Public Notices

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MAY 26 - JUNE 1, 2023

PAGES 17-24

Business Ibserver

POLK COUNTY LEGAL NOTICES

FIRST INSERTION NOTICE TO CREDITORS IN THE TENTH CIRCUIT COURT IN AND FOR POLK COUNTY, STATE OF FLORIDA FILE NO: 23-CP-001645 IN RE: ESTATE OF EDWIN LESLIE BRYAN, Deceased.

PAGE 17

The administration of the Estate of EDWIN LESLIE BRYAN, deceased, whose date of death was January 24, 2018, File Number 23-CP-001645, 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 has been served file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT 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 EDWIN LES-LIE BRYAN'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 26 day of May, 2023.

/s/ Joyce E. Bryan JOYCE E. BRYAN Personal Representative

/s/ Kenneth C. Hutto Kenneth C. Hutto, Esq. Attorney for Personal Representative 842 S Missouri Avenue Lakeland, FL 33815 (863) 607-9066 Telephone (863) 607-4220 Facsimile Florida Bar No. 693847 Email: ken@huttoassociates.com May 26; June 2, 2023 23-00736K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 2023-CP-001657 IN RE: ESTATE OF EDWARD S. MYLIS

Deceased. The administration of the Estate of EDWARD S. MYLIS, deceased, who died on September 29, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is the Honorable Gerald P. Hill II, P.O. Box 9000, Bartow, Forida, 33831-9000. The names and addresses of the petitioner and the petitioner's at-torney 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001497 IN RE: ESTATE OF GILBERTO MARTINEZ NAVA,

Deceased. The administration of the estate of GIL-BERTO MARTINEZ NAVA, deceased, whose date of death was July 20, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY 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 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 26, 2023. GUADALUPE MARTINEZ AVONCE

Personal Representative 19 Tower Manor Circle Way Auburndale, FL 33823 Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: hballinger@hnh-law.com May 26; June 2, 2023 23-00737K

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 BLAKE AUTO REPAIR : Located at 329 Drum Ct : Polk County in the City of Kissimmee : Florida, 34759-4846 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Kissimmee Florida, this May day of 17, 2023 BARRO ABDOULAYE

May 26, 2023 23-00726K

FIRST INSERTION NOTICE UNDER FICTITIOUS

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000488 IN RE: ESTATE OF CATHERINE ANN BUNTING, aka CATHERINE A. BUNTING

Deceased. The administration of the estate of CATHERINE ANN BUNTING, also known as CATHERINE A. BUNTING, deceased, whose date of death was October 16, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 26, 2023.

SUZETTA S. HENSON Personal Representative 309 8th Street N Dundee, FL 33838 Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: hballinger@hnh-law.com May 26; June 2, 2023 23-00731K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23CP-994 **Division Probate** IN RE: ESTATE OF DEBRA A. JONES

Deceased. The administration of the estate of Debra A. Jones, deceased, whose date of death was January 17, 2023, is pending in the Circuit Court for Polk County. Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the dec dent 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

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

OF THIS NOTICE ON THEM.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532023CP0015560000XX IN RE: ESTATE OF KAREN D. APPLE Deceased.

The administration of the estate of Karen D. Apple, deceased, whose date of death was July 14, 2021, is pending in the Circuit Court for Polk County, Flor-ida, Probate Division, the address of which is 930 E. Parker St., Room 240, Lakeland, Florida 33801-1929. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

NOTWITHSTANDING THE TIME

notice is May 26, 2023. Personal Representative: Scott D. Apple

15090 Portage Road Bowling Green, Ohio 43402 Attorney for Personal Representative: Jon P. Skelton, Attorney Florida Bar Number: 49939 SHUMAKER LOOP & KENDRICK LLP 101 E. Kennedy Blvd., Suite 2800 Tampa, FL 33602 Telephone: (813) 229-7600 Fax: (813) 229-1660 E-Mail: jskelton@shumaker.com Secondary E-Mail: tmcintyre@shumaker.com 18714252v1 May 26; June 2, 2023 23-00732K

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 26, 2023.

Personal Representative: /s/ Michael F. Doonan Michael F. Doonan 237 Verdi Street Davenport, Florida 338

NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0017450000XX IN RE: ESTATE OF CONSTANCE W. LYONS a/k/a CONSTANCE WISE LYONS,

Deceased. The administration of the estate of CONSTANCE W. LYONS, also known as CONSTANCE WISE LYONS, deceased, whose date of death was April 23, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal 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.

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 Come Forth Productions located at 4017 Berkley Rd in the City of Auburndale, Polk County, FL 33823 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 18th day of May, 2023. Cory Pease

May 26, 2023 23-00725K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Lisa L Scheidt will engage in business under the fictitious name MENTAL HOUSE THERAPY, with a physical address 1011 CLEARPOINTE WAY LAKELAND, FL 33813, with a mailing address 1011 CLEARPOINTE WAY LAKELAND, FL 33813, and already registered the name mentioned above with the Florida Department of State, Division of Corporations

May 26, 2023 23-00740K

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of SU-SAN M. HILLEY and CONSTANCE MACKIN, will, on June 7, 2023, at 10:00 a.m., at 2600 Harden Blvd., Lot #180, Lakeland, Polk County, Florida 33803; be sold for cash to satisfy storage fees in accordance with Florida

Statutes, Section 715.109: 2006 FTWD MOBILE HOME, FLFL670A33070LF21, VIN: TITLE NO.: 0096221128, and FLFL670B33070LF21. VIN: TITLE NO.: 0096221085 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 May 26; June 2, 2023 23-00739K

FIRST INSERTION

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 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 26, 2023.

/s/Jennifer Lyons Thornton Jennifer Lyons Thornton Personal Representative 1151 Interlochen Blvd. Winter Haven, FL 33884

/s/Natalie C. Annis Natalie C. Annis, Esq. Attorney for Personal Representative Florida Bar No. 148350 Foley & Lardner LLP 100 N. Tampa Street. Suite 2700 Tampa, FL 33602 4868-7319-4848.1 23-00741K

May 26; June 2, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 06/09/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2002 SKYL mobile home bearing vehicle identification numbers 9P610345PA and 9P610345PB and all personal items located inside the mobile home. Last Tenant: Clayton Brimm and Molly Brimm. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700. May 26; June 2, 2023 23-00742K

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that 06/09/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2003 HMMT mobile home bearing vehicle identification numbers FLHMBA174048569A and FLHMBA174048569B and all personal items located inside the mobile home. Last Tenant: Kyle J. Nannini, Kyle Nannini, and Rebecca Conway. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.

May 26; June 2, 2023 23-00744K



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

BARRED.

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 26, 2023.

Personal Representative Nancy Caplan

2401 Huntington Boulevard Safety Harbor, Florida 34695 Attorney for the Personal Representative Aaron J. Bedy, Esq. Bedy Law, PLLC 13043 West Linebaugh Avenue Tampa, Florida 33626 727-308-0529 Florida Bar No.: 99293 aaron@bedylaw.com

23-00752K

May 26; June 2, 2023

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 Heirloom Products USA, located at 1028 Spirit Lake Rd, in the City of Winter Haven, County of Polk, State of FL, 33880, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 23 of May, 2023. Robert Russell Benham, Christopher Michael Benham 1028 Spirit Lake Rd Winter Haven, FL 33880 May 26, 2023 23-00748K

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of DAWN J. KEPPIE, will, on June 7, 2023, at 10:00 a.m., at 320 Bird Avenue, Lot #320, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1972 SCHL MOBILE HOME, VIN: S111738, TITLE NO.: 0005256011 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 May 26; June 2, 2023 23-00743K

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

tami@stonelawgroupfl.com May 26; June 2, 2023 23-00733K

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 869384. from Rayl Engineering & Surveying, LLC., 810 E Main Street, Bartow, FL 33830. Application received: 4/20/2023. Proposed activity: Residential. Project name: Druid Street Single Family Attached Dwellings. Project size: 4.09 acres. Location: Section(s) 07 Township 28, Range 24, in Polk County. Outstanding Florida Water: No. 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/. 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 Manage-ment 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. 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. 23-00747K May 26, 2023

PUBLISH YOUR **LEGAL NOTICE**

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



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

Friday Publication

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



Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before June 27,

 $2023 / (30 \text{ days from Date of First Pub-$

lication 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

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

to participate in this proceeding, you

are entitled, at no cost to you, to the provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice impaired, call 711.

this Court at County, Florida, this 22

Robertson, Anschutz, Schneid, Crane &

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

PUBLISHED ONCE A WEEK FOR

TWO (2) CONSECUTIVE WEEKS.

6409 Congress Ave., Suite 100

THIS NOTICE SHALL BE

May 26; June 2, 2023

WITNESS my hand and the seal of

CLERK OF THE CIRCUIT COURT

Stacy M. Butterfield (SEAL) BY: /s/ Asuncion Nieves

DEPUTY CLERK

23-00753K

petition filed herein.

day of May, 2023.

Partners, PLLC

20-080250

POLK COUNTY

FIRST INSERTION

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

CASE NO. 2021CA002364000000 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

Plaintiff, vs. THE UNKNOWN HEIRS, **BENEFICIARIES, DEVISEES,** GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEONARD R. SANDERSON, DECEASED, et. al. **Defendant**(s), TO: LARRY RUSSELL SANDERSON,

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 foreclosed herein.

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

following property: LOT 16, TANGERINE TRAILS UNIT NO. 4, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 98, PAGE 12, OF THE PUBLIC RE-CORDS 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

IN AND FOR

POLK COUNTY, FLORIDA

ANGEL OAK MORTGAGE TRUST I

2019-2. MORTGAGE-BACKED

Plaintiff, VS. TERRANCE L. BUTLER A/K/A

M. CULMER A/K/A CRYSTAL

CULMER: YORKSHIRE

OF POLK COUNTY, INC.;

UNKNOWN TENANT #1:

UNKNOWN TENANT #2;

CERTIFICATES, SERIES 2019-2,

TERRANCE BUTLER; CRYSTAL

HOMEOWNERS' ASSOCIATION

Defendant(**s**). NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order Re-

setting Sale entered on May 3, 2023 in

Civil Case No. 2021CA001384000000,

of the Circuit Court of the TENTH Ju-

dicial Circuit in and for Polk County, Florida, wherein, U.S. BANK NATION-

AL ASSOCIATION AS TRUSTEE FOR

ANGEL OAK MORTGAGE TRUST I

2019-2, MORTGAGE-BACKED CER-

TIFICATES, SERIES 2019-2 is the

Plaintiff, and TERRANCE L. BUTLER

A/K/A TERRANCE BUTLER: CRYS-

TAL M. CULMER A/K/A CRYSTAL

CULMER; YORKSHIRE HOME-OWNERS' ASSOCIATION OF POLK

COUNTY, INC.; UNKNOWN TEN-

ANT #1 N/K/A DWIGHT HOWARD;

UNKNOWN TENANT #2 N/K/A KA-

The Clerk of the Court, Stacy M. Butter-

field, CPA will sell to the highest bidder

for cash at www.polk.realforeclose.com

on June 20, 2023 at 10:00:00 AM EST

the following described real property as

TERRA BUTLER are Defendants.

U.S. BANK NATIONAL

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT CASE NO.: 2021CA001384000000 ASSOCIATION AS TRUSTEE FOR 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.

you are entitled, at no cost to you, to the istrator, 255 N. Broadway Avenue, Barcourt appearance, or immediately upon impaired, call 711.

Dated this 17 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: 2023-05-17 14:10:31 By: /s/ Zachary Y. Ullman Esq FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1012-3526B

FIRST INSERTION

PLAT BOOK 61, PAGE 27, PUB-

LIC RECORDS OF POLK COUN-

Property Address: 4064 LANA

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim in accor-dance with Florida Statutes, Section

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 19 day of May, 2023.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &

Attorney for Plaintiff 6409 Congress Ave., Suite 100

Service Email: flmail@raslg.com

PARTNERS, PLLC

Boca Raton, FL 33487

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

May 26; June 2, 2023

dsalem@raslg.com

22-053222 - NaC

Telephone: 561-241-6901 Facsimile: 561-997-6909

DR, LAKELAND, FL 33813

TY, FLORIDA.

45.031.

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

DIVISION CASE NO. 2022CA003095000000 DEUTSCHE BANK NATIONAL

TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC4,

Plaintiff, vs.

MATTHEW R. SELIGMAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursu-ant to a Final Judgment of Foreclosure dated May 08, 2023, and entered in 2022CA003095000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC4 is the Plaintiff and MATTHEW R. SELIGMAN; LOIS A. HAYES; POLK COUNTY, FLORIDA are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on June 12, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 18 CREWS LAKE ESTATES

ACCORDING TO THE PLAT THEREOF AS RECORDED IN

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CA001950000000 JP MORGAN CHASE BANK, NA-TIONAL ASSOCIATION, Plaintiff. v. DANIAL A. RANDALL A/K/A DANIAL RANDALL; HAMILTON VIEW HOMEOWNERS ASSO-CIATION, INC.; TITAN SOLAR POWER FL INC; ROOFING & RECONSTRUCTION CONTRAC-TORS OF AMERICA LLC DBA RRCA; ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: UNKNOWN TENANT #1; UNKNOWN TENANT

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 11. 2023 entered in Civil Case No. 2022CA001950000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JP MORGAN CHASE BANK, NA-TIONAL ASSOCIATION, Plaintiff and DANIAL A. RANDALL A/K/A DANIAL RANDALL; HAMILTON VIEW HOMEOWNERS ASSOCIA-TION, INC.; TITAN SOLAR POWER FL INC; ROOFING & RECONSTRUC-TION CONTRACTORS OF AMERICA LLC DBA BRCA, are defendants. Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk. realforeclose.com beginning at 10:00 AM on June 20, 2023 the following described property as set forth in said Final Judgment, to-wit:.

LOT 18, HAMILTON VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 145, PAGE 35 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 131 8th Street, Lake Hamilton, FL 33851

23-00735K

ANY PERSON CLAIMING AN IN-TEREST 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 PUB-LISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324

Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jason M. Vanslette Jason M Vanslette, Esq. FBN: 92121 File No: CRF22068-JMV May 26: June 2, 2023 23-00728K

FIRST INSERTION

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

CASE NO.: 2022-CA-001190 THE RETREAT AT LEGACY PARK HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

ALEXIS J. SOTO, individually; MARILYN SOTO, individually; Defendants

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated April 25, 2023, and entered in Case Number: 2022-CA-001190, of the Circuit Court in and for Polk County, Florida, wherein THE RETREAT AT LEGACY PARK HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff, and ALEXIS J. SOTO, individually; MARILYN SOTO, individually; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 26th day of June, 2023 the following described property as set forth in said Summary Final Judgment of Foreclo-sure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 664 Kettering Road, Davenport, Florida 33897 Property Description: Lot 135, LEGACY PARK – PHASE TWO, according to the map or plat thereof as recorded in Plat Book 127, Pages 16 through 18, inclusive, of the Public Records of Polk County,

NOTICE OF ACTION

IN THE COUNTY COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR

POLK COUNTY, FLORIDA

CASE NO.: 2023CC-002502-0000-

BRADBERRY, ALL UNKNOWN

PARTIES, BENEFICIARIES,

AND ASSIGNS OF BRYANT

OF DANNY BRADBERRY,

ALL UNKNOWN PARTIES.

BENEFICIARIES, HEIRS,

SUCCESSORS, AND ASSIGNS

DOE, and STATE OF FLORIDA

DEPARTMENT OF HIGHWAY

TO: Estate of Bryant Bradberry

All Unknown Parties, Beneficiaries,

All Unknown Parties, Beneficiaries,

YOU ARE NOTIFIED that an action

for Money Damages as to that certain

mobile home and all personal items, ap-

pliances, and fixtures contained therein

3925 North Combee Road, Lot

has been filed against you, and you are

No. 6, Lakeland, Florida 33805

Heirs, Successors, and Assigns of

Heirs, Successors, and Assigns of

Estate of Danny Bradberry

3925 North Combee Road

Lot No. 6 Lakeland, Florida 33805

OF DANNY BRADBERRY, JOHN

SAFETY AND MOTOR VEHICLES.

TEN ROCKS MHP, LLC,

ESTATE OF BRYANT

HEIRS, SUCCESSORS,

BRADBERRY, ESTATE

Plaintiff, vs.

Defendants.

Bryant Bradberry

Danny Bradberry

John Doe

located at:

Florida. 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, Florida 33801, (863) 534-4686, at least seven days before your scheduled court appearance or immediately upon receiving this notifica-tion if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service

/s/ John L. Di Masi John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eileen Martinez Florida Bar No.: 0101537 Eryn M. McConnell Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Alicia S. Perez Florida Bar No.: 0091930 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: JDLaw@orlando-law.com Attorneys for Plaintiff 23-00730K May 26; June 2, 2023

FIRST INSERTION

required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OB-SERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

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

WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida. Dated: MAY 12 2023

STACY M. BUTTERFIELD Polk County Clerk of Court (SEAL) By: /s/ Asuncion Nieves Deputy Clerk Default Date: June 19, 2023 Brian C. Chase, Esq., Plaintiff's attorney 3902 N. Marguerite Street, Tampa, Florida 33603 May 26; June 2, 2023 23-00746K

FIRST INSERTION

SOUTH 200 FEET, THENCE NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE WEST 200 FEET TO THE POINT TENTH JUDICIAL CIRCUIT IN AND OF BEGINNING.

set forth in said Final Judgment, to wit: LOT 80, YORKSHIRE, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 102. PAGE(S) 5 THROUGH 8, IN-CLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY,

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, provision of certain assistance. Please contact the Office of the Court Admintow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

May 26; June 2, 2023 23-00729K

OFFICIAL FBSITES

1:23 🖌

IIII LTE 💷

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 53-2022-CA-002898 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. FRANK D. STEWART, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 23, 2023, and entered in 53-2022-CA-002898 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and FRANK D. STEWART; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; POLK COUNTY, FL are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk. realforeclose.com, at 10:00 AM, on June 23, 2023, the following described property as set forth in said Final Judgment, to wit:

THE EAST 1/2 OF THE FOL-LOWING: BEGINNING 25 FEET NORTH AND 1155 FEET EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND RUN NORTH 200 FEET, THENCE EAST 200 FEET, THENCE

Property Address: 8140 TOM COSTINE RD, LAKELAND, FL 33809

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 22 day of May, 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 21-008684 - NaC May 26; June 2, 2023 23-00750K

FIRST INSERTION

NOTICE OF ACTION

CIVIL DIVISION

CORPORATION

DEFENDANTS.

KAREN GILBERT

CHRISTY GILBERT

MOODY

THAYER

THAYER

PLAINTIFF, vs. UNKNOWN HEIRS,

ASSIGNEES, LIENORS,

BENEFICIARIES, DEVISEES,

CREDITORS, TRUSTEES AND ALL

Last Known Address: 4970 MAGNO-

Last Known Address: 4970 MAGNO-

ALICIA DRUCILLA PAULEY A/K/A

ALISHA PAULEY A/K/A ALICIA

Last Known Address: 5130 MISTY

UNKNOWN SPOUSE OF PEARL

Last Known Address: 4970 MAGNO-

LAKE DR., MULBERRY FL 33860

Current Residence: UNKNOWN

LIA AVE, MULBERRY FL 33860

Current Residence: UNKNOWN

LIA AVE, MULBERRY FL 33860

Current Residence: UNKNOWN

LIA AVE, MULBERRY FL 33860

Current Residence: UNKNOWN

OTHERS WHO MAY CLAIM AN

INTEREST IN THE ESTATE OF

RONALD GILBERT, ET AL.,

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA000657000000 CHASE FINANCIAL SERVICES, LLC, Plaintiff, vs.

A.J. MARTINO AS SUCCESSOR TRUSTEE OF THAT CERTAIN LAND TRUST DATED NOVEMBER 2, 2009, AND NUMBERED 127; UNKNOWN TRUSTEES OF THAT CERTAIN LAND TRUST DATED NOVEMBER 2, 2009, AND NUMBERED 127; UNKNOWN **BENEFICIARIES OF THAT** CERTAIN LAND TRUST DATED NOVEMBER 2, 2009, AND NUMBERED 127; MANUEL ESCOBIO, JR.; DELLA ESCOBIO; TOM P. MARTINO INC.; CLEARWATER LAKE COUNTRY CLUB, INC. A/K/A CLEARWATER LAKES ESTATES; and; EDGEFIELD HOLDINGS, LLC, SUCCESSOR IN INTEREST TO TRUIST BANK F/K/A/ BRANCH BANKING AND TRUST COMPANY; if living, and if dead, their unknown spouses, estates, widows, heirs, devisees, beneficiaries, grantors, creditors, grantees, and all parties having or claiming by, through, under or against any and all persons claiming any right, title, interest, claim, lien, estate or demand against the named Defendants in regard to the subject property

TO: A.J. MARTINO AS SUCCESSOR TRUSTEE OF THAT CERTAIN LAND TRUST DATED NOVEMBER 2, 2009, AND NUMBERED 127, last known address PO Box 5075, Tampa, FL 33675 -5075; UNKNOWN TRUSTEES OF THAT CERTAIN LAND TRUST DAT-ED NOVEMBER 2, 2009, AND NUM-BERED 127; UNKNOWN BENEFI-CIARIES OF THAT CERTAIN LAND TRUST DATED NOVEMBER 2, 2009, AND NUMBERED 127; MANUEL ES-COBIO, JR.; TOM P. MARTINO INC, last known address 1602 N. Florida Ave., 106, Tampa, FL 33602; and his/ her/its/their unknown spouses, wid-ows, widowers, heirs, estates, devisees, beneficiaries, grantors, creditors, grantees, and all parties having or claiming by, through, under or against any and all persons claiming and right, title, interest, claim, lien, estate or demand against the named defendants in regard to the subject property.

Defendants.

Ilian Rashtanov, Plaintiff's attorney,

> May 26; June 2, 9, 16, 2023 23-00720K

REQUEST FOR PROPOSALS FOR SECURITY SERVICES FOR SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Solterra Resort Community Development District, located in Polk County, Florida, ("District"), will accept proposals from qualified firms ("**Proposers**") interested in providing professional security services for the District, in accordance with applicable law. The District is a local unit of specialpurpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of maintaining certain public improvements, infrastructure, and facilities.

The District owns and maintains certain public infrastructure improvements including roadways and amenities located within the Solterra Resort community, and it is anticipated that, at minimum, the security service provider selected will provide onsite security personnel to attend the community's gated entry 24 hours a day, 7 days per week. More information is available on the District's website at https://www.solterraresortcdd.org/.

In order to submit a proposal, each Proposer must be authorized to do business in Florida and hold all required state and federal licenses in good standing. Proposals shall include the following:

- Thorough description of the Proposer's qualifications and services to be provided, including the ability and adequacy of professional personnel, Proposer's past experience and performance, including but not limited to past experience providing professional security services for community development districts; and
- The identity of the specific individuals affiliated with the Proposer that are anticipated to provide security services and perform other security services tasks, including but not limited to the ability to provide roaming patrol services within the community; and
- · Full disclosure of all associated costs for performance of security services, including proposed fees and scope of services for the District; and · The geographic location of the office anticipated to provide services to the
- District; and elieved to be rele Any other info

YOU ARE NOTIFIED that an ac-IN THE CIRCUIT COURT OF THE tion has been filed against you to quiet title pursuant to Section 65.081, Florida Statutes, and as otherwise al-TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA leged in the complaint, to the following CASE NO.: 2022CA002108000000 FREEDOM MORTGAGE

property(ies) located in Polk County, Florida: Lot 134, of unrecorded Clearwater Lake Estates, described as follows: The East 205.00 Feet of the North 90.00 feet of the South 900.00 feet of the NE 1/4 of the SW 1/4 of Section 32, Township 26 South, Range 25 East, Polk County, Florida, together with following mobile homes ("Mobile Homes") assessed as part of the abovedescribed land: 1989, Manufacturer: Year: FLEETCRAFT CORP, VIN: FL-1FL4602A, Title no.: 47192335, RP# R283852, and Year: 1989, Manufacturer: FLEETCRAFT CORP, VIN: FL-1FL4602B, Title no.: 47192331, RP# R283853, Parcel Details:

25-26-32-000000-041410, a/k/a 127 CLEARWATER AVE, POLK CITY, FL 33868.

You are required to serve a copy of your written response, if any, to the action on Ilian Rashtanov, Plaintiff's attor-ney, whose address is One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com, on or before June 22, 2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you qualify under the Americans with Disabilities Act (ADA) and need assistance within the court system, please visit the Tenth Judicial Circuit of Florida or use the contact information as follows: Voice #: 863-534-4686, TDD #: 863-534-7777, Fax #: 305-349-7355. If you are hearing or voice impaired, please call 711 or 1-800-955-8770 for the Florida Relay Service.

DATED this 15 day of May, 2023. Stacy M. Butterfield, CPA, as Clerk of Court

(SEAL) By: /s/ Asuncion Nieves Deputy Clerk

One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com

FIRST INSERTION

UNKNOWN SPOUSE OF ROGER Last Known Address: 4970 MAGNO-LIA AVE, MULBERRY FL 33860 Current Residence: UNKNOWN UNKNOWN SPOUSE OF BRENDA

GILBERT Last Known Address: 4970 MAGNO-LIA AVE, MULBERRY FL 33860 Current Residence: UNKNOWN UNKNOWN SPOUSE OF RONALD GILBERT Last Known Address: 4970 MAGNO-

LIA AVE, MULBERRY FL 33860 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action

FIRST INSERTION

FIRST INSERTION

unclaimed

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532022CA001525000000 MIDFIRST BANK Plaintiff, v. STEVEN M. POLLEY; LUANA R. POLLEY: UNKNOWN TENANT 1: UNKNOWN TENANT 2; WALK-

IN-WATER LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 09, 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, Flori-da, described as:

LOT 2, BLOCK A, WALK-IN-WATER LAKE ESTATES PHASE ONE, ACCORDING TO THE MAP OR PLAT THERE OF AS RECORDED IN PLAT BOOK 64, PAGE 11, PUBLIC RECORDS OF POLK COUNTY. FLORIDA.

a/k/a 8825 OAKWOOD DR, LAKE WALES, FL 33898-6215 at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on June 23, 2023 for Foreclosure of Mortgage on the following described property

LOT 1, OAK TERRACE, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 36, PAGE 31, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 o within on or before a date at least thirty (30) days after the first publication of this Notice in the (Please publish in The Business Ob-server) 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 nearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 2nd day of May 2023. Default Date: June 8, 2023 STACY M. BUTTERFIELD, CPA

As Clerk of the Circuit Court (SEAL) By: /s/ Asuncion Nieves As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC Attorney for Plaintiff 2200 W. Commercial Blvd, Suite 103 Ft. Lauderdale, FL 33309 22FL373-0710-1

May 26; June 2, 2023 23-00749K

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 17th. day of May, 2023. eXL Legal, PLLC Designated Email Address: efiling@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 1000007327 May 26; June 2, 2023 23-00724K

FIRST 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 an Order Granting Plaintiff's Motion to Cancel the May 23, 2023 Foreclosure Sale Date 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 AS-SOCIATION, AS TRUSTEE, ON BE-HALF OF THE HOLDERS OF THE DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-1 is Plaintiff and BRIAN SCOTT HUNT-ER, 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 August 08, 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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO .: 2023CA000131000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING **CONTRACT SENIOR/SUBORDI-**NATE PASS-THROUGH CERTIFICATE TRUST 1999-1, Plaintiff, v. DANA G. ARNOLD, ET AL.,

Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 11, 2023 entered in Civil Case No. 2023CA000131000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/ SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1999-1, Plaintiff and DANA G. ARNOLD; OLIPH-ANT FINANCIAL, LLC, are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on June 20, 2023 the following described property as set forth in said Final Judgment, to-wit:. LOT 44 OF THE TIMBER-

CREEK PHASE 2, ACCORD-ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGE 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A SECU-RITY INTEREST IN THAT CERTAIN 1997, 66 X 16 WEST-

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 Av-enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or imme-diately 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 26; June 2, 2023 23-00722K

FIRST INSERTION FIELD HOME, SERIAL NUM-

BER GAFLT07A37795W221. Property Address: 2690 State Park Rd, Lakeland, FL 33805

ANY PERSON CLAIMING AN IN-TEREST 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 PUB-LISHED 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, 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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelley kronenberg.com/s/ Jason M. Vanslette Jason M Vanslette, Esq. FBN: 92121 File No: M22251-JMV May 26; June 2, 2023 23-00727K

FIRST INSERTION FLA14612674B.

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

NOTICE OF FORECLOSURE SALE

before the clerk reports the surplus as

Proposals shall be provided electronically to the District Manager, Kyle Darin, at kdarin@vestapropertyservices.com, with a copy to Shirley M. Conley at sconley@vestapropertyservices.com, no later than 5:00 p.m. (EST) on June 28th, 2023 It is anticipated that proposals will be evaluated at the regular meeting of the District's Board on Friday, July 7, 2023, at 10:00 a.m., at the Solterra Resort Amenity Center, located at 5200 Solterra Boulevard, Davenport, Florida 33837. Please note that all Proposer's should plan to attend the Board meeting on Friday, July 7, 2023, to present their proposals to the Board and participate in a question and answer session. Any and all questions relative to this request for proposals shall be directed in writing by e-mail only to the District Manager at kdarin@ vestapropertyservices.com with a copy to sconley@vestapropertyservices.com. THE DISTRICT EXPLICITLY RESERVES THE RIGHT TO MAKE SUCH

AWARD TO OTHER THAN THE LOWEST PRICE PROPOSAL. THE DISTRICT HAS THE RIGHT TO REJECT ANY AND ALL PROPOSALS AND WAIVE ANY TECHNICAL ERRORS, INFORMALITIES, OR IRREGULARITIES IF IT DETERMINES, IN ITS DISCRETION, IT IS IN THE BEST INTEREST OF THE DISTRICT TO DO SO. THIS IS AN INFORMAL BID. NO PROTEST RIGHTS OR OTHER PROCUREMENT RIGHTS WILL BE AFFORDED TO ANY PROPOSER.

May 26, 2023

23-00751K

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713,585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve

Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date June 9, 2023 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL

33309				
37870	2017	Kia	VIN#:	
3KPFK4A75HE102498 Lienor:				
Dyer Kia Lake Wales 23280 US 27				
Lake Wal	es 863	-676-05	95 Lien	
Amt \$616.74				
37871	2015	Kia	VIN#:	
KNDMC5	C12F60	19598	Lienor:	
Dyer Kia Lake Wales 23280 US 27				
Lake Wal	es 863	-676-05	95 Lien	
Amt \$873.54				
Licensed		oneers	FLAB422	
FLAU 765 &	1911			
May 26, 202	3	2	3-00738K	

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-001170 LAKEVIEW LOAN SERVICING, LLC,

NOTICE OF FORECLOSURE SALE

Plaintiff. v.

SHARON ZEGEL, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on June 23, 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 57, PIONEER TRAILS PHASE II, according to the Plat thereof recorded in Plat Book 109. Page 16 & 17 of the Public Records of Polk County, Florida. Together with a 2000 Heritage Point Mobile Home Serial No. 29514A and 29514B. VIN No.: GAFLX05A29514HE21 and GAFLX05B29514HE21 Property Address: 3181 Pioneer Trails Loop, Lakeland. FL 33810 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

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 17th day of May 2023.

TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathrvn 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 26; June 2, 2023 23-00723K

FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 53-2019-CA-003906 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. KAYLA B. CUMMINGS AND KEILAN B. BAINE, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 10, 2022, and entered in 53-2019-CA-003906 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MIDFIRST BANK, A FEDERALLY CHARTED SAVINGS ASSOCIATION is the Plaintiff and KAYLA B. CUM-MINGS: KEILAN B. BAINE are the Defendant(s), Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on June 20, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 59, PARCEL 2 OF CITRUS HIGHLANDS PHASE III, AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1998, 52X24, LIM-ITED MOBILE HOME, SERIAL NUMBERS FLA14612674A AND

Property Address: 6050 CITRUS HIGHLANDS DR N, BARTOW, FL 33830

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

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 18 day of May, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-367906 - MiM May 26; June 2, 2023 23-00734K

SUBSEQUENT INSERTIONS

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No.

2022CA000788000000 BANK OF NEW YORK MELLON

TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

Plaintiff vs. CHASTAIN, MARGARET, et al., Defendants

TO: DANIEL GORDON WHITE AS POTENTIAL HEIR OF THE ESTATE OF JAN E. WHITE, DECEASED, AS POTENTIAL HEIR OF THE ESTATE OF MARGARET CHASTAIN AKA MARGARET A. CHASTAIN AKA MARGARET ANNE CHASTAIN, DE-CEASED

31 BAY WILLOW CT POOLER, GA 31322 UNKNOWN SPOUSE OF DANIEL GORDON WHITE

31 BAY WILLOW CT

POOLER, GA 31322

UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITOR, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAN E. WHITE, DECEASED 1130 N LAKE PARKER AVENUE #327C LAKELAND, FL 33805

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in

Polk County, Florida: UNIT C-327, LAKESIDE VIL-LAGE CONDOMINIUM II, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION CONDOMINIUM RE-OF CORDED IN OFFICIAL RE-CORDS BOOK 2006, PAGES 127 THROUGH 183; INCLU-SIVE, AND THE DRAWINGS THEREOF RECORDED IN CONDOMINIUM BOOK 5,

PAGES 30 THROUGH 32, IN-CLUSIVE, AND ALL AMEND-MENTS THERETO, OF THE PUBLIC RECORDS OF POLK COMMON ELEMENTS.

required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default De-partment, 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 14, 2023; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordina-tor at 255 N. BROADWAY AVENUE, BARTOW, FL 33830, 863-534-4690. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System

WITNESS MY HAND AND SEAL OF SAID COURT on this 8 day of May,

> STACEY M. BUTTERFIELD As Clerk of said Court

As	Deputy Cle
Greenspoon Marder, LLP	,
Default Department,	
Attorneys for Plaintiff,	
Trade Centre South, Suite	e 700,
100 West Cypress Creek I	Road,
Fort Lauderdale, FL 3330	09
(954) 491-1120;	
gmforeclosure@gmlaw.co	om
(36615.0170)	
May 26; June 2, 2023	23-00721

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CC-002504-0000-

00 TEN ROCKS MHP, LLC, Plaintiff, vs. PAULO MACIAS JR., CASSANDRA MARTINEZ, JOHN DOE, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants. TO: Paulo Macias Jr. Cassandra Martinez John Doe 3925 North Combee Road Lot No. 13

Lakeland, Florida 33805

YOU ARE NOTIFIED that an action for Money Damages as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:

3925 North Combee Road, Lot No. 13, Lakeland, Florida 33805 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN

COUNTY, FLORIDA, TO-GETHER WITH AN UNDI-VIDED INTEREST IN THE has been filed against you, and you are

2023.

(SEAL) By:/s/ Asuncion Nieves erk

1K

THE BUSINESS OBSERVER, and file the original with the Clerk of this Court

either before service on Plaintiff's attorney or immediately thereafter; oth-erwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.

Dated: MAY 12 2023 STACY M. BUTTERFIELD Polk County Clerk of Court (SEAL) By: /s/ Asuncion Nieves Deputy Clerk Default Date: June 19, 2023 Brian C. Chase, Esq., Plaintiff's attorney 3902 N. Marguerite Street, Tampa, Florida 33603

23-00745K

May 26; June 2, 2023

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Polk

COUNTY FLORIDA PROBATE DIVISION File Number: 532023CP0014040000XX IN RE: ESTATE OF JOHN BORBONE Deceased

The administration of the estate of John Borbone, deceased, whose date of death was December 29, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must 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 19, 2023.

Personal Representative: Linda Borbone 1148 Trappers Trail Loop Davenport, Florida 33896

Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd Fl Coral Springs, FL 33065 Telephone: (954) 340-4051

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532023CP0010940000XX Division: 14 IN RE: ESTATE OF BONNIE LOU EXUM, Deceased.

The administration of the estate of Bonnie Lou Exum, deceased, whose date of death was February 18, 2022, is pending in the Circuit Court for Polk County. Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 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 oth-

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2023-CP-001301-0000-XX IN RE: Estate of MARIAN ARLENE KELLY, Deceased.

The administration of the estate of Marian Arlene Kelly, deceased, whose date of death was February 4, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All 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 19, 2023.

Personal Representative: /s/ Kim Kelly Kim Kelly 20 Tater Street Mont Vernon, New Hampshire 03057 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

23-00699K

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Polk COUNTY FLORIDA PROBATE DIVISION File Number: 2023CP0015470000XX IN RE: ESTATE OF SHARON A. GALLAGHER Deceased.

The administration of the estate of Sharon A. Gallagher, deceased, whose date of death was April 4, 2023, 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001400 Division Probate IN RE: ESTATE OF MARIA E. OSPINA Deceased. The administration of the Estate of Ma-

ria E. Ospina, deceased, whose date of death was November 22, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 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 AF-TER 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 19, 2023. Personal Representative:

German Ospina 3232 Quail Run Rd. Los Alamitos, CA 90720 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 19, 26, 2023

23-00719K

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000307 **Division 14 Probate** IN RE: ESTATE OF CAROL ELAINE BUTLER, Deceased.

The administration of the estate of CAROL ELAINE BUTLER, deceased, whose date of death was June 11, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

SECOND INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR Polk COUNTY FLORIDA PROBATE DIVISION File Number: 53-2023-CP-001492-0000-XX IN RE: ESTATE OF Walter Marshall Seale, III Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUB-LICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO (2) YEARS AFTER THE DECEDENT'S DATE OF DEATH.

The address of the court where this probate is pending is: 225 N. Broadway Avenue, Bartow, FL 33830

The date of death of the decedent is: February 1, 2023

The date of first publication of this notice is: May 19, 2023 Attorney for Personal Representative /s/ Kimberly W. Kiss Kimberly W. Kiss Florida Bar Number: 109790 BLOODWORTH FLICK LAW 801 N. Magnolia Ave., Ste. 216 Orlando, FL 32803 Telephone: (407) 777-8541 E-Mail: kiss@bloodworthflicklaw.com Secondary E-Mails: service@bloodworthflicklaw.com kflick@bloodworthflicklaw.com May 19, 26, 2023 23-00700K

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO: 23-CP-001296 IN RE: ESTATE OF SUSAN LYNN HARRIS

Deceased. The administration of the Estate of SUSAN LYNN HARRIS, deceased, whose date of death was June 07, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow. FL 33830-3912.

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

NAME OF PERSONAL REPRE-SENTATIVE: SARAH JANE JACK-SON: 240 Padgett Place s. Lakeland FL 33809 RELATIONSHIP DAUGHTER OF DECEDENT.

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 WITH-IN THE LATER OF 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAVS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

Attorney for Personal Representative: (863) 268-8292 amy@amyphillipspllc.com May 19, 26, 2023 23-00701K

SECOND INSERTION

er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com May 19, 26, 2023

SECOND INSERTION

SUBSEQUENT INSERTIONS

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY. FLORIDA PROBATE DIVISION File No. 23CP-496 **Division Probate** IN RE: ESTATE OF KIM OBREMSKI SHELTON Deceased.

The administration of the estate of Kim Obremski Shelton, deceased, whose date of death was November 18, 2022, is pending in the Circuit Court for Polk County Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

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 19, 2023. Personal Representative:

/s/ Billie Jo Olson

Billie Jo Olson 7006 Highpoint Circle

Sellersburg, Indiana 47172 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 3200 US Hwy 27 S., Suite 201 Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com 23-00707K May 19, 26, 2023

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 19, 2023.

Personal Representative: Amy Brookes

2139 Lanier Street Lakeland, Florida 33815 Attorney for Personal Representative: Rodolfo Suarez, Jr., Esq., Attorney Florida Bar Number: 013201 9100 S. Dadeland Blvd., Suite 1620 Miami, FL 33156 Telephone: (305) 448-4244 Fax: (305) 448-4211 E-Mail: rudv@suarezlawvers.com Secondary E-Mail: eca@suarezlawyers.com May 19, 26, 2023 23-00709K

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 05/19/2023.

Personal Representative: Denise Gallagher 1638 Big Cypress Blvd Lakeland, Florida 33810 Attorney for Personal Representative: Andrew Ponnock, Attorney Florida Bar Number: 195420 10100 West Sample Road, 3rd Fl Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andv@ponnocklaw.com

Secondary E-Mail: eservice@ponnockla w.com May 19, 26, 2023 23-00710K

May 19, 26, 2023

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 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 19, 2023. ROBERT D. HINES, ESQUIRE

Personal Representative 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: hballinger@hnh-law.com 23-00708K

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

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

The date of first publication of this notice is the 19 day of May, 2023.

Personal Representative: SARAH JANE JACKSON

240 Padgett Place s. Lakeland FL,

33809

Attorney for Personal Representative: BRYAN R. DEVOLDER, ESQ. Florida Bar Number: 122751 Devolder Law Firm, PLLC 15310 Amberly Drive Suite 250 #300 Tampa, FL 33647 Telephone: (813) 724-3880 E-Mail: eportalfl@devolderlaw.com Secondary email: paralegal@devolderlaw.com May 15, 2023. May 19, 26, 2023 23-00711K

SECOND INSERTION

SECOND INSERTION

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

CASE NO. 532022CA003121000000 WELLS FARGO BANK, N.A. Plaintiff, v.

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GUERRY WARDELL A/K/A GUERRY D. WARDELL A/K/A GUERRY VAN BUREN DOBBINS WARDELL, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; JOHN JOSEPH WARDELL; DANIELLE NADINE BECKER F/K/A DANIELLE WARDELL; JASON WARDELL; CITY OF LAKELAND, FLORIDA; CLERK OF THE CIRCUIT COURT & COMPTROLLER, POLK COUNTY, FLORIDA; STATE OF FLORIDA DEPARTMENT OF REVENUE Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 11, 2023, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT(S) 8, OF HOLLING-SWORTH CREEK AS RE-CORDED IN PLAT BOOK 71, PAGE 50, ET SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTICE OF ACTION

IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023CA-000490-0000-00 CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff(s), vs. RANDY FAUTEUX A/K/A RANDY MICHAEL FAUTEUX; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LOUIS E. FAUTEUX, DECEASED; THE UNKNOWN SPOUSE OF RANDY FAUTEUX; GENERAL CITRUS, INC.; TYER`S ROOFING & SON, INC.THE UNKNOWN TENANT IN POSSESSION,

Defendant(s). TO: THE UNKNOWN HEIRS, DEVI-SEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS,

AND TRUSTEES OF LOUIS E. FAUTEUX, DECEASED LAST KNOWN ADDRESS: UN-KNOWN

CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:

LOT 38, COUNTRY TRAILS PHASE FOUR UNIT 2, RE-CORDED IN PLAT BOOK 90, PAGES 22, 23 AND 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND LOT 39, COUNTRY TRAILS PHASE FOUR UNIT 2, AS PER THE PLAT THEREOF RECORDED

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-001499-0000-00 U.S. BANK NATIONAL

a/k/a 1616 HOLLINGSWORTH CREEK, LAKELAND, 33803-2354 FL

at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on June 15, 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 16th. day of May, 2023. eXL Legal, PLLC Designated Email Address: efiling@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 1000008049 May 19, 26, 2023 23-00718K

SECOND INSERTION

IN PLAT BOOK 90, PAGES 22, 23, 24, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 4243 Coyote

Trail, Polk City, FL 33868 You are required to file a written re-

sponse with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first pub-lication, 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.

Default Date: June 9, 2023 DATED this the 3rd day of May,

2023Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court

(SEAL) BY:/s/ Asuncion Nieves Deputy Clerk Plaintiff Atty: Padgett Law Group

6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 22-009177-1 23-00692K May 19, 26, 2023

SECOND INSERTION

RECORDS OF POLK COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION FILE NO.: 2023CP0013530000XX

DIVISON: 14 IN RE: ESTATE OF NICHOLAS ALEXANDER SNELL,

Deceased. The administration of the Estate of

Nicholas Alexander Snell, deceased, whose date of death was December 1, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831. 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 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO .: 532023CP0013520000XX DIVISON: 14 IN RE: ESTATE OF DANIEL GENE SNELL. Deceased. The administration of the Estate of Daniel Gene Snell, deceased, whose date of death was December 1, 2022. is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831. The names and ad-

dresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the Decedent and other persons having claims or de-mands 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

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. 2021CA003193000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE

COMPANY, Plaintiff. vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY JEAN DOLES, DECEASED, et. al. Defendant(s), TO: TANYA DOLES A/K/A TANYA

ELAINE DOLES,

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 FOREV-ER 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 19, 2023. Personal Representative: Daniel Snell

c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Personal Representative: Jennifer Snell c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601

Attorney for Personal Representatives: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail:LMuralt@bja-law.com May 19, 26, 2023 23-00691K

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 FOREV-

ER 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 19, 2023. Personal Representative:

Daniel Snell c/o: Bennett Jacobs & Adams, P.A.

Post Office Box 3300 Tampa, Florida 33601 Personal Representative:

Jennifer Snell c/o: Bennett Jacobs & Adams, P.A Post Office Box 3300

Tampa, Florida 33601 Attorney for Personal Representatives: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bja-law.com

before service on Plaintiff's attorney or immediately thereafter; otherwise a

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.

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

GENERAL JURISDICTION DIVISION CASE NO. 2022CA002886000000

MIDFIRST BANK Plaintiff, vs.

FLINT EDWARDS,

Defendants. To: MELISSA DESIR , 78 BILTMORE AVE ELMONT, NY 11003 UNKNOWN SPOUSE OF MELISSA DESIR 78 BILTMORE AVE ELMONT, NY 11003

LAST KNOWN ADDRESS STATED CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 6 IN BLOCK 464, OF POINCIANA NEIGHBOR-HOOD 2 WEST, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are

required to file a copy of your written defenses, if any, to it on Curtis Wilson, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando,

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR

POLK COUNTY GENERAL JURISDICTION

DIVISION

CASE NO. 2022CA002886000000

UNKNOWN SPOUSE OF MELISSA

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

an action to foreclose Mortgage cover-

ing the following real and personal property described as follows, to-wit:

LOT 6 IN BLOCK 464, OF POINCIANA NEIGHBOR-HOOD 2 WEST, VILLAGE 7,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

YOU ARE HEREBY NOTIFIED that

MIDFIRST BANK,

FLINT EDWARDS,

78 BILTMORE AVE ELMONT, NY 11003

78 BILTMORE AVE

ELMONT, NY 11003

To: MELISSA DESIR ,

Plaintiff, vs.

Defendants.

DESIR

SECOND INSERTION

FL 32801 and file the original with the Clerk of the above- styled Court on or before 6/12/2023 or 30 days from the first publication, otherwise 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 Admin-istrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 5 day of May, 2023. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT

As Clerk of the Court BY: /s/ Asuncion Nieves Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St., Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321)248-0420 7174455 22-01368-4

May 19, 26, 2023 23-00695K

SECOND INSERTION

225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before June 12, 2023 or 30 days from the first publication, otherwise 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, Bar-tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said

Court on the 5th day of May, 2023. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Asuncion Nieves

Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St., Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321)248-0420 22-01368-4 7174455 May 19, 26, 2023 23-00683K

SECOND INSERTION

on the 9th day of June, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 24, Kings Pond Phase One, according to that certain plat as recorded in Plat Book 87, Pages 44 and 45, Public Records of

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street. Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 6950165 20-01056-2 May 19, 26, 2023 23-00689K

PLAT BOOK 55, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are 23-00690K May 19, 26, 2023 required to file a copy of your written defenses, if any, to it on Curtis Wilson, McCalla Raymer Leibert Pierce, LLC, Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before June 22, 2023 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either

default will be entered against you for the relief demanded in the complaint or FLORIDA IN AND FOR POLK COUNTY

DIVISION

SERIES 2006-RPI, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. CHRISTOPHER D. COLEMAN

A/K/A C. COLEMAN A/K/A CHRISTOPHER COLEMAN, et al., Defendants.

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF GENERAL JURISDICTION

CASE NO. 2019CA004397000000 GSMPS MORTGAGE LOAN TRUST 2006-RPI, MORTGAGE PASS-THROUGH CERTIFICATES,

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 5, 2021 in Civil Case No. 2019CA004397000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein GSMPS MORTGAGE LOAN TRUST 2006-RPI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RPI, U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE is Plaintiff and CHRISTOPHER D. COLEMAN A/K/A C. COLEMAN A/K/A CHRISTOPHER COLEMAN, et al., are Defendants, the Clerk of Court, STACY BUTTER-FIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes

ASSOCIATION,

Plaintiff, vs. ROHN D. GARDIN; DEVONSHIRE MANOR HOMEOWNERS ASSOCIATION INC.; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF ROHN D. GARDIN; 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 3rd day of May 2023, and entered in Case No. 2022CA-001499-0000-00, 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 ROHN D. GARDIN DEVONSHIRE MANOR HOMEOWNERS ASSOCIA-TION INC. FLORIDA HOUSING FI-NANCE CORPORATION UNKNOWN SPOUSE OF ROHN D. GARDIN; and UNKNOWN TENANT IN POSSES-SION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTER-FIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www. polk.realforeclose.com at, 10:00 AM on the 7th day of June 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 113, DEVONSHIRE MAN-OR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC

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 Relav Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 16th day of May 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 22-00574. May 19, 26, 2023 23-00717K 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 foreclosed herein.

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

LOT 104 OF SWAN LAKE ES-TATES UNIT NUMBER SIX, AS SHOWN BY MAP OR PLAT THEREOF RECORDED, IN PLAT BOOK 83, PAGE 35 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

WITNESS my hand and the seal of this Court at County, Florida, this day of 05/16/2023.

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Lori Armijo DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 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. 21-012210 May 19, 26, 2023 23-00715K

SECOND INSERTION

tow, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and TERESA ALLINE O'HARA, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of June, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 12, BLOCK B, GLENDALE MANOR FIRST ADDITION, ACCORDING TO THE MAP

OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 44, PAGE 37, 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, 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 7182514 21-00322-2 May 19, 26, 2023 23-00697K

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO 53-2022-CA-001769 SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. TERESA ALLINE O`HARA, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 27, 2023 in Civil Case No. 53-2022-CA-001769 of the Circuit Court of the TENTH Judi-

cial Circuit in and for Polk County, Bar-



May 19, 26, 2023

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/02/2023 at 10:30 a.m., the following property

will be sold at public auction pursuant to F.S. 715.109: A 1973 SKYL mobile home bearing the vehicle identification number 01612122G and all personal items

located inside the mobile home. Last Tenant: Diane Louise Chester, Clayton John

Chester and Dustin Scot Chester. Sale to be held at: Bonny Shores Mobile Home

SECOND INSERTION

Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, (863) 397-7699.

POLK COUNTY

SECOND INSERTION

SECOND INSERTION

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 June 9, 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 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

WITNESS my hand and the seal of this Court this 3rd day of May, 2023. STACY M. BUTTERFIELD, CPA

As Clerk of the Court (SEAL) By /s/ Asuncion Nieves As Deputy Clerk

De Cubas & Lewis, P.A., Attorney for Plaintiff, P.O. BOX 771270. CORAL SPRINGS, FL 33077 23-00078

May 19, 26, 2023 23-00688K

or immediately thereafter; otherwise a

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.

Stacy M. Butterfield (SEAL) BY: /s/Asuncion Nieves DEPUTY CLERK

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before June 7, 2023 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before ser-Plaintiff's attorney or imm ately 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.

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

DIVISION

CASE NO. 2023CA000035000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JOANNE M. MOORE, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 28, 2023, and entered in 2023CA000035000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JOANNE M. MOORE are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on June 12, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 11, GLENRIDGE PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 84, PAGE 48, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 7950 GLEN-RIDGE LOOP W, LAKELAND, FL 33809 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 12 day of May, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-069034 - EuE May 19, 26, 2023 23-00698K

defenses, if any, to it on ALDRIDGE

PITE, LLP, Plaintiff's attorney, at 5300

West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before June

15, 2023, and file the original with the

clerk of this court either before service

on Plaintiff's attorney or immediately

thereafter; otherwise a default will be

entered against you for the relief de-

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

Stacy M. Butterfield

As Clerk of the Court

As Deputy Clerk

23-00694K

(SEAL) By: /s/ Asuncion Nieves

impaired, call 711.

Plaintiff's attorney.

Suite 303

Dated on May 9, 2023.

ALDRIDGE | PITE, LLP,

Delray Beach, FL 33484

1133-2914B Ref# 4051

May 19, 26, 2023

5300 West Atlantic Avenue

If you are a person with a disability

manded in the complaint or petition.

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO .: 2023CA000189000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA11,

Plaintiff, VS.

ABENA ESTHER SERWAH; et al., Defendant(s).

TO: Abena Esther Serwah Last Known Residence: 1336 Pine Ridge Drive Davenport, FL 33896 TO: Unknown Spouse of Abena Esther Serwah

Last Known Residence: 1336 Pine Ridge Drive Davenport, FL 33896 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in POLK County, Florida:

LOT 159, WINDWOOD BAY PHASE TWO, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 121, PAGES 9 AND 10, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

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

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR

POLK COUNTY

CASE NO. 2023CA000866000000

ROCKET MORTGAGE, LLC F/K/A

ERIN PENA MACON A/K/A ERIN

ANY AND ALL UNKNOWN PARTIES

CLAIMING BY, THROUGH, UN-

DER, AND AGAINST LAUCHLAN P.

GIBBONS PENA A/K/A LAUCHLAN

G. PENA A/K/A PEGEEN GIBBONS

PENA, WHETHER SAID UNKNOWN

QUICKEN LOANS, LLC F/K/A

QUICKEN LOANS INC.,

MACON, et al.

Defendants.

Plaintiff, vs. ERIN NICOLE PENA A/K/A

To the following Defendant(s):

SECOND INSERTION

AN EASTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF LOTS 41, 42 AND 43 OF SAID LAKE BUCKEYE ESTATES; THENCE RUN SOUTHERLY TO A POINT IN THE WEST BOUNDARY LINE OF SAID LOT 36 OF LAKE BUCKEYE ESTATES 17 1/4 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 36; THENCE RUN EASTERLY TO THE POINT OF BEGINNING PARCEL NUMBER:

26-28-22-585500-000390 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose ad-225 F et B 155, Orlando, FL 32801 on or before June 19, 2023, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer (Polk) 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 demand 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 before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court this day of May 12, 2023. Clerk of the Court Bv /s/ Asuncion Nieves As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MRService@mccalla.com 7172823 22-00876-1

DIVISION CASE NO. 53-2021-CA-002310 PENTAGON FEDERAL CREDIT UNION Plaintiff. vs. EDITH DAVIS A/K/A EDITH ELI Any person claiming an interest in the

DAVIS A/K/A EDITH ELI SOM-MERS. et al... Defendant.

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR

POLK COUNTY

GENERAL JURISDICTION

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 08, 2023 in Civil Case No. 53-2021-CA-002310 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PEN-TAGON FEDERAL CREDIT UNION is Plaintiff and Edith Davis a/k/a Edith Eli Davis a/k/a Edith Eli Sommers, 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.realfore-close.com in accordance with Chapter 45, Florida Statutes on the 8th day of June, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The South 1/2 of the East 1 Acre of South 1/2 of Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 29 South, Range 23 East, Polk County, Florida, LESS road right of way, and LESS begin at the East line of the Southwest 1/4 of the Southwest 1/4 of said

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 SERVIC-ING, LLC, n/k/a COMMUNITY LOAN SERVICING, LLC, Plaintiff; CHRIS-TIAN 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. The Clerk of Court 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 ummary 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 INTERSEC-TION WITH THE NORTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, SAID POINT BE-ING 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 MIN-UTES 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

21-03927FL May 19, 26, 2023 23-00684K SECOND INSERTION CONTINUE RAILROAD; THENCE SOUTH 89 DE-GREES 58 MINUTES 19 SEC-ONDS 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 HIGH-WAY 79, NOW STATE ROAD 60; THENCE IN AN EAST-ERLY 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 BEGIN-NING, ALL LYING IN POLK COUNTY, FLORIDA

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

If you are a person with a disability who needs 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 (voice), (863) 534-7777 (TDD) or (800) 955-8770, 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 23-00687K May 19, 26, 2023

FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO .: 2023CA-000443-0000-00 VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. UNKNOWN HEIRS, **BENEFICIARIES, DEVISEES,** ASSIGNEES, LIENORS,

23-00712K

23-29-33-

Section 33 at a point 94.72 feet

North of the Southeast corner

thereof; run thence West 132.65;

run thence North 71.50 feet;

run thence East 132.65 feet; run

thence South 71.50 feet to the

Point of Beginning, and LESS

road right of way on the North

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

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC

Email: MRService@mccalla.com

impaired, call 711.

By: /s/ Robyn Katz

Attorney for Plaintiff

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Fla. Bar No.: 146803

Suite 155

225 East Robinson Street.

clerk reports the surplus as unclaimed.

and East sides thereof.

Parcel Number:

000000-044080

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT, IN AND

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRED C. STONE, SR. A/K/A FREDERICK CHARLES STONE N/K/A FREDERICK CHARLES STONE, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF FRED C. STONE, SR. A/K/A FREDERICK CHARLES STONE Last Known Address: 658 BEAR CT. POINCIANA, FL 34759

Current Residence Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 4, BLOCK 136, POIN-

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

NOTICE OF ACTION · CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY, FLORIDA GENERAL JURÍSDICTION DIVISION CASE NO. 53-2022-CA-001358

CALIBER HOME LOANS, INC., Plaintiff, vs. THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NOEL SILVA, DECEASED, et. al.

Defendant(s), TO: GREGORIA SILVA, and CHRIS-TIAN A. SILVA, and MICHELLE A. SILVA,

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 foreclosed herein

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

LOT 44, OAKVIEW, A SUBDI-VISION, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 85, PAGE(S) 12 AND 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

has been filed against you and you are

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. 2022CA00213000000 U.S. BANK NATIONAL

SECOND INSERTION

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

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

CLERK OF THE CIRCUIT COURT

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

THIS NOTICE SHALL BE 22-025058

23-00696K

May 19, 26, 2023

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before June 15, 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



legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT BOYD A/K/A ROBERT E BOYD, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JOHN BOYD, 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 5, BLOCK 29, AUBURN-DALE HEIGHTS, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF POLK COUNTY

WITNESS my hand and the seal of this Court at County, Florida, this day of 05/01/2023

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT 53-2022CA-002130-000 (SEAL) BY: /s/ Lori Armijo 5/1/2023 3:07:01 PM 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. 22-030071 May 19, 26, 2023 23-00693K AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS

ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 39 AND 40 OF LAKE

BUCKEYE ESTATES, AN AD-DITION TO THE CITY OF WINTER HAVEN, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF RECORD-ED IN PLAT BOOK 18, PAGE 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS AND EXCEPT THAT PART THEREOF EMBRACED WITHIN AND INCLUDED IN THE FOLLOWING DE-SCRIPTION: BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF LOT 36 OF SAID LAKE BUCKEYE ES-TATES, 32.00 FEET SOUTH-ERLY FROM THE NORTH-EAST CORNER OF SAID LOT 36: THENCE RUN NORTH-ERLY 167.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF HILLCREST DRIVE. AS SHOWN ON SAID PLAT; THENCE RUN WESTERLY TO THE POINT WHERE A NORTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF LOTS 37, 38, AND 39 OF SAID LAKE BUCKEYE ESTATES INTERSECTS WITH

23-00716K May 19, 26, 2023

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.





PUBLIC NOTICES n American Tradition

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

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

• Independent: A public notice is published in a forum independent of the government, typically in a local newspaper.

• Archivable: A public notice is archived in a secure and publicly available format.

• Accessible: A public notice is capable of being accessed by all segments of society.

• Verifiable: The public and the source f the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

of housing trends.

conflict of interest.

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

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

Public notice supports due process

Public notices are integral to demo-

right to "due process of law" guaranteed

cratic governance and stem from the

by the federal and state constitutions.

cans' rights from arbitrary or wrongful

violations. This concept has two parts:

substantive due process and procedural

Substantive due process refers to the

Due process of law protects Ameri-

due process.

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

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.

use public powers or institutions in

tices of home mortgage foreclosures,

widespread credit problems, fraud in

underwriting and a basis for analyses

object to an appointment based on any

which can provide a public alert of

This notice allows the public to

some way. Examples include no-

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.

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 guarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

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

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

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

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

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

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

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

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since precolonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newsp

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

public traditionally has regarded as neutral.

Public notices in this print environment gain

credibility because of the long history of trust

Placing notices on government Web sites

undermines this neutral interest and removes

in the local newspaper.

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

Business Observer

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

cessible, archivable notices. While Internet web

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

📲 C1 Bank

pers 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

seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

a critical check and balance. While it may

On the other hand, public notices in independent newspapers increase government transparency by opening up the decisionmaking 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

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

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.