIBOU DR., POINCIANA FL 34759  
Current Residence: UNKNOW

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 19, BLOCK 128, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 on or before May 18, 2023, a date at least thirty (30) days

after the first publication of this Notice in the (Please publish in the Business Observer 1970 Main Street Sarasota, FL 34236) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this April 11th day of 2023

STACY M. BUTTERFIELD, CPA  
As Clerk of the Circuit Court (SEAL) By: /s/ Asuncion Nieves  
As Deputy Clerk  
MILLER, GEORGE & SUGGS, PLLC,  
Attorney for Plaintiff  
2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309  
22FL373-0988-1  
Apr. 28; May 5, 2023 23-00605K

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. 2019-CA-004819**  
**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**DAISY MOLINA A/K/A DAISY HERNANDEZ, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 13, 2022 in Civil Case No. 2019-CA-004819 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and DAISY MOLINA A/K/A DAISY HERNANDEZ, 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 15th day of May, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 28, BLOCK B OF SUNNY GLEN PHASE III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE(S) 34, 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@mccalla.com  
Fla. Bar No.: 0146803  
7017896  
19-01660-4  
Apr. 28; May 5, 2023 23-00579K

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. 2022CA0006310000LK**  
**PHH MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**ANDREA OGLETREE A/K/ ANDREA T. OGLETREE, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 13, 2023, and entered in 2022CA0006310000LK of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and ANDREA OGLETREE A/K/A ANDREA T. OGLETREE 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 30, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 5, CREWS LAKE OAKS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 27 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 6520 CREWS LAKE RD, LAKELAND, FL 33813  
Any person claiming an interest in the

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

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

Dated this 25 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  
21-146003 - RyC  
Apr. 28; May 5, 2023 23-00598K

FIRST INSERTION

Notice is hereby given that BREANNA PIERRE-FRANCOIS, OWNER, desiring to engage in business under the fictitious name of LOLA'S EVENT CENTER located at 1078 HAVENDALE BLVD NW, WINTER HAVEN, FLORIDA 33881 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 28, 2023 23-00597K

FIRST INSERTION

Notice is hereby given that JIMMIE G FAUST, OWNER, desiring to engage in business under the fictitious name of JIMMIE FAUST located at 805 CASTERTON CIR, 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 28, 2023 23-00602K

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

**CASE NO.: 2022-CC-004768**  
**VILLA SORRENTO OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**MUKESH PATEL AND GIRA PATEL, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2 AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN,**  
**Defendants.**

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Polk County, Florida, described as:

Lot 5, Villa Sorrento, according to the plat thereof, recorded in Plat Book 133, Page(s) 40 and 41, of the Public Records of Polk County, Florida.

at public sale, to the highest and best bidder for cash, at www.polk.realforeclose.com, at 10:00 a.m., on the 11th day of May, 2023.

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 18th day of April, 2023.  
FRISCIA & ROSS, P.A.  
/s/ Brenton J Ross  
Brenton J Ross, Esquire  
Florida Bar #0012798  
5550 W. Executive Drive, Suite 250  
Tampa, Florida 33609  
(813) 286-0888/(813)286-0111 (FAX)  
Attorneys for Plaintiff  
April 21, 28, 2023 23-00567K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2023-CP-001080**  
**Division Probate**  
**IN RE: ESTATE OF FLETCHERINE CHARLOTTE DILLON SEKYI**  
**Deceased.**

The administration of the Estate of Fletcherine Charlotte Dillon Sekyi, deceased, whose date of death was May 2, 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 21, 2023.

**Personal Representative:**  
**Eman Dillon**  
8240 Exchange Drive Ste. C9  
Orlando, Florida 32809

Attorney for Personal Representative:  
Joshua M. Sachs  
E-mail Addresses:  
jms@hendersonsachs.com,  
michael@hendersonsachs.com  
Florida Bar No. 24277  
Henderson Sachs, PA  
8240 Exchange Drive Ste. C6  
Orlando, Florida 32809  
Telephone: (407) 850-2500  
April 21, 28, 2023 23-00539K

SECOND INSERTION

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

**CASE NO.: 2022CC006490000000**  
**JUDGE: ROBERT G. FEGERS**  
**BE A MAN BUY LAND, LLC, a Florida limited liability company**  
**Plaintiff, v.**  
**KIMBERLY RENEE MARSH, UNKNOWN SPOUSE OF KIMBERLY RENEE MARSH, AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 12, 2023 and entered in Case No. 2022CC006490000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, whereby BE A MAN BUY LAND, LLC, a Florida limited liability company, is the Plaintiff and KIMBERLY RENEE MARSH, UNKNOWN SPOUSE OF KIMBERLY RENEE MARSH, 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 17, 2023 the following described property as set forth in the Final Judgment of Foreclosure, to wit:  
Parcel ID: 25-28-14-345100-000150  
LOT 15, PINE CREST COURT,

PLAT BOOK 45, PAGE 42, PUBLIC RECORDS OF 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 April 14, 2023  
/s/ Rene S. Griffith  
RENE S. GRIFFITH  
Florida Bar No. 0041208  
Attorney for Plaintiff  
BE A MAN BUY LAND  
4260 S.E. Federal Highway  
Stuart, Florida 34997  
Telephone (772) 546-4101  
renee@beamanbuyland.com  
April 21, 28, 2023 23-00561K

**SAVE TIME**

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

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

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

**Q&A**

**Who benefits from legal notices?**

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

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

LV1823Z\_V.13

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE TENTH JUDICIAL CIRCUIT  
COURT IN AND FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NUMBER: 23-CP-968**  
IN RE: ESTATE OF  
**DEBRA JACKSON BRAUN,**  
Deceased.

The administration of the estate of DEBRA JACKSON BRAUN, deceased, whose date of death was December 19, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, Bartow, FL 33830. The names and 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 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: April 21, 2023.

**DAVID CARLINO**  
Personal Representative  
3357 Dexter Dell SE  
Winter Haven, FL 33884

Robert D. Hines, Esquire  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, PL  
1312 W. Fletcher Avenue,  
Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
hballinger@hnh-law.com  
April 21, 28, 2023 23-00550K

## FOURTH 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

## FOURTH 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**

**MARKEISHA 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,**  
**devises, 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

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.**

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 23CP-0887**  
IN RE: ESTATE OF  
**HAROLD EDWARD WINGO,**  
Deceased  
**SSN: XXX-XX-1121**

The administration of the estate of HAROLD EDWARD WINGO, deceased, whose date of death was December 16, 2022, and whose Social Security Number is XXX-XX-1121, 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 on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

TO:  
JOSEPHINA GALVAN  
1602 Pickerel 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:

## SECOND INSERTION

and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this notice is the 21st day of April, 2023.

Signed on this 17th day of April, 2023.

**Personal Representative:**

/s/ Linda Herron  
Linda Herron  
1895 Via Lago Dr.  
Lakeland, FL 33810

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 21, 28, 2023 23-00556K

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2022-CP-002557**  
Division PROBATE  
IN RE: ESTATE OF  
**ANTON SOBOROWICZ**  
Deceased.

The administration of the estate of ANTON SOBOROWICZ, deceased, whose date of death was May 12, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 21, 2023.

**Personal Representative:**

/s/ Joseph Soborowicz  
JOSEPH SOBOROWICZ  
15513 Arabian Way  
Montverde, Florida 34756

Attorney for Personal Representative:  
/s/ Michael Horton  
MICHAEL G. HORTON, Attorney  
Florida Bar Number: 123841  
MICHAEL G. HORTON, P.A.  
3721 South Highway 27,  
Suite A  
Clermont, FL 34711  
Telephone: (352) 394-4008  
Fax: (352) 394-5805  
E-Mail: michael@mgpha.com  
Secondary E-Mail: trish@mgpha.com  
April 21, 28, 2023 23-00549K

## SECOND INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**Case Number:**

**53-2022CA-001428-0000-00**  
**FIRST MORTGAGE**  
**CORPORATION OF WINTER**  
**HAVEN, a Florida corporation,**  
**Plaintiff, vs.**  
**UNKNOWN SPOUSE OF TERRY**  
**W. CAMP, JR., HEIRS, DEVISEES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHER**  
**PARTIES CLAIMING AN**  
**INTEREST BY, THROUGH,**  
**UNDER OR AGAINST THE**  
**ESTATE OF TERRY W. CAMP, JR.,**  
**JESSICA W. CAMP, UNKNOWN**  
**TENANT 1 AND UNKNOWN**  
**TENANT 2,**  
**Defendants.**

Notice is hereby given that pursuant to the final judgment dated January 11, 2023 and Order Ratifying Joint Stipulation to Continue and Reschedule April 11, 2023 Foreclosure Sale dated April 6, 2023, in case number 53-2022CA-001428-0000-00 in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FIRST MORTGAGE CORPORATION OF WINTER HAVEN, a Florida corporation, is Plaintiff, and UNKNOWN SPOUSE OF TERRY W. CAMP, JR., HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF TERRY W. CAMP, JR., JESSICA W. CAMP, UNKNOWN

TENANT 1 AND UNKNOWN TENANT 2, are Defendants, I will sell to the highest and best bidder for cash online at www.polk.realforeclose.com at 10:00 a.m. on the 11th day of May, 2023, the following described real and personal property as set forth in said final judgment, to wit:  
Lots 958 and 959, INWOOD NO. 4, according to plat thereof recorded in Plat Book 9, Pages 35, public records of Polk County, Florida.  
TOGETHER WITH that certain 1994 Mobile Home, ID#10L23527, Title#65482629  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Submitted by:  
Krista Mahalak, Esquire  
Peterson & Myers, P.A.  
Post Office Drawer 7608  
Winter Haven, Florida 33883-7608  
Attorney for Plaintiff  
April 21, 28, 2023 23-00573K

## FOURTH INSERTION

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 TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No.**  
**53-2023-CP-001188-0000-XX**  
**Division: Probate**  
IN RE: ESTATE OF  
**RUTH J. DAVIS,**  
Deceased

The administration of the Estate of Ruth J. Davis, deceased, whose date of death was March 19, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Lakeland, 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 21, 2023.

**Personal Representative:**

Carol J. Wallace  
310 East Main Street  
Lakeland, Florida 33801

Attorney for Personal Representative:  
Carol J. Wallace  
Attorney for Personal Representative  
Florida Bar Number: 71059  
Elder Law Firm of Clements & Wallace PL  
310 East Main Street  
Lakeland, FL 33801  
Telephone: (863) 687-2287  
Fax: (863) 682-7385  
E-Mail: cwallace@mclements.com  
Secondary E-Mail:  
abaustert@mclements.com  
April 21, 28, 2023 23-00554K

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE 2023 CP 1092**  
IN RE ESTATE OF  
**HELEN MARIE KING,**  
Deceased

The administration of the Estate of HELEN MARIE KING, deceased, whose date of death was February 19, 2023, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatred, contingent, or unliquidated claims, on whom a copy of this Notice is 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 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 unmatred, 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 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.

Publication of this Notice first occurred on April 21, 2023

**VICKI NIST**

**Personal Representative**  
ROBERT T. MAGILL, ESQUIRE  
Florida Bar #64371  
MAGILL LAW OFFICES  
Post Office Box 922  
Orlando, Florida 32802  
Telephone: (407) 614-4509  
Email: robert@magill-law.com  
Attorney for Personal Representative  
April 21, 28, 2023 23-00552K

## SECOND INSERTION

NOTICE OF ADMINISTRATION  
(testate)  
IN THE CIRCUIT COURT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE 2023 CP 1092**  
IN RE ESTATE OF  
**HELEN MARIE KING,**  
Deceased

The administration of the Estate of HELEN MARIE KING, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The file number for the estate is noted above. The Estate is testate and the date of the Decedent's Last Will and Testament is May 30, 2022.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will, venue or the jurisdiction of the court must be filed no later than the earlier of the en-

try of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

DATED on April 13, 2023

**VICKI NIST**

**Personal Representative**  
ROBERT T. MAGILL, ESQUIRE  
Florida Bar #64371  
MAGILL LAW OFFICES  
Post Office Box 922  
Orlando, Florida 32802  
Telephone: (407) 614-4509  
Email: robert@magill-law.com  
Attorney for Personal Representative  
April 21, 28, 2023 23-00551K

HOW TO  
PUBLISH YOUR  
LEGAL  
NOTICE  
IN THE  
BUSINESS  
OBSERVER

CALL  
941-906-9386  
and select the appropriate County  
name from the menu option  
OR  
e-mail legal@businessobserverfl.com

Business  
Observer

SECOND INSERTION

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

CASE NO: 2022CA003778000000 AVAIL I LLC, a Delaware limited liability company, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER C. EUGENE MOSHOLD (DECEASED) OR THROUGH THE ESTATE OF C. EUGENE MOSHOLD; SILVER LAKES OF LAKELAND HOMEOWNERS ASSOCIATION, INC.; 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; Defendants.

TO: ALICE MOSHOLD SHERWOOD Last Known Address: Unknown RONALD J. MOSHOLD Last Known Address: Unknown.

UNKNOWN SPOUSE, HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER C. EUGENE MOSHOLD (DECEASED) OR THROUGH THE ESTATE OF C. EUGENE MOSHOLD-ER

Last Known Address: Unknown. 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

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

Lot 100, Block B of SILVER LAKES PHASE 1A, according to the Plat thereof, as recorded in Plat Book 89, Page(s) 44, Public Records of Polk County, Florida. With a street address at: 6236 Silver Lakes Drive, E., Lakeland, Florida 33810.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to the action, on Ritter, Zaretsky, Lieber & Jaime, LLP, Attorneys for Plaintiff, whose address is 2800 Biscayne Boulevard., Suite 500,

Miami, Florida 33137, Attn. Vivian A. Jaime, Esq., and file the original with the Clerk WITHIN 30 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER; otherwise a default and a judgment may be entered against you for the relief demanded in the complaint.

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

Default Date 5/19/2023 Case No. 2022CA003778000000 WITNESS MY HAND AND SEAL OF SAID COURT SAID ON APR 12, 2023.

STACY M. BUTTERFIELD As Clerk of said Court (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

Vivian A. Jaime, Esq. Attorney for Plaintiff 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Email: Vivian@rflaw.com (305) 372-0933 April 21, 28, 2023 23-00553K

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE WESTGATE RIVER RANCH FILE: 20162.0018

Pursuant to Section 721.855, Florida Statutes, the undersigned Trustee as appointed by Westgate River Ranch Owners Association, Inc. (hereinafter referred to as "Association") hereby formally notifies (See Exhibit "A") that you are in default due to your failure to pay assessment(s) due for (See Exhibit "A") pursuant to the Association's governing documents ("Governing Documents") and you now owe Association unpaid assessments, interest, late fees, and other charges. Additional interest continues to accrue. A lien for these amounts has been recorded against the following real property located in POLK County, Florida: (See Exhibit "A") (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s)(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") (herein "Time Share Plan (Property) Address"). As a result of the aforementioned default, Association hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that the debt owed to the Association is not paid by 6/3/2023, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of POLK County,

Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in an POLK County newspaper, provided such a newspaper exists at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. By: GREENSPOON MARDER, LLP, Trustee, 201 E. Pine Street, Suite 500, Orlando, FL 32801.

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Owner(s) Address TS Undiv Int Building Unit Week Year Season Suite Type COL Rec Info Yrs Delinquent ELISABEL FERNANDEZ 8335 NW 178th St Hialeah, FL 33015, 1/2, 3, 103, 33, EVEN, Floating, 12500/640, 2020-2022; WILLIAM J HILL SR 370 Coral Dr Cape Canaveral, FL 32920, 1, 3, 103, 21, WHOLE, Floating, 12500/640, 2020-2022; JOEL C CHARTLEY & NATALIE L

CHARTLEY 3786 SE Middle St Stuart, FL 34997, 1/2, 4, 104, 16, EVEN, Floating, 12500/640, 2022-2022; ANNA L GRAVES 12665 Oak Harbor Dr Platte City, MO 64079, 1/2, 1, 101, 21, EVEN, Floating, 12500/640, 2020-2022; C MARIE GASTON 202 S Norton Ave #B Sylacauga, AL 35150, 1/2, 6, 106, 39, EVEN, Floating, 12500/640, 2020-2022; STANLEY A GASTON 4689 Lucerne Lakes Blvd E APT 201 Lake Worth, FL 33467, 1/2, 6, 106, 39, EVEN, Floating, 12500/640, 2020-2022; MARJORIE M JOHNSON 2542 SE Jason Ct Port Saint Lucie, FL 34952, 1, 11, 111, 34, WHOLE, Floating, 12500/640, 2020-2022; PETER J VALENTIN & ELLEEN F VALENTIN 1561 SE Harmony Ct Port Saint Lucie, FL 34952, 1/2, 9, 109, 37, ODD, Floating, 12500/640, 2019-2022; KIMBERLY A FORD & TIMOTHY L FORD 7500 Landmark Dr Spring Hill, FL 34606, 1/2, 1, 101, 25, ODD, Floating, 12500/640, 2021-2022; GARY A BLUMIN 3905 Pinewood Ln Hollywood, FL 33021, 1/2, 3, 103, 30, ODD, All Season-Float Week/Floating Unit, 12500/640, 2019-2022; MARGARET A MOREIRA-BLUM 2005 Xora Rd North Miami, FL 33181, 1/2, 3, 103, 30, ODD, All Season-Float Week/Floating Unit, 12500/640, 2019-2022; LAURIE J ELGIN 282 Calhoun Rd W Jefferson, NC 28694, 1/2, 13, 113, 20, EVEN, Value Season-Float Week/Floating Unit, 12500/640, 2022-2022; ROGER D ELGIN 1065 NE 62nd Ave Okeechobee, FL 34974, 1/2, 13, 113, 20, EVEN, Value Season-Float Week/Floating Unit, 12500/640, 2022-2022; CRYSTAL N PRIOR aka CRYSTAL N CAILLOUETTE 705 Pawnee St Jupiter, FL 33458, 1/2, 15, 115, 46, EVEN, All Season-Float Week/Floating Unit, 12500/640, 2022-2022; April 21, 28, 2023 23-00563K

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE WESTGATE RIVER RANCH FILE: 20162.0019

Pursuant to Section 721.855, Florida Statutes, the undersigned Trustee as appointed by Westgate River Ranch Owners Association, Inc. (hereinafter referred to as "Association") hereby formally notifies (See Exhibit "A") that you are in default due to your failure to pay assessment(s) due for (See Exhibit "A") pursuant to the Association's governing documents ("Governing Documents") and you now owe Association unpaid assessments, interest, late fees, and other charges. Additional interest continues to accrue. A lien for these amounts has been recorded against the following real property located in POLK County, Florida: (See Exhibit "A") (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s)(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") (herein "Time Share Plan (Property) Address"). As a result of the aforementioned default, Association hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that the debt owed to the Association is not paid by 6/3/2023, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of POLK County,

Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in an POLK County newspaper, provided such a newspaper exists at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. By: GREENSPOON MARDER, LLP, Trustee, 201 E. Pine Street, Suite 500, Orlando, FL 32801.

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Owner(s) Address TS Undiv Int Building Unit Week Year Season Suite Type COL Rec Info Yrs Delinquent LESTER W WADSWORTH 10135 NW 43RD ST, CORAL SPRINGS, FL 33065-2361 & CONCETTA R WADSWORTH 8581 SW 22nd St Plantation, FL 33324, 1, 2, 102, 34, WHOLE, Floating, 12506/1736, 2018-2022; MARIO A PEREZ 15000 SW 307th St Homestead, FL 33033,

1/2, 3, 103, 36, ODD, Floating, 12506/1736, 2019-2022; LESLIE REYES 13764 SW 149th Circle Ln Apt 4 Miami, FL 3318 6, 1/2, 3, 103, 36, ODD, Floating, 12506/1736, 2019-2022; WILLIAM W ARD SR & RITA L ARD 5151 NE 143rd Ave Williston, FL 32696, 1, 7, 107, 10, WHOLE, Floating, 12506/1736, 2021-2022; WILLIAM W ARD JR 6409 Flowers Ave Jacksonville, FL 32244, 1, 7, 107, 10, WHOLE, Floating, 12506/1736, 2021-2022; JOSEPH P BELL & CAROL L BELL 4243 Chipmunk Dr New Port Richey, FL 34653, 1, 9, 109, 35, WHOLE, Floating, 12506/1736, 2021-2022; SONIA P PAPPAS 5447 Haines Rd N Saint Petersburg, FL 33714, 1, 10, 110, 32, WHOLE, Floating, 12506/1736, 2018-2022; ROBERT A BAYLIS PO BOX 175 150 N 350 E Elsinore, UT 84724, 1, 11, 111, 25, WHOLE, All Season-Float Week/Floating Unit, 12506/1736, 2019-2022; THOMAS J DE NELL & CLAIRE R DE NELL 6619 S Rocky Rd Apt B14 Sturgeon Bay, WI 54235, 1, 3, 103, 17, WHOLE, Floating, 12506/1736, 2021-2022; GARY L PHIPPS 2351 N E 20th Ct Jensen Beach, FL 34957, 1/2, 8, 108, 18, EVEN, Value Season-Float Week/Floating Unit, 12506/1736, 2018-2022; JULIO M ORTEGA & KRISTINE M ORTEGA 15215 SW 45th Ter Apt F Miami, FL 33185, 1/2, 14, 114, 37, EVEN, Value Season-Float Week/Floating Unit, 12506/1736, 2022-2022; CHRISTOPHER RAPPOLT 140 Jays Dr Johnson City, FL 37615, 1/2, 2, 102, 41, ODD, Value Season-Float Week/Floating Unit, 12506/1736, 2021-2022; CHRISTINE E RAPPOLT 210 Mason Rd Melrose, FL 32666, 1/2, 2, 102, 41, ODD, Value Season-Float Week/Floating Unit, 12506/1736, 2021-2022; April 21, 28, 2023 23-00564K

FOURTH INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH 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: MARK SNYDER, whose present address is unknown.

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you, individually and as the parent and guardian of Morgan Snyder, a minor, Aiden Snyder, a minor, Alaya Snyder, a minor, 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 individually and as the parent and guardian of Morgan Snyder, a minor, Aiden Snyder, a minor, Alaya Snyder, a minor, 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 23-00496K

SECOND INSERTION

NOTICE OF PUBLIC SALE The following personal property of DAWN J. KEPPIE, will, on May 3, 2023, at 10:00 a.m., at 320 Bird Avenue, Lot #320, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1972 SCHL MOBILE HOME, VIN: S111738, TITLE NO.: 0005256011 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 April 21, 28, 2023 23-00540K

SECOND INSERTION

Notice Of Sale Affordable secure Storage-Lakeland 1925 George Jenkins Blvd Lakeland, FL 33815 863-682-2988

Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statutes: Self storage act, Sections 83.806 and 83.807. all items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required if applicable. D08 April Wright C55 Keith Striz B39 Patrick Leis A25 Sheila Jennings J11 Erica Lewis M05 Kyle wilkerson C63 Efrain Rosado M07 Erica Lewis Auction date: 05.25.2023 April 21, 28, 2023 23-00541K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA000064000000 WHISPERING TRAILS HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs. KRISTIE YAMILE DIAZ AYALA, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated April 12, 2023 in Case No. 2023CA000064000000 in the Circuit Court in and for Polk County, Florida wherein WHISPERING TRAILS HOMEOWNERS ASSOCIATION INC., a Florida non-profit Corporation, is Plaintiff, and KRISTIE YAMILE DIAZ AYALA; FELIX ALEXIS DIAZ BURGOS, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on MAY 17, 2023. ( ) www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 121, WHISPERING TRAILS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 2929 WHISPERING TRAILS DR, WINTER HAVEN, FL 33884. 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 17, 2023 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 April 21, 28, 2023 23-00562K

SECOND INSERTION

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

CASE NO. 53-2021-CA-002489 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. DIANNA KRONYAK, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 20, 2023, and entered in 53-2021-CA-002489 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and DIANNA KRONYAK; UNITED STATES OF AMERICA, 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 19, 2023, the following described property as set forth in said Final Judgment, to wit:

THAT PORTION OF LOT B, RE-SUBDIVISION OF GOLFVIEW PARK AS RECORDED IN PLAT BOOK 27, PAGE 37, PUBLIC RECORDS OF POLK COUNTY FLORIDA, WHICH INCLUDES: LOT 8, BLOCK 21, MAP OF GOLF VIEW PARK, AS RECORDED IN PLAT BOOK 14, PAGE 23, PUBLIC RECORDS OF

POLK COUNTY, FLORIDA. Property Address: 254 OLEANDER ROAD, LAKE WALES, FL 33898

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 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 14 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 21-012148 - NaC April 21, 28, 2023 23-00560K

SECOND INSERTION

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

CASE NO.: 2019CA002469000000 DLJ MORTGAGE CAPITAL, INC., Plaintiff, v.

KLAUS FRIEDENREICH; IDA POLLACK; BETZAIDA FUENTES; SOLIVITA WEST COMMUNITY ASSOCIATION, INC.; SOLIVITA COMMUNITY ASSOCIATION, INC.; AVATAR PROPERTIES, INC. D/B/A SOLIVITA CLUB; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 3, 2023 entered in Civil Case No. 2019CA002469000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein DLJ MORTGAGE CAPITAL, INC., Plaintiff and KLAUS FRIEDENREICH; IDA POLLACK; BETZAIDA FUENTES; SOLIVITA WEST COMMUNITY ASSOCIATION, INC.; SOLIVITA COMMUNITY ASSOCIATION, INC.; AVATAR PROPERTIES, INC. D/B/A SOLIVITA CLUB, are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at on May 18, 2023 the following described property as set forth in said Final Judgment, to-wit: LOT 245, IN BLOCK C, SOLIVITA PHASE 7B1, ACCORDING

TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, AT PAGE 14-18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 112 Indian Wells Avenue, Kissimmee, Florida 34759

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

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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jason M. Vanslette Jason M Vanslette, Esq. FBN: 92121 File No: 02202893-JMV April 21, 28 2023 23-00538K

SAVE TIME logo with text: Email your Legal Notice legal@businessobserverfl.com legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

## FOURTH INSERTION

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

CASE NO. 2022CA0032470000000 GRANADA 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 32818

YOU ARE HEREBY NOTIFIED that an action for declaratory judgment

has 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. Robinson, 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

## FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK 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. GREENE

Current residence unknown, but whose last known address was: 2506 PRIVET WAY BASKING RIDGE, NJ 07920

YOU ARE NOTIFIED that an action 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 & 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 is

P.O. Box 9005, Drawer AT01, Bartow, 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 attorney 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 Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of the Court on this 23 day of March, 2023.

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

Breezi K. Hicks, Plaintiff's attorney  
P.O. Box 9005, Drawer AT01  
Bartow, Florida 33831-9005  
April 7, 14, 21, 28, 2023 23-00491K

## FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK 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 JAMES G. GREENE

Current residence unknown, but whose last known address was: 2506 PRIVET WAY BASKING RIDGE, NJ 07920

YOU ARE NOTIFIED that an action 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 & 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 is

P.O. Box 9005, Drawer AT01, Bartow, 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 attorney 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 Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of the Court on this 23 day of March, 2023.

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

Breezi K. Hicks, Plaintiff's attorney  
P.O. Box 9005, Drawer AT01  
Bartow, Florida 33831-9005  
April 7, 14, 21, 28, 2023 23-00493K

## FOURTH 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: EMILY ANN 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 23-00494K

## SECOND INSERTION

NOTICE OF PUBLIC SALE The following personal property of Walter Krupa or Bernice Evelyn Coleman, will on May 8, 2023 at 9:00 a.m., at 5210 State Road 33 N, Lot 51, Lakeland, Polk County, Florida; be sold for cash to satisfy outstanding rent and storage fees in accordance with Florida Statutes, Section 715.109: Mobile Home bearing the Identification number 1G9210R28F1035189 and title number 0041441512 listed as 1985 COLO, 34' and all other personal property located therein

PREPARED BY:  
Tina Brenneman  
Lake Deeson Park, LLC  
5210 State Road 33 N, #108  
Lakeland, Florida 33805  
863-688-2060  
April 18, 2023  
April 21, 28, 2023 23-00570K

## SECOND INSERTION

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

CASE NO. 2022CA004059000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

ERIC E. HOLSETH AND MICHELLE L. HOLSETH, et. al. Defendant(s).

TO: WILLIAMSBURG ESTATES HOMEOWNERS ASSOCIATION, INC., whose business address is 5413 ADAMS MORGAN DRIVE, NEW PORT RICHEY, FL 34653

THE CORPORATION IS HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA, TO-WIT: LOT 1 OF THE UNRECORDED PLAT OF WILLIAMSBURG ESTATES, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 24 EAST, AND RUN EAST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 A DISTANCE OF 920.91 FEET; THENCE SOUTH 25 FEET FOR A POINT OF BEGINNING THENCE CONTINUING SOUTH 100 FEET; THENCE WEST 100 FEET, THENCE NORTH 80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20 FEET AND A CENTRAL ANGLE OR 90 DEGREES 00 MINUTES; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.42 FEET TO THE END OF SOLD CURVE;

## SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2018CA000971000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, Plaintiff, vs.

WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, ET AL., et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated March 17, 2023, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ; FLORIDA PINES HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for Polk County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 16TH day of MAY, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 171, FLORIDA PINES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

If you are a person with a disability who needs any accommodation in order

## SECOND INSERTION

NOTICE OF PUBLIC SALE The following personal property of Nancy C Sargent or Thomas Wayne Sargent, will on May 8, 2023 at 9:00 a.m., at 5210 State Road 33 N, Lot 54, Lakeland, Polk County, Florida; be sold for cash to satisfy outstanding rent and storage fees in accordance with Florida Statutes, Section 715.109: Mobile Home bearing the Identification number 0663151685 and title number 2492071 listed as 1966 CHAM, 36' and all other personal property located therein

PREPARED BY:  
Tina Brenneman  
Lake Deeson Park, LLC  
5210 State Road 33 N, #108  
Lakeland, Florida 33805  
863-688-2060  
April 18, 2023  
April 21, 28, 2023 23-00569K

THENCE EAST 80 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 4-13-23/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 7 day of March, 2023.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 22-042558

April 21, 28, 2023 23-00559K

## SECOND INSERTION

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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si u se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye sa ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 18th day of April, 2023.  
VAN NESS LAW FIRM, PLC  
1239 E. Newport Center Drive,  
Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
/s/ J. Anthony Van Ness  
J. Anthony Van Ness, Esq.  
Bar Number: 391832  
Email: TVanness@vanlawfl.com  
PHH4842-17/sap  
April 21, 28, 2023 23-00568K

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0011920000XX IN RE: ESTATE OF LOVIE MAVIS JONES, Deceased.

The administration of the estate of Lovie Mavis Jones, deceased, whose date of death was March 7, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 3383. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 21, 2023.

Personal Representative  
Justin D. Jones

Address: 7 Concordia Drive  
Savannah, GA 31419

Attorney for Personal Representative  
Evelt L. Simmons, Esquire  
Simmons, Finney & Winfield, LLC  
1961 SW Park Place, Suite 202  
Port St. Lucie, FL 34986  
Telephone: 772-873-5900  
Florida Bar No. 358053  
Email Addresses:  
esimmons@sfwlegalteam.com  
April 21, 28, 2023 23-00555K

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001229 IN RE: ESTATE OF DOUGLAS LENTON LONG a/k/a DOUGLAS L. LONG, Deceased.

The administration of the estate of DOUGLAS LENTON LONG a/k/a DOUGLAS L. LONG, deceased, whose date of death March 2, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-1, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 April 21, 2023.

TANYA CORBAN  
Personal Representative

1066 Lamp Post Lane  
Lakeland, FL 33809

James P. Hines, Jr.  
Attorney for Petitioner  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: (813) 251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
lmartinez@hnh-law.com  
April 21, 28, 2023 23-00575K

## SECOND INSERTION

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

53-2022-CA-002070-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. TOMLINSON ET AL., Defendant(s).

Notice is hereby given that on 5/15/23 at 10:00 a.m. Eastern time at www.polk.realforeclose.com., the Clerk of Court, Polk County, Florida, will offer for sale the UNITS/USE PERIODS described below, of the described real property:

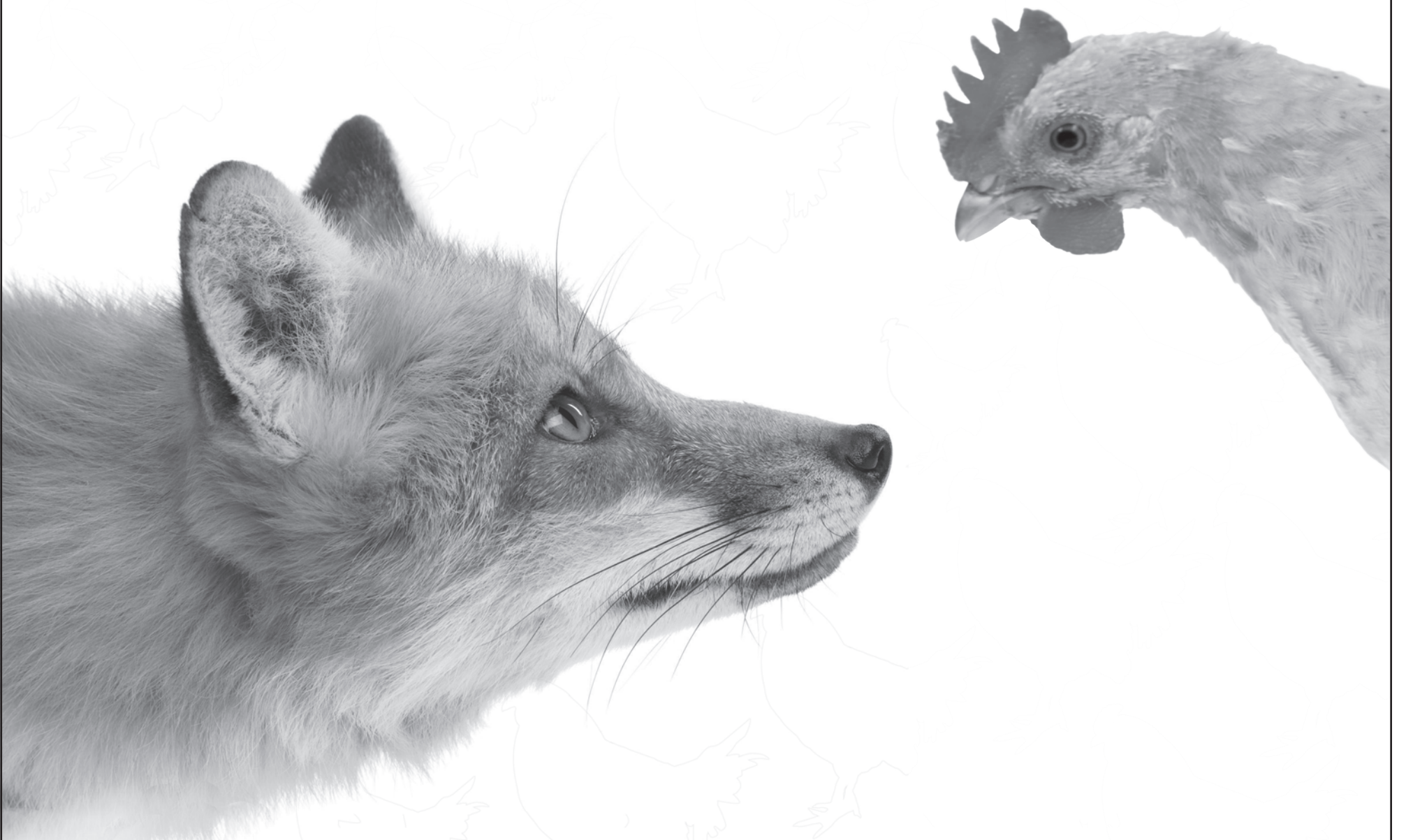
Count I CAROL TOMLINSON AND MARK TOMLINSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARK TOMLINSON An undivided interest 1.923% in unit 0101 in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number 22 together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort; according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Unit Type: PRESIDENT  
The aforesaid sales will be made pursuant to the final judgment of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2022-CA-002070-0000-00.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated April 18, 2023  
JERRY E. ARON, P.A.  
/s/ Jerry E Aron  
Jerry E. Aron, Esq.  
Attorney for Plaintiff  
Florida Bar No. 0236101  
801 Northpoint Pkwy, SUITE # 64  
West Palm Beach, FL 33407  
Phone (561) 478-0511, Fax (561) 478-0611  
jaron@aronlaw.com  
mevans@aronlaw.com  
April 21, 28, 2023 23-00574K

# 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.

## 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

## 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 a 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.

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.



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