

## POLK COUNTY LEGAL NOTICES

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
**53-2023-CP-001249-0000-XX**  
Division 14  
IN RE: ESTATE OF  
**JEFFREY TRAVIS WELLS**  
Deceased.

The administration of the estate of Jeffrey Travis Wells, deceased, whose date of death was February 18, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set 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 May 12, 2023.

**Personal Representative:**  
**Sherry T. Wells**  
964 15th Street NE  
Winter Haven, Florida 33881  
Attorney for Personal Representative:  
L. Caleb Wilson, Attorney  
Florida Bar Number: 73626  
Craig A. Mundy, P.A.  
4927 Southfork Drive  
Lakeland, Florida 33813  
Telephone: (863) 647-3778  
Fax: (863) 647-4580  
E-Mail: caleb@mundylaw.com  
May 12, 19, 2023 23-00650K

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
**53-2023-CP-001389-0000-XX**  
Division 14  
IN RE: ESTATE OF  
**JACK PETTUS JAMES JR.**  
Deceased.

The administration of the estate of Jack Pettus James Jr., deceased, whose date of death was March 6, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set 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 May 12, 2023.

**Personal Representative:**  
**Betty T. James**  
2101 Dynamite Road  
Bartow, Florida 33830  
Attorney for Personal Representative:  
L. Caleb Wilson  
Attorney  
Florida Bar Number: 73626  
Craig A. Mundy, P.A.  
4927 Southfork Drive  
Lakeland, Florida 33813  
Telephone: (863) 647-3778  
Fax: (863) 647-4580  
E-Mail: caleb@mundylaw.com  
May 12, 19, 2023 23-00681K

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **23-CP-001133**  
Division Probate  
IN RE: ESTATE OF  
**BERNICE L. LAWRENCE,**  
Deceased.

The administration of the estate of Bernice L. Lawrence, deceased, whose date of death was February 10, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Court Probate Department 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

**Personal Representative:**  
**Jason Kral**  
250 Mirror Lake Drive North  
St. Petersburg, FL 33701  
Attorney for Personal Representative:  
Matthew D. Weidner  
E-Mail Addresses:  
service@mattweidnerlaw.com  
julia@mattweidnerlaw.com  
Florida Bar No. 0185957  
Weidner Law  
250 Mirror Lake Drive North  
St. Petersburg, FL 33701  
Telephone: 727-954-9752  
May 12, 19, 2023 23-00660K

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **2022CP0039230000XX**  
IN RE: ESTATE OF  
**ANNETTE DESSOURCES,**  
Deceased.

The administration of the estate of ANNETTE DESSOURCES, deceased, whose date of death was September 23, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, 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 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 May 12, 2023.

**TIWANDA TURNER,**  
**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  
May 12, 19, 2023 23-00661K

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: **532023CP0013980000XX**  
IN RE: ESTATE OF  
**WALTER MIZELL**  
aka  
**WALTER NATHANIEL MIZELL IV**  
Deceased.

The administration of the estate of WALTER MIZELL, deceased, whose date of death was April 1, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT 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 May 12, 2023.

**Caitlin Rounds**  
4887 Palm View Drive W.  
Mulberry, FL 33860  
Ruby C. Wake  
Attorney for Personal Representative  
Florida Bar Number: 0122265  
4812 Rambling River Road  
Brandon, FL 33511  
Telephone: (813) 252-8667  
E-Mail: rwake@wakelawllc.com  
May 12, 19, 2023 23-00666K

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
Case No. **2023CP0010180000XX**  
Division: Probate  
IN RE: ESTATE OF  
**FÉLIX ANDRÉ MERCADO CÁEZ**  
Deceased.

The administration of the Estate of Félix André Mercado Cáez, deceased, whose date of death was December 12, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

All 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 May 12, 2023.

**Personal Representative:**  
**Carolyn Caez Figueroa**  
Urb Rio Grande Estates Calle 31 FF58  
Rio Grande, Florida 00745-5058  
Attorney for Personal Representative:  
Daniel Medina, B.C.S.  
Florida Bar No. 0027553  
MEDINA LAW GROUP, P.A.  
402 South Kentucky Avenue, Suite 660  
Lakeland, FL 33801  
Telephone: (863) 682-9730  
Fax: (863) 616-9754  
E-Mail: dan@medinapa.com  
Secondary E-Mail:  
sam@medinapa.com  
May 12, 19, 2023 23-00667K

**FIRST INSERTION**  
Lake Dexter ERP Notice  
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 867542 from Mahaffey Associates Lake Dexter, LLC, 147 2nd Avenue South, St. Petersburg FL 33701. Application received: 04/21/2023. Proposed activity: residential. Project name: The Carlton of Lake Dexter. Project size: 21.96 Location: Section 2 Township 29 East, Range 26 South, in Polk County. Outstanding Florida Water: yes. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at [www.watermatters.org/permits/](http://www.watermatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at [www.watermatters.org](http://www.watermatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.  
May 12, 2023 23-00668K

**FIRST INSERTION**  
NOTICE OF SALE  
Affordable Self Storage of Bartow  
1515 Centennial Blvd.  
Bartow, FL 33830  
(863)533-5597  
Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.  
E14 Wesley Baldwin  
J10 Anthony Palazzolo  
Units will be listed on [www.storageauctions.com](http://www.storageauctions.com) Auction ends on May 29, 2023 @ 11:00 AM or after  
May 12, 19, 2023 23-00651K

**FIRST INSERTION**  
NOTICE UNDER FICTITIOUS  
NAME LAW  
Pursuant to F.S. §865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Jim Cooper Insurance, located at 4029 Dunmore Dr, in the City of Lake Wales, County of Polk, State of FL, 33859, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 8 of May, 2023.  
James Morton Cooper  
4029 Dunmore Dr  
Lake Wales, FL 33859  
May 12, 2023 23-00665K

**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 PASTOR'S AIDE SOCIETY OF POLK COUNTY FL : Located at PO Box 3681 : Polk County in the City of Winter Haven : Florida, 33885-3681 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Winter Haven Florida, this May day of 04, 2023  
BYRD CLIFFORD L  
May 12, 2023 23-00656K

**FIRST INSERTION**  
NOTICE OF SALE PURSUANT TO  
CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.: **53-2022-CA-001013**  
U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
BANC OF AMERICA FUNDING  
2008-FTI TRUST, MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2008-FTI,  
Plaintiff, vs.  
DEREK V PYLE AKA DEREK  
PYLE, et al,  
Defendant(s).  
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 13, 2023, and entered in Case No. 53-2022-CA-001013 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, as Trustee for Banc of America Funding 2008-FTI Trust, Mortgage Pass-Through Certificates, Series 2008-FTI, is the Plaintiff and Derek V. Pyle a/k/a Derek Pyle, Yolanda Pyle, Mortgage Electronic Registration Systems, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), Polk County, Florida at 10:00am EST on the May 30, 2023 the following described property as set forth in said Final Judgment of Foreclosure:  
LOTS 5 AND 6, BLOCK 33, CROOKED LAKE SUBDIVISION, AS PER PLAT BOOK 3, PAGES 28 AND 29, PUBLIC RECORDS OF POLK COUNTY,  
May 12, 19, 2023 23-00663K

**FIRST INSERTION**  
FLORIDA, TOGETHER WITH THAT PORTION OF THE STREET RIGHT-OF-WAY VACATED AND ABANDONED BY A RESOLUTION CLOSING ROAD DATED FEBRUARY 27, 1979, AND RECORDED IN OFFICIAL RECORD BOOK 1365, PAGE 622, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
A/K/A 1350 WARD LOOP RD BABSON PARK FL 33827  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated this 05 day of May, 2023.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
By: /s/ Charline Calhoun  
Florida Bar # 16141  
CT - 22-000328  
May 12, 19, 2023 23-00663K

**FIRST INSERTION**  
NOTICE UNDER FICTITIOUS  
NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES  
NOTICE IS HEREBY GIVEN that Juana O. Nuñez will engage in business under the fictitious name DESPIERTA, with a physical address 2651 Lantana LN 2651 Lantana LN Lakeland, FL 33801, with a mailing address 413 El Salvador Dr. 413 El Salvador Dr. Lakeland, FL 33801, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
May 12, 2023 23-00670K

**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 DAILY SUPPLY : Located at 3126 Fletcher Ave : Polk County in the City of Lakeland : Florida, 33803-7309 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lakeland Florida, this May day of 04, 2023  
SANCHEZ THOMAS M  
May 12, 2023 23-00655K

**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 UNIQUE ROOFERS : Located at 798 Barrister Dr : Polk County in the City of Auburndale : Florida, 33823-5430 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Auburndale Florida, this May day of 04, 2023  
OAKTREE CAPITAL HOLDINGS INC.  
May 12, 2023 23-00652K

**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 PLUS MAX FENCE : Located at 1500 W Highland St Lot 9 : Polk County in the City of Lakeland : Florida, 33381-2962 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lakeland Florida, this May day of 04, 2023  
TW DOGS, LLC  
May 12, 2023 23-00654K

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE  
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917.  
May 12, 19, 2023 23-00673K

**FIRST INSERTION**  
Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed. A Buyer Fee May Apply" at 10:00 AM June 12th 2023, STINGRAY CHEVROLET BARTOW, LLC 1475 W MAIN ST  
2011 CHEV 2GIWGS5EK0B1217559 \$3,042.26  
2006 GMC 1GDK7C1366F41810 \$4,712.71  
May 12, 2023 23-00673K

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE:  
AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE:  
AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

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AUDI LAKELAND  
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WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

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AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

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AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

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AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE:  
AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE:  
AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE:  
AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE:  
AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE:  
AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

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AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

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AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

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AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

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AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE:  
AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE:  
AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 2014 AUDI 5951.13  
May 12, 2023 23-00669K

**FIRST INSERTION**  
NOTICE OF PUBLIC SALE:  
AUDI LAKELAND  
Notice is hereby given that on 06/01/2023 at 10:00 AM the following vehicle(s) may be sold at public sale at 1215 GRIFFIN RD LAKELAND FL, 33805 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
WAICFAPP8EA061856 20



## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **53-2023-CP-001561-0000-XX**  
Division: Probate  
IN RE: ESTATE OF  
**BRENTON M. MAY,**  
Deceased

The administration of the Estate of Brenton M. May, deceased, whose date of death was February 11, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North 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 May 12, 2023.

## Personal Representative:

**Randy D. Harrison**  
5230 Lunn Road  
Lakeland, Florida 33811

Attorney for Personal Representative:  
Carol J. Wallace

Attorney for Petitioner  
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  
May 12, 19, 2023 23-00682K

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2023CP0012870000XX**  
IN RE: ESTATE OF  
**PORFIRIS PORFIRIADIS, II,**  
Deceased.

The administration of the estate of PORFIRIS PORFIRIADIS, II, deceased, whose date of death was January 20, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer #CC-4, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must 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 MAY 12, 2023.

## Personal Representative:

**LINDA K. PRATO**  
**c/o Klingbeil & Roberts, PA**  
341 Venice Avenue West  
Venice, Florida 34285

Attorney for Personal Representative:  
Gregory C. Roberts

Florida Bar Number: 0438782  
Klingbeil & Roberts, PA  
341 Venice Avenue West  
Venice, Florida 34285

Telephone: (941) 485-2900  
Fax: (941) 486-8565  
E-Mail: greg@k-rlaw.com

Secondary E-Mail:  
deanna@k-rlaw.com  
P:\PorfiriadisP\CreditorNOTPP.doc  
May 12, 19, 2023 23-00678K

## FIRST INSERTION

NOTICE OF SALE  
IN THE COUNTY COURT IN AND  
FOR POLK COUNTY, FLORIDA  
CIVIL ACTION  
Case #: **2022CC000609000000**  
Wells Fargo Bank, N.A.

Plaintiff, vs.-  
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; Melinda Kaye Waters a/ka Melinda K. Waters a/k/a Melinda Kaye Cope, as Guardian of Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CC000609000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on June 2, 2023, the following described property as set forth in said Final Judgment, to-wit:

PARCEL 1:  
THE WEST 132.0 FEET OF THE EAST 396.0 FEET, LESS THE SOUTH 316.0 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.  
AND  
PARCEL 2:  
THE NORTHWEST 1/4 OF THE

NORTHWEST 1/4 LESS MAINTAINED RIGHT OF WAY AND LESS THE WEST 450 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS LOTS 4 THRU 7 AND 9 AND ONE UNNUMBERED LOT OF AN UNRECORDED SUBDIVISION AND LESS THE EAST 150 FEET OF THE WEST 1250 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS CRESCENT RIDGE, AS RECORDED IN PLAT BOOK 77, PAGE 46-47 AND LESS 132 FEET OF THE EAST 396 FEET LESS THE SOUTH 316 FEET, ALL LOCATED IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAF-L534A78477AV21 AND VIN#: GAF-L534B78477AV21.

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 COURT ADMINISTRATOR, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770. Submitted By: ATTORNEY FOR PLAINTIFF:

LOGS LEGAL GROUP LLP  
2424 North Federal Highway,  
Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
20-323101 FCO1 WNI  
May 12, 19, 2023 23-00648K

## FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CASE NO.: **2022 CA 003034**  
**BAYVIEW LOAN SERVICING, LLC, n/k/a COMMUNITY LOAN SERVICING, LLC, a Delaware limited liability company, Plaintiff, v. CHRISTIAN ST. JOHN CONSULTING LLC, a Florida limited liability company, CHRISTIAN ST. JOHN, an Individual; et al., Defendants.**

Notice is hereby given that pursuant to the Summary Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, BAYVIEW LOAN SERVICING, LLC, n/k/a COMMUNITY LOAN SERVICING, LLC, Plaintiff; CHRISTIAN ST. JOHN CONSULTING LLC, CHRISTIAN ST. JOHN, UNKNOWN SPOUSE OF CHRISTIAN ST. JOHN, CITY OF MULBERRY, FLORIDA, JOHN DOE I and JANE DOE I, as Unknown Tenants; JOHN DOE II and JANE DOE II, as Unknown Tenants; JOHN DOE III and JANE DOE III, as Unknown Tenants; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants are Defendants. I will sell to the highest bidder for cash at 10:00 a.m. (Eastern/Standard Time) on the 16th day of June, 2023, online at www.polk.realforeclose.com on the following described property as set forth in the Summary Final Judgment, to-wit:

COMMENCE AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF FLORIDA STATE HIGHWAY 79, NOW STATE ROAD 60 AT ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, SAID POINT BEING APPROXIMATELY 420 FEET WEST AND 40 FEET SOUTH OF THE SOUTH-WEST CORNER OF SECTION 6, TOWNSHIP 30 SOUTH, RANGE 24 EAST; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST 1213.00 FEET TO THE POINT OF BEGINNING, BEING A POINT IN SAID NORTH RIGHT-OF-WAY LINE OF

THE SEABOARD COASTLINE RAILROAD; CONTINUE THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST ALONG SAID RAILROAD RIGHT-OF-WAY, 146.47 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST, 179.64 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FLORIDA STATE HIGHWAY 79, NOW STATE ROAD 60; THENCE IN AN EASTERLY DIRECTION WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF THE SAID FLORIDA STATE HIGHWAY 79, NOW STATE ROAD 60, A DISTANCE OF 151.64 FEET TO THE RIGHT-OF-WAY OF AN EXISTING DITCH; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY, 164.45 FEET TO THE POINT OF BEGINNING, ALL LYING IN POLK COUNTY, FLORIDA.

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

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

DATED: May 9, 2023  
KOPELOWITZ OSTROW  
FERGUSON WEISELBERG  
GILBERT  
Counsel for Plaintiff  
One West Las Olas Boulevard,  
Suite 500  
Ft. Lauderdale, Florida 33301  
Telephone No.: (954) 525-4100  
Facsimile No.: (954) 525-4300  
By: /s/ Jason Todd Corsover  
JASON TODD CORSOVER, ESQ.  
Fla. Bar No.: 189472  
corsover@kolawyers.com  
May 12, 19, 2023 23-00672K

## 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.

**2008CA-006258-0000-00**  
**THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS CWABS, INC. ASSET BACKED CERTIFICATES, SERIES 2007-9,**  
Plaintiff, vs.  
**Leland Charles Piester, et al.,**  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2008CA-006258-0000-00 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS CWABS, INC. ASSET BACKED CERTIFICATES, SERIES 2007-9 is the Plaintiff and Leland Charles Piester; THE UNKNOWN SPOUSE OF LELAND C. PIESTER; Derenda M Piester; Tenant #1; Tenant #2; Tenant #3; and Tenant #4 the name being fictitious to account for parties in possession are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 7th day of June, 2023, the following described property as set forth in said Final Judgment, to wit:

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

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

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

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

Dated this 9th day of May, 2023.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4766  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 321106  
File # 16-F00281  
May 12, 19, 2023 23-00679K

## FIRST INSERTION

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

**2020-CA-000156-0000-00**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIIA,**  
Plaintiff, vs.  
**AMOS AKINOLA; et al.,**  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 19, 2023 entered in Civil Case No. 2020-CA-000156-0000-00 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A is Plaintiff and AMOS AKINOLA; et al., are Defendant(s).

The Clerk, Stacey M. Butterfield, will sell to the highest bidder for cash, by electronic sale beginning at 10:00 A.M. on the prescribed date at www.polk.realforeclose.com on June 7, 2023 on the following described property as set forth in said Final Judgment, to wit:

LOT 99 RANDA RIDGE PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK 125, PAGES 26 THROUGH 29,

INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property address: 814 Dengar Street, Haines City, Florida 33844

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

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

DATED this 9th day of May, 2023.  
LAW OFFICES OF MANDEL, MANGANELLI & LEIDER, P.A.  
Attorneys for Plaintiff  
1900 N.W. Corporate Blvd., Ste. 305W  
Boca Raton, FL 33431  
Telephone: (561) 826-1740  
Email: service@mml-pa.com  
BY: /s/ Melissa Manganelli  
MELISA MANGANELLI, ESQ.  
FLORIDA BAR NO. 579688  
May 12, 19, 2023 23-00677K

## FIRST INSERTION

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

**2022CA-003849-0000-00**  
**BRADFORD EMMER, TRUSTEE, EQUITYMAX INC., PENSION PLAN**  
Plaintiff(s) vs.

**DORA AMENEIRO MARTINEZ A/K/A DORA MARTINEZ, ERNESTO MARTINEZ, AND THE UNKNOWN TENANT Defendant(s)**

Notice is hereby given that pursuant to a Final Judgment entered on MARCH 24, 2023 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

LOT 320, WILLIAM'S PRESERVE PHASE II-C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 170, PAGE 23, PUBLIC RECORDS OF POLK COUNTY, FLORIDA  
a/k/a 991 Benjamin Trail, Davenport, FL 33837

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 8th day of JUNE, 2023.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 4th day of May, 2023.  
STACY M. BUTTERFIELD, CPA  
Clerk of the Circuit Court  
Drawer CC-12, P. O. Box 9000  
Bartow, Florida 33831-9000  
(SEAL) By Lynnette Burke  
Deputy Clerk  
May 12, 19, 2023 23-00676K

## FIRST INSERTION

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

File No. **2023CP000617**  
Probate Division  
IN RE: ESTATE OF  
**TOMMY S. BURNETT,**  
Deceased

The administration of the estate of Tommy S. Burnett, deceased, whose date of death is December 6, 2022, is pending in the Tenth Circuit Court for Polk County, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830.

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

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with the 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

mands against decedent's estate must file their claims with this court WITHIN THREE (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 May 12, 2023.

## Petitioner:

**Tina Burnett**  
4525 Windee Ave  
Lakeland FL 33811

/s/ Cory L. Chandler  
CORY L. CHANDLER, ESQ.

Florida Bar No. 621552  
Spector Gadon Rosen Vinci LLP  
360 Central Avenue, Suite 1550  
St. Petersburg, Florida 33701  
727-896-4600

727-896-4604 (Facsimile)  
Primary: ehandler@sgrvllaw.com  
Second: dbenedek@sgrvllaw.com  
Tertiary: pleadings@sgrvllaw.com

May 12, 19, 2023 23-00649K

## 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 Puffy Tail Creations located at 3048 Cassidy Ln 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 1st day of May, 2023.

Ivana Cabrera  
May 12, 2023

23-00664K

OFFICIAL  
COURTHOUSE  
WEBSITES

manateeclerk.com hillsclerk.com  
sarasotaclerk.com pascoclerk.com  
charlotteclerk.com pinellasclerk.org  
leeclerk.org polkcountyclerk.net  
collierclerk.com myorangeclerk.com



What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.



## FIRST INSERTION

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

**532023CA000097000000**  
**HOUSE WAY SOLUTIONS, INC.,**  
**Plaintiff,**  
vs.  
**727 SADDLEWOOD BLVD. TRUST**  
**DATED 05/31/2022, et al.,**  
**Defendant(s).**  
TO: 727 SADDLEWOOD BLVD.  
TRUST DATED 05/31/2022  
Whose last known residence(s) is:  
3208 E. Colonial Dr., Orlando, FL  
32803  
102 Acorn Lane, Houston, MO 65483  
614 N 2nd Street, Houston, MO 65483  
ANTHONY DUANE LONG, AS  
TRUSTEE OF THE 727 SADDLE-  
WOOD BLVD. TRUST DATED  
05/31/2022

Whose last known residence(s) is:  
3208 E. Colonial Dr., Orlando, FL  
32803  
102 Acorn Lane, Houston, MO 65483  
614 N 2nd Street, Houston, MO 65483  
ANY AND ALL UNKNOWN BENEFICIARIES OF THE 727 SADDLE-  
WOOD BLVD. TRUST DATED  
05/31/2022

Whose last known residence(s) is:  
3208 E. Colonial Dr., Orlando, FL  
32803  
102 Acorn Lane, Houston, MO 65483  
614 N 2nd Street, Houston, MO 65483  
AND ANY AND ALL UNKNOWN  
PARTIES CLAIMING BY, THROUGH,  
UNDER AND 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 SPOUSE, HEIRS, HEIRS OF THE  
NAMED DEFENDANTS, DEVISEES,  
GRANTEES, BENEFICIARIES OR  
OTHER CLAIMANTS

Whose last known residence(s) is/are  
UNKNOWN  
YOU ARE HEREBY required to file  
your answer or written defenses, if any,  
in the above proceeding with the Clerk  
of this Court, and to serve a copy there-  
of upon Plaintiff's attorney, Damian G.  
Waldman, Esq., Law Offices of Damian G.  
Waldman, P.A., PO Box 5162, Largo,  
FL 33779, telephone (727) 538-4160,

facsimile (727) 240-4972, or email to  
service@dwaldmanlaw.com, within  
thirty (30) days of the first publication  
of this Notice or by June 12, 2023, the  
nature of this proceeding being a suit  
for foreclosure of mortgage against the  
following described property, to wit:

LOT 66, PHASE 1 SADDLE-  
WOOD ESTATES, ACCORD-  
ING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK  
93, PAGE(S) 37 THROUGH 40,  
OF THE PUBLIC RECORDS  
OF POLK COUNTY, FLORIDA.  
TOGETHER WITH 1998 MO-  
BILE HOME ID #FDGA8482  
PARCEL IDENTIFICATION  
NUMBER: 232612-000375-  
000660  
A/K/A 727 SADDLEWOOD  
BLVD., LAKELAND, FL 33809  
If you fail to file your response or an-  
swer, if any, in the above proceeding  
with the Clerk of this Court, and to  
serve a copy thereof upon the Plaintiff's  
attorney, Damian G. Waldman, Esq.,  
Law Offices of Damian G. Waldman,  
P.A., PO Box 5162, Largo, FL 33779,  
telephone (727) 538-4160, facsimile  
(727) 240-4972, or email to service@  
dwaldmanlaw.com, within thirty (30)  
days of the first publication of this No-  
tice, a default will be entered against  
you for the relief demanded in the Com-  
plaint or petition.

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

DATED at Polk County this day of  
May 05 2023.

Stacy M. Butterfield  
Clerk of the Circuit Court  
By /s/ Asuncion Nieves  
Deputy Clerk

Damian G. Waldman, Esq.,  
Law Offices of Damian G. Waldman,  
P.A.,  
PO Box 5162,  
Largo, FL 33779  
May 12, 19, 2023 23-00674K

## FIRST INSERTION

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

**53-2022-CA-002276**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS,**  
**DEVISEES, GRANTEEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES, OR**  
**OTHER CLAIMANTS CLAIMING**  
**BY, THROUGH, UNDER, OR**  
**AGAINST, WILHELMINA HINDS,**  
**DECEASED, et al,**  
**Defendant(s).**

TO: THE UNKNOWN HEIRS, DE-  
VISEES, GRANTEEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES,  
OR OTHER CLAIMANTS CLAIM-  
ING BY, THROUGH, UNDER, OR  
AGAINST, WILHELMINA HINDS,  
DECEASED

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

LOT 9, BLOCK 1000, POIN-  
CIANA NEIGHBORHOOD  
4 VILLAGE 7, ACCORDING  
TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
53, PAGE(S) 4 THROUGH 18,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF POLK COUNTY,  
FLORIDA.  
A/K/A 1711 PILCHARD DR

POINCIANA FL 34759

has been filed against you and you are  
required to file written defenses with  
the clerk of court and to serve a copy  
within 30 days after the first publica-  
tion of the Notice of Action, on Alber-  
telli Law, Plaintiff's attorney, whose  
address is P.O. Box 23028, Tampa, FL  
33623; otherwise, a default will be en-  
tered against you for the relief demand-  
ed in the Complaint or petition.

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

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

WITNESS my hand and the seal of  
this court on this 5th day of May, 2023.  
Default Date June 12, 2023

Stacy Butterfield  
Clerk of the Circuit Court  
(SEAL) By: Asuncion Nieves  
Deputy Clerk

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
NL - 22-004092  
May 12, 19, 2023 23-00675K

## FIRST INSERTION

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

CASE No.  
**2022CA000293000000**  
**NATIONSTAR MORTGAGE LLC**  
**D/B/A CHAMPION MORTGAGE**  
**COMPANY,**  
**Plaintiff, vs.**  
**LINDA ANN JESTER, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant  
to an Order or Final Judgment entered  
in Case No. 2022CA000293000000 of  
the Circuit Court of the 10th Judi-  
cial Circuit in and for Polk County,  
Florida, wherein, MORTGAGE AS-  
SETS MANAGEMENT, LLC, Plaintiff  
and LINDA ANN JESTER, et al., are  
Defendants. Stacy M. Butterfield, CPA,  
Clerk of the Circuit Court and Com-  
ptroller will sell to the highest bidder  
for cash at WWW.POLK.REALFORE-  
CLOSE.COM, at the hour of 10:00 AM,  
on the 9th day of June, 2023, the fol-  
lowing described property:

LOT 75, JAN PHYL VILLAGE  
UNIT 1, ACCORDING TO THE  
MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
36, PAGE 28 AND 29, OF THE  
PUBLIC RECORDS OF POLK  
COUNTY, FLORIDA.

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

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

DATED this 5th day of May, 2023.  
GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH,  
SUITE 700  
100 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
Telephone: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email 1: Jacob.Elberg@gmlaw.com  
Email 2: gmforeclosure@gmlaw.com  
By: /s/ Jacob C. Elberg  
Jacob C. Elberg, Esq.  
Florida Bar No. 1032316  
36615.0377 / JDeleon-Colonna  
May 12, 19, 2023 23-00659K

## FIRST INSERTION

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

**53-2022-CA-002747**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS,**  
**DEVISEES, GRANTEEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES, OR**  
**OTHER CLAIMANTS CLAIMING**  
**BY, THROUGH, UNDER, OR**  
**AGAINST, STEPHANIE RUIZ,**  
**DECEASED, et al,**  
**Defendant(s).**  
To: THE UNKNOWN HEIRS, DE-  
VISEES, GRANTEEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES,  
OR OTHER CLAIMANTS CLAIM-  
ING BY, THROUGH, UNDER, OR  
AGAINST, STEPHANIE RUIZ,  
DECEASED  
Last Known Address: Unknown  
Current Address: Unknown

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

LOT 4, BLOCK 66, POINCIANA  
CYPRESS POINT - 2, ACCORD-  
ING TO PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
59, PAGES 45 THROUGH 47,  
OF THE PUBLIC RECORDS  
OF POLK COUNTY, FLORIDA.  
A/K/A 711 DIVOT LN POINCI-  
ANA FL 34759

has been filed against you and you are  
required to file written defenses with  
the clerk of court and to serve a copy  
within 30 days after the first publica-  
tion of the Notice of Action, on Alber-  
telli Law, Plaintiff's attorney, whose  
address is P.O. Box 23028, Tampa, FL  
33623; otherwise, a default will be en-  
tered against you for the relief demand-  
ed in the Complaint or petition.

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

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

WITNESS my hand and the seal of  
this court on this 5th day of May, 2023.  
Default Date: June 12, 2023

Stacy Butterfield  
Clerk of the Circuit Court  
(SEAL) By: Asuncion Nieves  
Deputy Clerk

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
NL - 22-007606  
May 12, 19, 2023 23-00671K

## FIRST INSERTION

**NOTICE OF DEFAULT AND**  
**INTENT TO FORECLOSE**  
**November 21, 2022**

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

TIMESHARE PLAN: ORLANDO  
BREEZE RESORT

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

**Contract Number:** 6527706 --  
ALBERT DE FRANCE EDNEY  
A/K/A ALBERT DE FRANCE  
EDNEY I and TERESA LE-  
NORA EDNEY, ("Owner(s)"),  
123 BLACK LANTERN TRL,  
SAINT PETERS, MO 63376 and  
431 PARKSHIRE PLACE DR,  
DARDENNE PRAIRIE, MO  
63368, Week 13 in Unit No. 0404  
/ Unit Type: AMBASSADOR  
/ Fractional Interest 1.923% /  
Principal Balance: \$22,610.69 /  
Mtg Doc #2017216776

You have the right to cure the default  
by paying the full amount set forth  
above plus per diem as accrued to the

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

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

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

Pursuant to the Fair Debt Collection  
Practices Act, it is required that we state  
the following: THIS IS AN ATTEMPT  
TO COLLECT A DEBT AND ANY IN-  
FORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee,  
801 Northpoint Parkway, Suite 64,  
West Palm Beach, FL 33407  
May 12, 19, 2023 23-00680K

## FIRST INSERTION

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

CASE NO.: 2022-CA-000033  
**PENNYMAC LOAN SERVICES,**  
**LLC,**  
**Plaintiff, v.**  
**UNKNOWN PERSONAL**  
**REPRESENTATIVE OF**  
**THE ESTATE OF ANGEL L.**  
**GUADALUPE FONSECA, et al.,**  
**Defendants.**

NOTICE is hereby given that Stacy M.  
Butterfield, Clerk of the Circuit Court  
of Polk County, Florida, will on May 30,  
2023, at 10:00 a.m. ET, via the online  
auction site at www.polk.realforeclose.  
com in accordance with Chapter 45,  
F.S., offer for sale and sell to the highest  
and best bidder for cash, the following  
described property situated in Polk  
County, Florida, to wit:

Lot 40, Randa Ridge Phase 1, a  
subdivision according to the plat  
thereof recorded in Plat Book 125,  
Pages 26 through 29, inclusive, of  
the Public Records of Polk County,  
Florida.  
Property Address: 1049 Ronlin St,  
Haines City, FL 33844  
pursuant to the Final Judgment of  
Foreclosure entered in a case pending  
in said Court, the style and case number  
of which is set forth above.

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 the sale is set aside for any reason,  
the Purchaser at the sale shall be en-  
titled only to a return of the deposit paid.  
The Purchaser shall have no further re-  
course against the Mortgagor, the Mort-  
gagee or the Mortgagee's attorney.

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

SUBMITTED on this 5th day of May,  
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  
May 12, 19, 2023 23-00658K

## 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  
KLAILY : Located at 1203 Amazon Dr  
: Polk County in the City of Poinciana :

Florida, 34759-5014 intends to register  
the said name with the Division of Cor-  
porations of the Florida Department of  
State, Tallahassee, Florida.

Dated at Poinciana Florida, this May  
day of 04, 2023  
NGUYEN MINH CHAU VU  
May 12, 2023 23-00657K

## SUBSEQUENT INSERTIONS

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **23-CP-000964**  
Division Probate  
IN RE: ESTATE OF  
**LORETTA VIOLA DE MATTEIS**  
a.k.a. **LORETTA V. DEMATTEIS**  
**Deceased.**

The administration of the Estate of  
Loretta Viola De Matteis a.k.a. Lo-  
retta V. DeMatteis, deceased, whose  
date of death was December 21,  
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 Rep-  
resentative and the Personal Rep-  
resentative's attorney are set forth  
below.

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

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

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

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

The date of first publication of this  
notice is May 5, 2023.

**Personal Representative:**

**Delia Tucci**  
314 Palo Alto Place  
Kissimmee, Florida 34759  
Attorney for Personal Representative:  
Daniel S. Henderson  
E-mail Addresses:  
dan@hendersonsachs.com,  
michael@hendersonsachs.com  
Florida Bar No. 725021  
Henderson Sachs, PA  
8240 Exchange Drive  
Ste. C6  
Orlando, Florida 32809  
Telephone: (407) 850-2500  
May 5, 12, 2023 23-00633K

## SECOND INSERTION

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

CASE NO. **53-2022-CA-002725**  
**PLANET HOME LENDING, LLC,**  
**Plaintiff, vs.**  
**JOSE BUENAVENTURA GUZMAN**  
**MARTINEZ AND JENNIFER**  
**NICOLE VIRELLA RIVERA, et al.**  
**Defendant(s).**

TO: JOSE BUENAVENTURA GUZ-  
MAN MARTINEZ and UNKNOWN  
SPOUSE OF JOSE BUENAVENTURA  
GUZMAN MARTINEZ and JENNI-  
FER NICOLE VIRELLA RIVERA and  
UNKNOWN SPOUSE OF JENNIFER  
NICOLE VIRELLA RIVERA,  
whose residence is unknown and all  
parties having or claiming to have any  
right, title or interest in the property  
described in the mortgage being fore-  
closed herein.

YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on the  
following property:

LOT 179, CHANLER RIDGE  
PHASE 2, A REPLAT, ACCORD-  
ING TO THE PLAT AS RECORD-  
ED IN PLAT BOOK 138, PAGES  
46 THROUGH 49, OF THE PUB-  
LIC RECORDS OF POLK COUN-  
TY, FLORIDA.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on counsel for  
Plaintiff, whose address is 6409 Con-  
gress Avenue, Suite 100, Boca Raton,  
Florida 33487 on or before June 05,

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: **2023CP001415**  
IN RE: ESTATE OF SYLVIA ANN  
NEWMARKER,  
**Deceased.**

The administration of the estate of  
SYLVIA ANN NEWMARKER, deceased,  
whose date of death was March 3, 2023,  
is pending in the Circuit Court for Polk  
County, Florida, Probate Division, the  
address of which is Post Office Box  
9000, Drawer CC-4, Bartow, FL 33831.  
The names and addresses of the per-  
sonal representative and the personal  
representative's attorney are set forth  
below.

All creditors of the Decedent and  
other persons having claims or dem-  
ands 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  
FIRST PUBLICATION OF THIS NO-  
TICE 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 dem-  
ands against Decedent's estate must  
file their claims with this Court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH IN  
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 May 5, 2023.

**Personal Representative**  
**MARK NEWMARKER**

Attorney for Personal Representative  
BENJAMIN W. HARDIN, JR.,  
ESQUIRE  
Florida Bar No.: 0500763  
JULIE LANDRIGAN BALL,  
ESQUIRE  
Florida Bar No.: 0768731  
MATTIE HARDIN TONDREAULT,  
ESQUIRE  
Florida Bar No.: 118242  
BENJAMIN W. HARDIN III,  
ESQUIRE  
Florida Bar No.: 1018041  
Post Office Box 3604  
Lakeland, Florida 33802-3604  
Telephone: 863-688-5200  
Facsimile: 863-686-0777  
Primary Email:  
service@hardinpalaw.com  
May 5, 12, 2023 23-00625K

2023 (30 days from Date of First Publi-  
cation of this Notice) and file the origi-  
nal with the clerk of this court either  
before service on Plaintiff's attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the complaint 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 Admin-  
istrator, 255 N. Broadway Avenue, Bar-  
tow, Florida 33830, (863) 534-4686,  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711.

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

WITNESS my hand and the seal of  
this Court at County, Florida, this 26  
day of April, 2023.



## SECOND INSERTION

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

**CASE NO. 2022CA001522000000**  
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-1,  
**Plaintiff, vs.**  
**BRIAN SCOTT HUNTER; STATE OF FLORIDA; CLERK OF COURT, POLK COUNTY, FLORIDA; CITY OF LAKELAND, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure and Re-Establishment of Lost Note dated April 24, 2023 entered in Civil Case No. 2022CA001522000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-1 is Plaintiff and BRIAN SCOTT HUNTER, et al, are Defendants. The Clerk, STACY M. BUTTERFIELD, CPA, shall sell to the highest and best bidder for cash at Polk County's On-Line Public Auction website: <https://www.polk.realforeclose.com>, at 10:00 AM on May 23, 2023, in accordance with Chapter 45, Florida Statutes, the following described property located in POLK County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure

and Re-Establishment of Lost Note, to-wit:

LOT 6, BLOCK 3, MARLER MANOR FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 13, 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. 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. /s/ Todd C. Drosky  
Todd C. Drosky, Esq.  
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP  
One East Broward Boulevard, Suite 1111  
Fort Lauderdale, Florida 33301  
Telephone: (954) 522-3233 |  
Fax: (954) 200-7770  
FL Bar #: 54811  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
fleservice@flwlaw.com  
04-078973-F02  
May 5, 12, 2023 23-00620K

## SECOND 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. 2022CA0004640000**  
LAKEVIEW LOAN SERVICING, LLC,  
**Plaintiff, vs.**  
**JOSEPH HAMPTON A/K/A JOSEPH NATHANIEL HAMPTON, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 24, 2023 in Civil Case No. 2022CA0004640000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JOSEPH HAMPTON A/K/A JOSEPH NATHANIEL HAMPTON, 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](http://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 9, Peace River Development, according to the plat thereof as recorded in Plat Book 78, Page 44, 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  
7177115  
18-01431-3  
May 5, 12, 2023 23-00642K

## 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. 2022CA0005890000LK**  
MORTGAGE ASSETS MANAGEMENT, LLC,  
**Plaintiff, vs.**  
**OLIVIA RUSENSTROM, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 30, 2023, and entered in 2022CA0005890000LK of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and OLIVIA RUSENSTROM; UNKNOWN SPOUSE OF OLIVIA RUSENSTROM; THE 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](http://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:

THE SOUTH 250 FEET OF U.S. GOVERNMENT LOT 2, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 31 SOUTH, RANGE 27 EAST, LYING EAST OF THE RIGHT OF WAY OF U.S. HIGHWAY 27, LYING AND BEING IN POLK

COUNTY, FLORIDA.  
Property Address: 10103 HIGHWAY 27, FROSTPROOF, FL 33843

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

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 26 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  
21-147374 - NaC  
May 5, 12, 2023 23-00619K

## SECOND INSERTION

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

**CASE NO.: 2022-CA-002422**  
PENNYMAC LOAN SERVICES, LLC,  
**Plaintiff, v.**  
**IRVING RUNDLE, et al., Defendants.**

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on June 6, 2023, at 10:00 a.m. ET, via the online auction site at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to-wit:

Lot 219, HIGHLAND MEADOWS PHASE III, a subdivision according to the plat thereof recorded in Plat Book 160, Pages 25 through 31, in the Public Records of Polk County, Florida.  
Property Address: 2550 Sanderling St, Haines City, FL 33844

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 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 much 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 1st day of May, 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  
May 5, 12, 2023 23-00621K

## SECOND INSERTION

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

**CASE NO. 2022CA002752000000**  
COLONIAL SAVINGS, F.A.,  
**Plaintiff, vs.**  
**JESSE HILL; MICHELLE N. KARNES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 13, 2023 and entered in Case No. 2022CA002752000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein COLONIAL SAVINGS, F.A. is Plaintiff and JESSE HILL; MICHELLE N. KARNES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on May 30, 2023, the following described property as set forth in said Final Judgment, to-wit:

BEING A PARCEL IN A TRACT OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 23 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 23 EAST, AND RUNNING NORTH ALONG THE HALF SECTION LINE A DISTANCE OF

150 FEET, THENCE EAST 118 FEET, THENCE SOUTH 150 FEET, THENCE WEST 118 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT A STRIP OF LAND 18 FEET WIDE ALONG THE WEST SIDE WHICH IS RESERVED FOR ONE SIDE OF A PUBLIC ROAD, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No.1-21.5. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, Phone No. (863) 534-4686 at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated this 2nd day of May 2023.  
/s/ Marc Granger  
Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 22-00484 COL  
V6.20190626  
May 5, 12, 2023 23-00644K

## SECOND INSERTION

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

**CASE No. 2022CA003515000000**  
PRIMARY RESIDENTIAL MORTGAGE, INC.,  
**PLAINTIFF, VS.**

**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF DEVIN ROBERT HENKEL A/K/A DEVIN GILLEY (DECEASED), ET AL. DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 19, 2023 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on June 20, 2023, at 10:00 AM, at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) for the following described property:

LOT 4, BLOCK 12, THE GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 29, 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. 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. Tromberg, Morris & Poulin, PLLC  
Attorney for Plaintiff  
1515 South Federal Highway,  
Suite 100  
Boca Raton, FL 33432  
Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email: eservice@tmppllc.com  
By: /s/ Kyle Melanson  
Kyle Melanson, Esq.  
FBN 1017909  
Our Case #: 22-001357-FNMA-F|2022CA003515000000|PRMI  
May 5, 12, 2022 23-00631K

## SECOND INSERTION

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

**CASE No. 532022CA000084000000**  
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST ABI,  
**PLAINTIFF, VS.**  
**HOLLIE S. BRYANT, ET AL. DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 21, 2023 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on June 20, 2023, at 10:00 AM, at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) for the following described property:

THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 27 S, RANGE 23 E, 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. 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. Tromberg, Morris & Poulin, PLLC  
Attorney for Plaintiff  
1515 South Federal Highway, Suite 100  
Boca Raton, FL 33432  
Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email: eservice@tmppllc.com  
By: /s/ Kyle Melanson  
Kyle Melanson, Esq.  
FBN 1017909  
Our Case #: 21-000496-REV-FHA-F|532022CA000084000000|PHH  
May 5, 12, 2023 23-00630K

## SECOND 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. 2022CA001200000000**  
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CMALT REMIC 2006-A7 - REMIC PASS-THROUGH CERTIFICATES. SERIES 2006-A7,  
**Plaintiff, vs.**  
**AARON CHANDLER A/K/A A. CHANDLER, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 17, 2023 in Civil Case No. 2022CA001200000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CMALT REMIC 2006-A7 - REMIC PASS-THROUGH CERTIFICATES. SERIES 2006-A7 is Plaintiff and AARON CHANDLER A/K/A A. CHANDLER, 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](http://www.polk.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 1st day of June, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

UNIT 14-B (R), THE BLUFFS OF CHRISTINA V, A CONDOMINIUM ACCORDING TO

THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1704, PAGE 1714, AND CONDOMINIUM PLAT BOOK 2, PAGES 64 THROUGH 66, AND ANY AMENDMENTS MADE THERETO, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO.

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  
7177137  
20-01071-4  
May 5, 12, 2023 23-00643K

## SECOND INSERTION

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

**CASE NO.: 2022CA000198000000**  
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3,  
**Plaintiff, VS.**  
**THOMAS E. THOMPSON; UNKNOWN SPOUSE OF THOMAS E. THOMPSON; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment. Final Judgment was awarded on April 17, 2023 in Civil Case No. 2022CA000198000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 is the Plaintiff, and THOMAS E. THOMPSON; UNKNOWN SPOUSE OF THOMAS E. THOMPSON; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) on May 23, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE WEST 456.0 FEET OF THE EAST 912.0 FEET OF THE SOUTH 527.63 FEET OF THE SE-1/4 OF THE SE-1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 24 EAST, TOGETHER WITH AN EXCLUSIVE EASEMENT FOR

INGRESS AND EGRESS AND POWER TRANSMISSION LINES ALONG THE NORTH 50 FEET OF THE EAST 456.0 FEET OF THE SOUTH 527.63 FEET OF THE SE-1/4 OF SE-1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 24 EAST, SUBJECT TO ROAD RIGHT-OF-WAY FOR MOORE ROAD OFF THE EAST 40 FEET THEREOF. THIS EASEMENT IS TO RUN WITH THE LAND TOGETHER WITH 1999 FLEETWOOD MOBILE HOME ID # GAFLW07A43630W521

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

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

Dated this 1 day of May, 2023.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
Digitally signed by Zachary Ullman  
Date: 2023-05-01 10:09:33  
Zachary U. Ullman Esq  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1012-3557B  
May 5, 12, 2023 23-00632K

**PUBLISH YOUR LEGAL NOTICE**

Call **941-906-9386**

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

and select the appropriate County name from the menu option.

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

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

05/23/23



## 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. 2022CA002073000000  
Land Home Financial Services, Inc., Plaintiff, vs.  
John Colston Thomas, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA002073000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Land Home Financial Services, Inc. is the Plaintiff and John Colston Thomas; Charles Cove Homeowners Association, Inc.; National Homebuyers Fund, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 9th day of June, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 130, LAKE CHARLES RESORT PHASE 1A, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 175, PAGES 5 THROUGH 10, OF THE

## PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 26th day of April, 2023.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4766  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
Case No. 2022CA002073000000  
File # 22-F00300  
May 5, 12, 2023 23-00611K

## SECOND INSERTION

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

532022CA002232000000  
MIDFIRST BANK  
Plaintiff, v.  
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DAVID J. MONIZ, DECEASED; ELAINE M. MONIZ; RACHEL E. MONIZ A/K/A RACHEL MONIZ OLIVEIRA; UNKNOWN TENANT 1; UNKNOWN TENANT 2;  
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 04, 2023, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

THE NORTH ONE HALF (N1/2) OF THE FOLLOWING DESCRIBED PROPERTY: PARCEL #43 OF WEST INDIAN LAKE HEIGHTS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF U.S. GOVERNMENT LOT #3 AND THE CENTER OF SECTION 5, TOWNSHIP 31 SOUTH, RANGE 29 EAST, POLK COUNTY, FLORIDA; THENCE DUE SOUTH ALONG THE HALF SECTION LINE 66 FEET; THENCE SOUTH 89°34'30" EAST 345 FEET TO A POINT IN THE SOUTH LINE OF A COUNTY ROAD, SAID POINT BEING ALSO IN THE CENTER LINE OF 50 FOOT STREET RUNNING SOUTH; THENCE DUE SOUTH 358.74 FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH 120 FEET; THENCE DUE WEST 170 FEET; THENCE DUE

NORTH 120 FEET; THENCE DUE EAST 170 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT A STRIP OF GROUND 25 FEET WIDE OFF THE EAST SIDE OF THE ABOVE DESCRIBED PARCEL FOR ROADWAY PURPOSE AND A STRIP OF GROUND 25 FEET WIDE OFF THE WEST SIDE OF THE ABOVE DESCRIBED PARCEL FOR WATERWAY PURPOSES.

a/k/a 5030 PINEAPPLE ST, LAKE WALES, FL 33898-7233  
at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on June 06, 2023 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 25th day of April, 2023.  
eXL Legal, PLLC  
Designated Email Address:  
efilling@exllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Isabel López Rivera  
Isabel López Rivera  
FL Bar: 1015906  
1000007981  
May 5, 12, 2023 23-00610K

## SECOND INSERTION

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

Case No.: 2023CA-004054-0000-00  
FAMILY MORTGAGES, LLC, a Florida limited liability company, Plaintiffs, -vs-  
The unknown spouses, heirs, devisees, grantees, creditors or other parties claiming by, through, under, or against ALICE C. LAMB, deceased; and UNKNOWN TENANTS.  
Defendants.

TO: ALICE C. LAMB, deceased, and all other parties by, through, under or against her and all unknown natural persons, if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees and grantors and other parties claiming by, through or under those unknown persons and any respective unknown assigns, successors in interest, trustees or other persons claiming by, through, under or against any of the Defendants.

YOU ARE NOTIFIED THAT an action seeking to foreclose your interest in and to the following property in Polk County, Florida:

The E 25 ft of Lot 20 of SEKULICH SUBDIVISION, according to the map or plat thereof recorded in Plat Book 34, Page 8, Public Records of Polk County, Florida.  
Parcel ID#: 172926-689800-000201  
AND  
Lot 21 of SEKULICH SUBDIVISION, according to map or plat thereof recorded in Plat Book 34, page 8, public records of Polk

County, Florida.  
Parcel ID#: 172926-689800-000210

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Abel A. Putnam, Plaintiff's attorney, whose address is P.O. Box 3545, Lakeland, Florida 33802-3545, aapservice@putnam.com, within thirty (30) days of the first publication of this Notice of Action 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.

DATED: 4/26/2023.  
Default Date: 06/05/2023  
STACY M. BUTTERFIELD  
Clerk of Court  
(SEAL) By: /s/ Tamika Joiner  
Deputy Clerk  
P.O. Box 9000, Drawer CC-2  
Bartow, Florida 33831-9000  
AND  
Abel A. Putnam  
Plaintiff's attorney  
P.O. Box 3545  
Lakeland, Florida 33802-3545  
May 5, 12, 2023 23-00647K

## SECOND INSERTION

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

CASE NO. 53-2022-CA-003252  
WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2003-FFHI ASSET BACKED CERTIFICATES, SERIES 2003-FFHI,  
Plaintiff, vs.  
GARY W. HAMRICK, et. al.  
Defendant(s),

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

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 10, BLOCK 2, HIGHWAY ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before June 8, 2023 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this day of 05/02/2023.

STACY M. BUTTERFIELD  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: /s/ Lori Armijo  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
22-060155  
May 5, 12, 2023 23-00641K

## SECOND INSERTION

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

CASE NO.:  
2022CA-003312-0000-00  
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.  
RODNEY FRATICELLI OCASIO; FLORIDA HOUSING FINANCE CORPORATION; WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Cancel and Reschedule Foreclosure Sale dated the 18th day of April 2023, and entered in Case No. 2022CA-003312-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and RODNEY FRATICELLI OCASIO FLORIDA HOUSING FINANCE CORPORATION WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants, STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 23rd day of May 2023 the following described property as set forth in said Final Judgment, to wit:

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

## RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 26th day of April 2023.  
By: /s/ Lindsay Maisonet, Esq.  
Lindsay Maisonet, Esq.  
Florida Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
P.O. Box 771270  
Coral Springs, FL 33077  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
22-01705  
May 5, 12, 2023 23-00609K

## SECOND INSERTION

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

CASE NO.:  
2023CA-000685-0000-00  
TOWNE MORTGAGE COMPANY, Plaintiff, vs.  
TANIA J. CRUZ MUNOZ, et al., Defendants.

TO: TANIA J. CRUZ MUNOZ  
Last Known Address: 819 NW 26TH STREET, WINTER HAVEN, FL 33881  
Current Residence Unknown

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

THE SOUTH 40 FEET OF LOT 132, ALL OF LOT 133, AND THE NORTH 25 FEET OF LOT 134, INWOOD-NO. 1 AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 40-A THROUGH 40-C, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before 05/30/2023, a date at least thirty (30) days after the first publication of

this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 20 day of April, 2023.

STACY M. BUTTERFIELD, CPA  
As Clerk of the Court  
(SEAL) By Tamika Joiner  
As Deputy Clerk  
De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
P.O. BOX 771270,  
CORAL SPRINGS, FL 33077  
23-00397  
May 5, 12, 2023 23-00618K

## SECOND INSERTION

## NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT, IN AND FOR POLK, FLORIDA.

CASE No.  
2023CA-000344-0000-00  
REVERSE MORTGAGE FUNDING LLC,  
Plaintiff vs.  
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER WILLIAMS, DECEASED, et al.,  
Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER WILLIAMS, DECEASED  
23 TANGEOLE DR  
HAINES CITY, FL 33844  
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 23, VILLAGE ESTATES UNIT NUMBER TWO, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

ten defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before June 02, 2023; 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.

WITNESS MY HAND AND SEAL OF SAID COURT on this 25 day of April, 2023.

Stacy M. Butterfield  
As Clerk of said Court  
By: /s/ Tamika Joiner  
As Deputy Clerk  
Greenspoon Marder, LLP,  
Default Department,  
Attorneys for Plaintiff,  
Trade Centre South, Suite 700,  
100 West Cypress Creek Road,  
Fort Lauderdale, FL 33309  
(954) 491-1120;  
gmforeclosure@gmlaw.com  
(22-000677-01)  
May 5, 12, 2023 23-00637K

## SECOND INSERTION

## RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION

CASE NO. 53 2019 CA 000162  
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-42, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-42,  
Plaintiff, vs.  
COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN SPOUSE OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; VALERIE G. STEPHENS; MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE 7 ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 7, 2023 and an Order Resetting Sale dated April 26, 2023 and entered in Case No. 53 2019 CA 000162 of the Circuit Court in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-42, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-42 is Plaintiff and COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN SPOUSE OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; VALERIE G. STEPHENS; MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE 7 ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 7, 2023 and an Order Resetting Sale dated April 26, 2023 and entered in Case No. 53 2019 CA 000162 of the Circuit Court in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-42, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-42 is Plaintiff and COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN SPOUSE OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; VALERIE G. STEPHENS; MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE 7 ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 7, 2023 and an Order Resetting Sale dated April 26, 2023 and entered in Case No. 53 2019 CA 000162 of the Circuit Court in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-42, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-42 is Plaintiff and COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN SPOUSE OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; VALERIE G. STEPHENS; MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE 7 ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

DATED 5/2/23.  
By: /s/ Jeffrey M. Seiden, Esq.  
Jeffrey M. Seiden  
Florida Bar No.: 57189  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: ansners@dallegal.com  
1496-178381 / SM2  
May 5, 12, 2023 23-00645K



## 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.



## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 532023CP0009860000XX  
Division: 14  
IN RE: ESTATE OF  
RONALD CAPOREALE,  
Deceased.

The administration of the estate of RONALD CAPOREALE, deceased, whose date of death was November 8, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representatives and the personal representatives' 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 May 5, 2023.

/s/ Danielle A. Carter  
DANIELLE A. CARTER  
Co-Personal Representative  
1024 Orchard Avenue  
Rummede, NJ 08078  
/s/ Antoinette C. Caporale  
ANTOINETTE COURTNEY  
CAPOREALE  
Co-Personal Representative  
500 Chews Landing Road  
Apt. 606  
Lindenwood, NJ 08021

/s/ Andrea C. D'Addario  
Andrea C. D'Addario, Esq.  
Attorney for Personal Representatives  
Florida Bar Number: 27662  
D'ADDARIO LAW, P.L.  
13860 Wellington Trace, Suite 38-213  
Wellington, FL 33414  
Telephone: (561) 362-2366  
Fax: (561) 362-2367  
E-Mail: andrea@daddario-law.com  
May 5, 12, 2023 23-00614K

## SECOND INSERTION

NOTICE TO CREDITORS  
The administration of the Estate of Louise C. Heist, deceased, whose date of death was August 26, 2020, File Number 53-2023-CP-001298-0000-XX is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 May 5, 2023.

/s/ Yasmin Corchado  
Personal Representative:  
Sally Ann Heist  
4730 Hamilton Blvd.  
Allentown, PA 18106  
Attorney for Personal Representative:  
Stephen W. Wiener, Esq.  
Florida Bar No. 399272  
1615 Forum Place, Suite 3A  
West Palm Beach, FL 33401  
Email: sww@wienerlaw.com  
May 5, 12, 2023 23-00624K

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
PROBATE FILE NO.  
53-2023-CP-001154-0000-XX  
IN RE: Estate of  
CIVITA LITTMANN,  
Deceased.

The administration of the estate of Civita Littmann, deceased, whose date of death was February 15, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL. 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 May 5, 2023.

Personal Representative:  
/s/ Arthur Littmann  
Arthur Littmann  
3320 Delray Bay Drive, Delray Beach,  
Florida 33483  
Attorney for Personal Representative:  
/s/ Amy L. Phillips  
AMY L. PHILLIPS  
Attorney for Petitioner  
Florida Bar No. 91682  
P.O. Box 4397  
Winter Haven, FL 33885  
(863) 268-8292  
amy@amyphillipspllc.com  
May 5, 12, 2023 23-00615K

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE 10th CIRCUIT COURT  
FOR POLK COUNTY, FL  
Case # 2023-CP-001002  
IN RE: ESTATE OF  
MYRNA MABEL RAMIREZ  
Deceased.

The administration of the estate of MYRNA MABEL RAMIREZ, deceased, whose date of death was December 27, 2022, File Number 2023-CP-001002, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is POLK COUNTY COURT, P.O. Box 9000, Drawer CC4, Bartow, Florida, 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 5, 2023.

/s/ Silvia S. Ibanez  
SILVIA S. IBANEZ, ESQ.  
Attorney for Personal Representative:  
Florida Bar No. 375772  
3956 Town Center Blvd,  
#196  
Orlando, Florida 32837  
Telephone: (407) 846-9449  
silvia.ibanez@ibanezlaw.com  
May 5, 12, 2023 23-00638K

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2023CP0013960000  
Division Probate  
IN RE: ESTATE OF  
TORE YTTERDAL  
Deceased.

The administration of the estate of Tore Ytterdal, deceased, whose date of death was May 1, 2022, is pending in the Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 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 May 5, 2023.

Personal Representative:  
/s/ Marites Ytterdal  
Marites Ytterdal  
Lillekerveien 37A  
Oslo, 0284 Norway  
Attorney for Personal Representative:  
/s/ Tracy Wynter  
Tracy Wynter  
Attorney for Personal Representative  
Florida Bar Number: 0021348  
109 Ambersweet Way, Suite 505  
Davenport, FL 33897  
Telephone: (863) 353-6897  
Fax: (863) 353-6866  
E-Mail: Tracy@TracyWynterLaw.com  
May 5, 12, 2023 23-00634K

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 2023-967-CP  
IN RE: ESTATE OF  
WILLIAM L. PALMER  
Deceased.

The administration of the estate of William L. Palmer, deceased, whose date of death was January 23, 2023, File Number 2023-967-CP, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, CC-4, Bartow, Florida 33831. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims within 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 SO 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 May 5, 2023.

Personal Representative:  
Steven L. Palmer  
1222 Falling Brook Circle  
Louisville, Ohio 44641  
Attorney for Personal Representative:  
Anthony J. Dimora, Esq.  
Florida Bar Number: 0092347  
Woodward, Pires & Lombardo, P.A.  
606 Bald Eagle Drive, Suite 500  
Marco Island, Florida 34145  
Telephone Number: (239) 394-5161  
adimora@wpl-legal.com  
May 5, 12, 2023 23-00623K

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No. 2022-CP-00256  
In Re: ESTATE OF:  
KATHLEEN R. KENNEDY  
Deceased.

The administration of the estate of KATHLEEN R. KENNEDY, deceased, whose date of death was December 28, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830, file Number 2022-CP-00256. 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 May 5, 2023.

Personal Representative:  
Susan Hatch  
11155 Reynolds Road  
Utica, OH 43080  
Attorney for Personal Representative:  
/s/ Dawn Ellis, Esq.  
Attorney for Personal Representative  
E-mail Address:  
Dawn@MyFloridaProbate.com  
Florida Bar Number: 091979  
My Florida Probate, PA  
Dawn Ellis, Esq., for the firm  
PO Box 952  
Floral City, FL 344360952  
(352) 7265444  
May 5, 12, 2023 23-00646K

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-001357  
Division PROBATE  
IN RE: ESTATE OF  
MICHAEL WICK AKA  
MICHAEL WICK, JR.  
Deceased.

The administration of the estate of MICHAEL WICK AKA MICHAEL WICK, JR., deceased, whose date of death was March 14, 2023, 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

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.: 2023CP0011600000XX  
IN RE: ESTATE OF  
RICHARD EUGENE HOAR,  
Deceased.

The administration of the estate of Richard Eugene Hoar, deceased, whose date of death was December 21, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-1, P.O. Box 9000, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 May 5, 2023.

Personal Representative:  
Nicholas Perry  
51 Clemens Ave.  
Trumbull, CT 06611  
Attorney for Personal Representative:  
Joshua M. Sachs, Esq.  
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  
May 5, 12, 2023 23-00626K

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-1068  
Division Probate  
IN RE: ESTATE OF  
PATRICIA PERRY  
Deceased.

The administration of the Estate of Patricia Perry, deceased, whose date of death was October 27, 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 May 5, 2023.

Personal Representative:  
Nicholas Perry  
51 Clemens Ave.  
Trumbull, CT 06611  
Attorney for Personal Representative:  
Joshua M. Sachs, Esq.  
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  
May 5, 12, 2023 23-00626K

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-001241  
Division PROBATE  
IN RE: ESTATE OF  
XAVIER ZARAGOZA  
Deceased.

The administration of the estate of XAVIER ZARAGOZA, deceased, whose date of death was January 29, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 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 May 5, 2023.

Personal Representative:  
DocuSigned by:  
/s/ Robert E. Zaragoza  
ROBERT E. ZARAGOZA  
1681 Jade Moon Lane  
Beaumont, California 92223  
Attorney for Personal Representative:  
DocuSigned by:  
/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  
May 5, 12, 2023 23-00639K

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 May 5, 2023.

Personal Representative:  
DocuSigned by:  
/s/ Cary Wick  
CARY M. WICK  
324 Wentworth Lane  
Bartlett, Illinois 60103  
Attorney for Personal Representative:  
DocuSigned by:  
/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  
May 5, 12, 2023 23-00613K

## SECOND INSERTION

NOTICE OF SALE  
IN THE COUNTY COURT OF THE  
TENTH JUDICIAL CIRCUIT  
IN AND FOR  
POLK COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO: 2018-CC-006692

DYNASTY BUILDING SOLUTIONS, LLC, a Florida limited liability company, Plaintiff, v. PATRICIA FORD, an individual, Defendant. NOTICE IS HEREBY GIVEN that pursuant to an Amended Final Judgment entered May 18, 2021 *nunc pro tunc* to August 20, 2019, and the Court's Order Resetting Foreclosure Sale entered April 18, 2023, in the above-entitled cause in the County Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as: 8069 Ridgeglen Circle E, Lakeland, Florida 33809 GLENRIDGE PHASE THREE PB 98 PG 14 BLK B LOT 105 Including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Clerk's Foreclosure Online auction website at www.polk.realforeclose.com at 10:00 AM (East-

ern Time) on May 23, 2023.

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

If you are a person with a disability who needs any accommodation in order to participate in this 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. /s/ Benjamin T. Lute Benjamin T. Lute Florida Bar No. 123876 Adams and Reese LLP 100 N Tampa St., Suite 4000 Tampa, Florida 33602 Tel: 813-227-5547 / Fax: 727-502-8962 Ben.lute@arlaw.com Beverly.snider@arlaw.com Counsel for Plaintiff May 5, 12, 2023 23-00612K

**PUBLISH YOUR  
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Call 941-906-9386

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

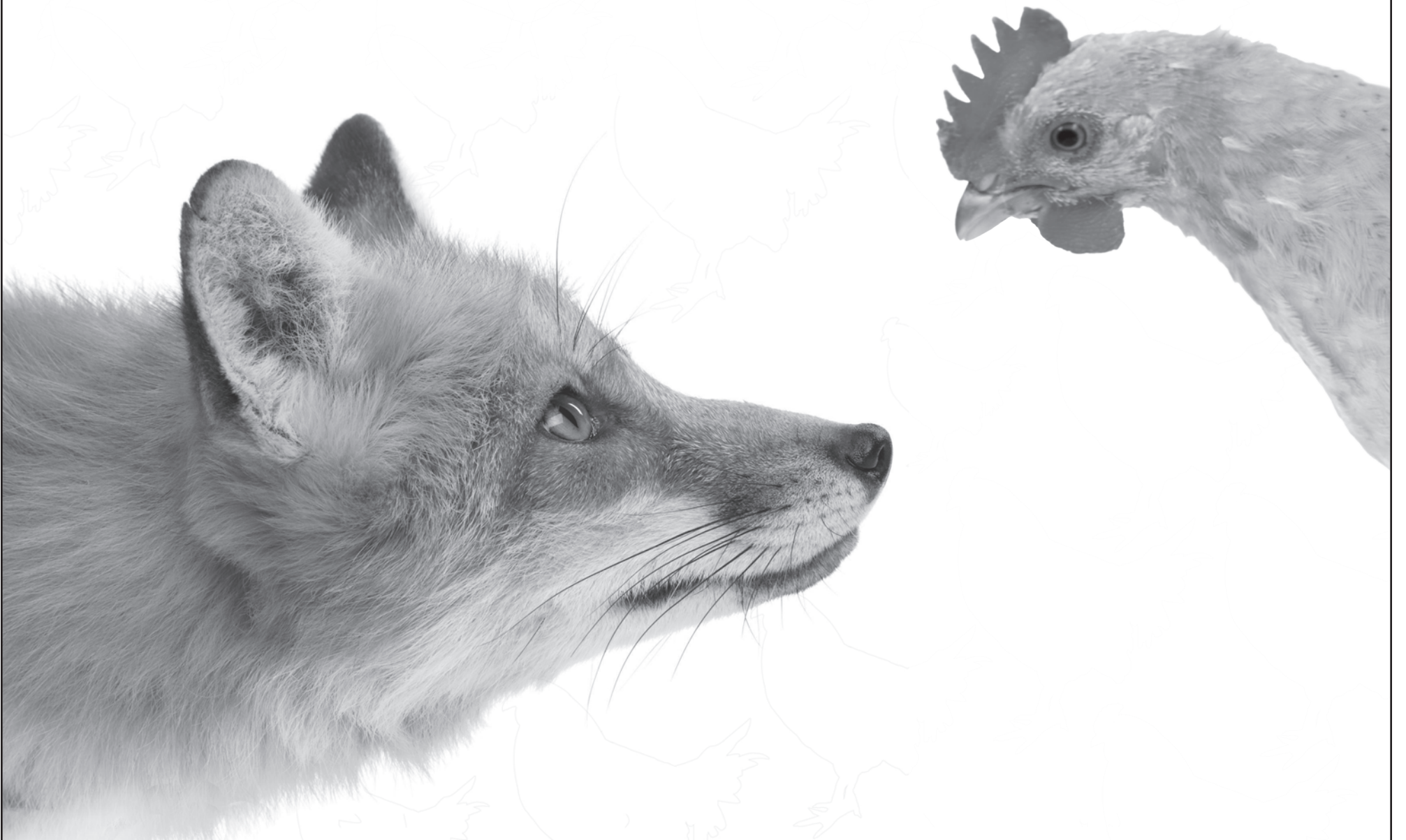
FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**  
LVZ0828-V.16



# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

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



Keep Public Notices in Newspapers





## PUBLIC NOTICES

## An American Tradition

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

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

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

*(Adapted from the Public Resource Notice Center)*

## Types of Public Notices

There are three standard types:

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

One such example is a public hearing notice.

• **Business and commerce notices**

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

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

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

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

## The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

## Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

## THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

## WHY NEWSPAPERS?

## Newspapers are the primary source

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

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

## Newspaper tradition

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

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

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

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

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

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

## Newspapers: The best medium for public notices

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

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

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

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

## Notices become historical records

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

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

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

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

## Newspaper notices protect due process

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

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

