

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
(Single Personal Representative)
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK, FLORIDA
File No.: 53-2023-CP-001977
Probate Division: 14
IN RE: THE ESTATE OF
DONALD RAY CHANCE,
Deceased.

The administration of the Estate of DONALD RAY CHANCE, deceased, whose date of death was February 8, 2022, File Number: 53-2023-CP-001977 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All Creditors of Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is June 23, 2023.

Personal Representative:
CYNTHIA CHANCE

1325 Poinsettia Drive
Lake Wales, FL 33898

Attorney for Personal Representative:

ADAM S. GUMSON
JUPITER LAW CENTER
RiverPlace Professional Center
1003 W. Indiantown Road - Suite 210
Jupiter, FL 33458-6851
Telephone: (561) 744 - 4600
Florida Bar No.: 906948
E-mail: asg@jupiterlawcenter.com
June 23, 30, 2023 23-00865K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023 CP 1951
IN RE: ESTATE OF
THOMAS JOHN PARSONS
Deceased.

The administration of the estate of Thomas John Parsons, deceased, whose date of death was April 26, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 23, 2023.

Personal Representatives:

Keith Parsons

2823 Southfork Dr.
Stevensville, MI 49127

Dale J. Parsons

301 Bennington Dr.
Stanley, NC 23164

Attorney for Personal Representatives:

Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N. US HWY 27, Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 833-8329
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
June 23, 30, 2023 23-00879K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023 CP 002113
IN RE: ESTATE OF
VERNON CALVIN PORTERFIELD
Deceased.

The administration of the estate of Vernon Calvin Porterfield, deceased, whose date of death was March 5, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 23, 2023.

Personal Representative:

/s/ Alice Porterfield

Alice Porterfield

222 Pineview Rd

Durham, North Carolina 27707

Attorney for Personal Representative:

/s/ David Pilcher
David Pilcher, Attorney
Florida Bar Number: 0001562
Bogin, Munns & Munns, P.A.
P.O. Box 2807
Orlando, Florida 32802
Telephone: (407) 578-1334
Fax: (407) 578-2181
E-Mail: dpilcher@boginmunns.com
Sec. E-Mail:
bmmsservice@boginmunns.com
Addl. E-Mail:
kpilcher@boginmunns.com
K23t232
June 23, 30, 2023 23-00854K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001289
IN RE: ESTATE OF
JUSTO OQUENDO, a/k/a
JUSTO OQUENDO-RIVERA,
Deceased.

The administration of the estate of JUSTO OQUENDO, a/k/a JUSTO OQUENDO-RIVERA, deceased, whose date of death was August 19, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 23, 2023.

Personal Representative

Ricardo Oquendo

736 Caribou Drive

Kissimmee, FL 34759

Attorney for Personal Representative

Pamela Grace Martini, Esq.
Florida Bar No. 100761
Law Office of Pamela G. Martini, PLLC
7575 Dr. Phillips Blvd., Suite 305
Orlando, FL 32819
Telephone: (407) 955-4955
Email: pam@pamelamartinilaw.com
June 23, 30, 2023 23-00880K

FIRST 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, File Number: 2023CP0015470000XX, 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 330 W Church St, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 06/23/2023.

Denise Gallagher

1638 Big Cypress Blvd

Lakeland, Florida 33810

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: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com
June 23, 30, 2023 23-00875K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 23CP-2003
IN RE: ESTATE OF
ARLENA MAY TURNER, a/k/a
ARLENA MAE TURNER,
Deceased
SSN: XXX-XX-3915

The administration of the estate of ARLENA MAY TURNER, a/k/a ARLENA MAE TURNER, deceased, whose date of death was February 21, 2023, and whose Social Security Number is XXX-XX-3915, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is the 23rd day of June, 2023.

Signed on this 14th day of June, 2023.

Personal Representative:

/s/ Kenneth Lee Turner

Kenneth Lee Turner

2215 Weber St.

Lakeland, FL 33801

Attorney for Personal Representative:

/s/ Michael A. Johnson
Michael A. Johnson
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email:
majlaw@tampabay.rr.com
June 23, 30, 2023 23-00855K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022-CP-004118
IN RE: ESTATE OF
JOSÉ CARLOS LLANOS CRUZ
Deceased.

The administration of the estate of JOSÉ CARLOS LLANOS CRUZ, deceased, whose date of death was March 23, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is the 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 WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 23, 2023.

Personal Representative:

Sara M. Rosario

123 Highland Avenue

Davenport, Florida 33837

Attorneys for Personal Representative:

Gregory W. Meier
Florida Bar Number: 65511
E-Mail: gmeier@shuffieldlowman.com
Cooper M. Powell
Florida Bar Number: 1009227
E-Mail:
cpowell@shuffieldlowman.com
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 Legion Place, Suite 1700
Orlando, Florida 32801
Telephone: (407) 581-9800
Fax: (407) 581-9801
Secondary E-Mail:
probateservice@shuffieldlowman.com
15713-0001/4885-1914-5804, v. 1
June 23, 30, 2023 23-00853K

FIRST INSERTION

Notice is hereby given that VIRGEN MILAGROS MARTINEZ, OWNER, desiring to engage in business under the fictitious name of MS. BEAUTY UNIQUE located at 1409 KETTLES AVENUE, APT 201, LAKELAND, FLORIDA 33805 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
June 23, 2023 23-00873K

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of DONALD KLINE, if deceased any unknown heirs or assigns, will, on July 6, 2023, at 10:00 a.m., at 317 Carl Avenue, Lot #317, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1976 HILC MOBILE HOME, VIN: 0261339J, TITLE NO.: 0010975654 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
June 23, 30, 2023 23-00876K

FIRST INSERTION

Notice is hereby given that BLUE TRI CASL POLK, LLC, OWNER, desiring to engage in business under the fictitious name of JERSEY COMMONS located at 180 FOUNTAIN PARKWAY N, SUITE 100, ST PETERSBURG, FLORIDA 33716 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
June 23, 2023 23-00872K

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 DANNYS ONE STOP TRANSMISSION SHOP : Located at 514 Boger Blvd s : Polk County in the City of Lakeland : Florida, 33803 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Lakeland Florida, this June day of 15, 2023
DANNYS ONE STOP TRANSMISSION SHOP
June 23, 2023 23-00857K

PUBLISH YOUR LEGAL NOTICE

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Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

OFFICIAL COURTHOUSE WEBSITES

Mobile app interface showing county links: MANATEE COUNTY, SARASOTA COUNTY, CHARLOTTE COUNTY, LEE COUNTY, COLLIER COUNTY, HILLSBOROUGH COUNTY, PASCO COUNTY, PINELLAS COUNTY, POLK COUNTY, ORANGE COUNTY.

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com

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 Water's Edge Apartments located at 3625 New Jersey Road in the City of Lakeland, Polk County, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of 06, 2023. SSP Lakeland, LLC June 23, 2023 23-00867K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532022CA003386000000
PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. LEO GORDON, III, ET.AL; Defendants
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 1, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realforeclose.com, on July 17, 2023, the following described property: Lot 3, in Block B, of Chelsea Oaks Phase Two-A, according to the Plat thereof, as recorded in Plat Book 156, Page 34, of the Public Records of Polk County, Florida. Property Address: 6374 TORRINGTON CIR, LAKELAND, FL 33811-0000
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Andrew Arias Andrew Arias, Esq. FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 22-01517 / CASE NO.: 532022CA003386000000 June 23, 30, 2023 23-00868K

FIRST INSERTION

NOTICE OF PUBLIC SALE VIN: 0261339J, TITLE NO.: 0010975654 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 June 23, 30, 2023 23-00870K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2022CA-000894-0000-00
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. CHERYL ANN MCEWAN; FLORIDA HOUSING FINANCE CORPORATION; SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF CHERYL ANN MCEWAN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Reset Foreclosure Sale dated the 5th day of June 2023 and entered in Case No. 2022CA-000894-0000-00, 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 CHERYL ANN MCEWAN FLORIDA HOUSING FINANCE CORPORATION SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC. BRANDON J. ANDERSON BRANDI JANELLE ANDERSON A/K/A BRANDI ANDERSON UNKNOWN TENANT N/K/A LEE WHITE UNKNOWN TENANT N/K/A ANTWAN SALTERS; and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHERYL ANN MCEWAN IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 11th day of July 2023, the following described property as set forth in said Final Judgment, to wit: LOT 100, SQUIRE'S GROVE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 137, PAGES 41 THROUGH 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service. Dated this 16th day of June 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. P.O. Box 5026 Fort Lauderdale, FL 33310 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 22-00411 June 23, 30, 2023 23-00866K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 532023-000526-0000-00
PLANET HOME LENDING, LLC, Plaintiff, vs. CINDY BEATRIZ HERNANDEZ, et al. Defendants. TO: CINDY BEATRIZ HERNANDEZ Last Known Address: 3738 EISEL WAY, HAINES CITY, FL 33844 Also Attempted At: 40 VIRGINIA RD, WEST PARK, FL 33023 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 47, HAMMOCK RESERVE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 26 THROUGH 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, CORAL SPRINGS, FL 33310 on or before July 14, 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 or service. WITNESS my hand and the seal of this Court this 7 day of June, 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, PO BOX 5026, CORAL SPRINGS, FL 33310 23-00095 June 23, 30, 2023 23-00877K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020-CC-002594
SUNDANCE MASTER HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. ROBERTO ARRATE, et al., Defendant(s). Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated 5/30/2023, in Case No.: 2020-CC-002594 of the County Court in and for Polk County, Florida, wherein SUNDANCE MASTER HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and ROBERTO ARRATE, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes on 7/5/2023, the following described property set forth in the Final Judgment of Foreclosure: Lot 23 of SUNDANCE FIELDS, according to the Plat thereof as recorded in Plat Book 155, Pages 1 through 3, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711. DATED: June 14, 2023 By: /s/Laura Cooper Laura Cooper, Esquire Florida Bar No.: 10227 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 June 23, 30, 2023 23-00862K

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM 08/21/23 Jaimes Collision Center INC 2801 US HWY 17-92 W Haines City, FL 33844 2017 NISS JN8AT2MTXHW382076 \$2,581.55 June 23, 2023 23-00874K



Email your Legal Notice legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication
SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case #: 532023CA00004600000 DIVISION: 4
Nationstar Mortgage LLC Plaintiff,
 -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of William Joseph Hutto a/k/a William J. Hutto, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Diana M. Gray a/k/a Diana M. Caul a/k/a Diana M. Hutto; Anthony Michael Bennefield a/k/a Anthony M. Bennefield a/k/a Anthony M. Bennefield; Christopher L. Bennefield; Edward M. Bennefield a/k/a Edward Bennefield; Carl Matthew Hutto a/k/a Carl M. Hutto; Christine Anita Hutto a/k/a Christine A. Hutto a/k/a Christine Hutto a/k/a Christine H. Garcia; Unknown Spouse of Diana M. Gray a/k/a Diana M. Caul a/k/a Diana M. Hutto; Unknown Spouse of Anthony Michael Bennefield a/k/a Anthony M. Bennefield a/k/a Anthony Bennefield; Unknown Spouse of Christopher L. Bennefield; Unknown Spouse of Edward M. Bennefield a/k/a Edward Bennefield; Unknown Spouse of Carl Matthew Hutto a/k/a Carl M. Hutto; Unknown Spouse of Christine Anita Hutto a/k/a Christine A. Hutto a/k/a Christine Hutto a/k/a Christine H. Garcia; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).
 TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of William Joseph Hutto a/k/a William J. Hutto, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Diana M. Gray a/k/a Diana M. Caul a/k/a Diana M. Hutto: LAST KNOWN ADDRESS: 7029 Service Court B, Diamond Springs, CA 95619, Carl Matthew Hutto a/k/a Carl M. Hutto: LAST KNOWN ADDRESS: 4 Spoon Place, Kissimmee, FL 34759, Unknown Spouse of Diana M. Gray a/k/a Diana M. Caul a/k/a Diana M. Hutto: LAST KNOWN ADDRESS: 7029 Service Court B, Diamond Springs, CA 95619 and Unknown Spouse of Carl Matthew Hutto a/k/a Carl M. Hutto: LAST KNOWN ADDRESS: 4 Spoon Place, Kissimmee, FL

34759 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.
 YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:
 LOT 40, CROWN POINTE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGES 30 AND 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 more commonly known as 1423 Chamberlain Loop, Lake Wales, FL 33853.
 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with 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 COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770.
 WITNESS my hand and seal of this Court on the 7 day of June, 2023.
 Default Date: July 14, 2023
 Stacy M. Butterfield
 Circuit and County Courts
 (SEAL) By: /s/ Asuncion Nieves
 Deputy Clerk
 LOGS LEGAL GROUP LLP,
 Attorneys for Plaintiff,
 2424 North Federal Highway,
 Suite 360,
 Boca Raton, FL 33431
 22-327337 FC01 CXE
 June 23, 30, 2023 23-00871K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2022CA-003312-0000-00
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. RODNEY FRATICELLI OCASIO; FLORIDA HOUSING FINANCE CORPORATION; WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Cancel and Reschedule Foreclosure Sale dated the 8th day of June 2023, and entered in Case No. 2022CA-003312-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and RODNEY FRATICELLI OCASIO FLORIDA HOUSING FINANCE CORPORATION WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 13th day of July 2023, the following described property as set forth in said Final Judgment, to wit:
 LOT 167, WILLIAM'S PRESERVE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGES 10 THROUGH 13,

INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.
 Dated this 14th day of June 2023.
 By: /s/ Lindsay Maisonet, Esq.
 Lindsay Maisonet, Esq.
 Florida Bar Number: 93156
 Submitted by:
 De Cubas & Lewis, P.A.
 P.O. Box 5026
 Fort Lauderdale, FL 33310
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 eservice@decubaslewis.com
 22-01705
 June 23, 30, 2023 23-00864K

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 GATEWAY MEDIA 21 : Located at 5001 gateway blvd #21 : Polk County in the City of Lakeland : Florida, 33811

intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Lakeland Florida, this June day of 15, 2023
 KIM YOUNG
 June 23, 2023 23-00858K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022 CA 003034
BAYVIEW LOAN SERVICING, LLC, n/k/a COMMUNITY LOAN SERVICING, LLC, a Delaware limited liability company, Plaintiff, v. CHRISTIAN ST. JOHN CONSULTING LLC, a Florida limited liability company, CHRISTIAN ST. JOHN, an Individual; et al., Defendants.
 Notice is hereby given that pursuant to the Summary Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, BAYVIEW LOAN SERVICING, LLC, n/k/a COMMUNITY LOAN SERVICING, LLC, Plaintiff; CHRISTIAN ST. JOHN CONSULTING LLC, CHRISTIAN ST. JOHN, UNKNOWN SPOUSE OF CHRISTIAN ST. JOHN, CITY OF MULBERRY, FLORIDA, JOHN DOE I and JANE DOE I, as Unknown Tenants; JOHN DOE II and JANE DOE II, as Unknown Tenants; JOHN DOE III and JANE DOE III, as Unknown Tenants; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants are Defendants. The Clerk of Court will sell to the highest bidder for cash at 10:00 a.m. (Eastern/Standard Time) on the 12th day of July, 2023, online at www.polk.realforeclose.com on the following described property as set forth in the Summary Final Judgment, to wit:
 COMMENCE AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF FLORIDA STATE HIGHWAY 79, NOW STATE ROAD 60 AT ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, SAID POINT BEING APPROXIMATELY 420 FEET WEST AND 40 FEET SOUTH OF THE SOUTH-WEST CORNER OF SECTION 6, TOWNSHIP 30 SOUTH, RANGE 24 EAST; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST 1213.00 FEET TO THE POINT OF BEGINNING, BEING A POINT IN SAID NORTH RIGHT-OF-WAY LINE OF

THE SEABOARD COASTLINE RAILROAD; CONTINUE THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST ALONG SAID RAILROAD RIGHT-OF-WAY, 146.47 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST, 179.64 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FLORIDA STATE HIGHWAY 79, NOW STATE ROAD 60; THENCE IN AN EASTERLY DIRECTION WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF THE SAID FLORIDA STATE HIGHWAY 79, NOW STATE ROAD 60, A DISTANCE OF 151.64 FEET TO THE RIGHT-OF-WAY OF AN EXISTING DITCH; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY, 164.45 FEET TO THE POINT OF BEGINNING, ALL LYING IN POLK COUNTY, FLORIDA.
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court Administrator whose office is located at the Polk County Justice Center, 255 North Broadway, Bartow, FL 33830, and whose telephone number is (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770, within seven working days of your receipt of the notice; if you are hearing or voice impaired, dial 711."
 DATED: June 15, 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
 June 23, 30, 2023 23-00861K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532022CA002003000000
MIDFIRST BANK Plaintiff, v. ADAM L REINHARDT A/K/A ADAM LEE REINHARDT; BENJAMIN J THORNTON A/K/A BENJAMIN JAMES THORNTON; UNKNOWN SPOUSE OF BENJAMIN J. THORNTON A/K/A BENJAMIN JAMES THORNTON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNKNOWN SPOUSE OF ADAM L REINHARDT A/K/A ADAM LEE REINHARDT; THE WOODS RANCHING AND FARMING TRACTS PROPERTY OWNER'S ASSOCIATION, INC. Defendants.
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 08, 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:
 TRACT 110, THE WOODS RANCHING AND FARMING TRACTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 2, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS: A 1998 BAY MANOR DOUBLE-WIDE MOBILE HOME BEARING IDENTIFICATION NUMBERS FLHMLCB141918340A AND FLHMLCB141918340B AND TITLE NUMBERS 75900625 AND 75900631. SAID MOBILE HOME TITLES

HAVE BEEN RETIRED AND CANCELLED, AS EVIDENCED BY THAT CERTAIN AFFIDAVIT PURSUANT TO SECTION 319.261, F.S. RETIREMENT OF TITLE TO MOBILE HOME PERMANENTLY AFFIXED TO REAL PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 10998, PAGE 581, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 a/k/a 141 CREEKWOOD RUN, LAKELAND, FL 33809-4945
 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on July 25, 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 June, 2023.
 eXL Legal, PLLC
 Designated Email Address:
 efling@exlegal.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
 1000007954
 June 23, 30, 2023 23-00869K

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 GALVO : Located at 1253 W Memorial Blvd : Polk County in the City of Lakeland :

Florida, 33815-0602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Lakeland Florida, this June day of 15, 2023
 JONES SHERIDA V
 June 23, 2023 23-00859K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2020-CA-000538
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff, v. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIA M. FIGUEROA A/K/A JULIA M. FIGUEROA-GALLARDO, et. al, Defendants.
 NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 30, 2023 and entered in Case No. 2020-CA-000538 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIA M. FIGUEROA A/K/A JULIA M. FIGUEROA-GALLARDO; UNKNOWN SPOUSE OF JULIA M. FIGUEROA; BRENDA K. BONES-FIGUEROA; JUAN SALVADOR FIGUEROA-GALLARDO; VALERIE MILLAN-BONES, AS REPRESENTATIVE OF THE ESTATE OF JULIA M. FIGUEROA A/K/A JULIA M. FIGUERIA-GALLARDO; ENCLAVE AT IMPERIAL LAKES HOMEOWNERS ASSOCIATION, INC.; OSVALDO PONSECA; UNKNOWN TENANT. are the Defendants. The Clerk of the Court, Stacy M. Butterfield, will sell to the highest bidder for cash at www.polk.realforeclose.com on July 5, 2023 at 10:00 AM, the following described real property as set

forth in said Final Judgment, to wit:
 LOT 38, ENCLAVE AT IMPERIAL LAKES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 134, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 and commonly known as 3395 Imperial Manor Way, Mulberry, FL 33860
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
 IMPORTANT
 "IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711."
 WITNESS my hand and the seal of the court on June 14, 2023
 GHIDOTTI | BERGER LLP
 Attorneys for Plaintiff
 1031 North Miami Beach Blvd
 North Miami Beach, FL 33162
 Telephone: (305) 501.2808
 Facsimile: (954) 780.5578
 By: /s/ Tara L. Messinger
 Chase A. Berger, Esq.
 Florida Bar No.: 083794
 Tara L. Messinger, Esq.
 Florida Bar No. 0059454
 fpleadings@ghidottiberger.com
 June 23, 30, 2023 23-00863K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022-CA-3449
W STATE ROAD 60 LAND TRUST #115 DATED 1/20/2012 and AMIRHOUSES.COM, LLC, Plaintiff, vs. FLORIDA CITRUS, LLC and CARL R. BEARD, Individually, Defendants.
 NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Partition entered on May 24, 2023, in this case in the Circuit Court of Polk County, Florida, the real property described as:
 Lot 3, Less the South 120 feet thereof, Block 13, TWIN LAKE PARK ADDITION TO LAKE WALES, according to the map or plat thereof as recorded in Plat Book 3, Page 8, Public Records of Polk County, Florida, together with Grantor's right, title and interest in and to the following described easements: (A) Easement for ingress and egress dated January 22, 1979, recorded in O.R. Book 1859, Page 1894 and (B) Easement and License for purpose of sheet flow drainage dated October 3, 1978, recorded in O.R. Book 1842, Page 1227, all of the public records of Polk County, Florida.
 AND
 Lots 1, 2, 6 and 7, TAYLORS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 11, Page 27, Public

Records of Polk County, Florida.
 Parcel ID No.:
 27-30-02-905000-000010
 Commonly Known As: 115 W State Road 60, Lake Wales, Florida 33853
 will be sold at public sale, to the highest and best bidder for cash, via electronic sale at www.polk.realforeclose.com, on July 25, 2023, at 10:00 a.m.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATE: June 21, 2023
 Gregory A. Sanoba, Esquire
 Florida Bar No. 955930
 greg@sanoba.com
 THE SANOBA LAW FIRM
 422 South Florida Avenue
 Lakeland, Florida 33801
 Telephone: 863/683-5353
 Facsimile: 863/683-2237
 Attorney for Plaintiff
 June 23, 30, 2023 23-00878K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2019CC006248
NEW REZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs. MELISSA KIRBY GRAVITT; et al., Defendant(s).
 NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 6, 2023 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of July, 2023 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
 THE WEST 96.5 FEET OF THE EAST 411.5 FEET OF LOT 1 OF DUDLEY'S FIRST ADDITION, BARTOW FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 46 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property address: 235 West Vine Street, 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 before the clerk reports the surplus as unclaimed.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
 AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.
 Respectfully submitted,
 /s/ Heather L. Griffiths
 PADGETT LAW GROUP
 HEATHER GRIFFITHS, ESQ.
 Florida Bar # 91444
 6267 Old Water Oak Road,
 Suite 203
 Tallahassee, FL 32312
 (850) 422-2520 (telephone)
 (850) 422-2567 (facsimile)
 attorney@padgettlawgroup.com
 Attorney for Plaintiff
 TDP File No. 14-000011-3
 June 23, 30, 2023 23-00860K

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

**Case No: 22-CA-003376-0000-00
CSC CAPITAL CORP,
Plaintiff, vs.**

**VICENTE GUERRA and MARIA
GUERRA, THE STATE OF
FLORIDA DEPARTMENT OF
REVENUE, MAGNIFY CREDIT
UNION, POLK COUNTY CLERK
OF COURT, MIDLAND CREDIT
MANAGEMENT, INC., and ANY
UNKNOWN TENANTS,
Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on the 17th day of May, 2023, in this cause, the Circuit Court of Polk County, Florida, the office of Stacey M. Butterfield, CPA, Clerk of the Circuit

Court, shall sell the property situated in Polk County, Florida described as:

Lot 4, Robinson Pine Addition, a Subdivision, according to the Plat thereof as recorded in Plat Book 77, page(s) 32, of the Public Records of Polk County, Florida

With the address: 2525 Cresap Street, Lakeland, FL 33815

at Public sale to the highest bidder for cash, on JULY 3, 2023. Bidding begins at 10:00 AM Eastern Standard Time on Online at www.polk.realforeclose.com.

Any person claiming an interest the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Admin-

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

/s/ Shawn M. Yesner
Shawn M. Yesner, Esq.
FL Bar No.: 0155225
Lauryn V. Fabrizio, Esq.
FL Bar No.: 1015838
Yesner Law, P.L.
Countryside Colonial Center
2753 SR 580, Suite 106
Clearwater, FL 33761-3351
Telephone: (813) 774-5737
Facsimile: (813) 344-0950
Email: Shawn@YesnerLaw.com
Email: Lauryn@YesnerLaw.com
Email: Terri@YesnerLaw.com
Attorney for Plaintiff
June 16, 23, 2023 23-00846K

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. 2019CA003766000000
NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER,
Plaintiff, vs.
UNKNOWN TENANT IN
POSSESSION 1, et al.,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 17, 2020 in Civil Case No. 2019CA003766000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is Plaintiff and FULGENCIO GAURIONEX

SECOND INSERTION

LATIMER A/K/A FULGENCIO G. LATIMER A/K/A FULGENCIO LATIMER, 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 28th day of June, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 13, Block G, Waverly Manor Unit 1, according to the plat thereof as recorded in Plat Book 25, Page 5, of the Public Records of Polk County, Florida.

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

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-06720FL
June 16, 23, 2023 23-00823K

SECOND INSERTION

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

**File No. 53-2023-CP-001783-0000-XX
Division 14
IN RE: ESTATE OF
ESTELA ENCISO VAZQUEZ
a/k/a ESTELA ENCISO MARTINEZ
Deceased.**

The administration of the estate of Estela Enciso Vazquez a/k/a Estela Enciso Martinez, deceased, whose date of death was February 26, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 16, 2023.

Personal Representative:

Rogelio M. Vazquez
77 Yale Avenue
Frostproof, Florida 33843
Attorney for Personal Representative:
L. Caleb Wilson
Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
June 16, 23, 2023 23-00824K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT,
IN AND FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION

**CASE NO. 2022CP0035070000XX
IN THE MATTER OF
THE ESTATE OF
GLADYS MIRIAM EDUH,
SECTION:
DECEASED**

The administration of the estate of GLADYS MIRIAM EDUH, deceased, whose date of death was on September 04, 2022, The administration of the estate of GLADYS MIRIAM EDUH, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate Department 255 North Broadway Ave. Bartow, FL, 33830. The file number for the estate is 2022CP0035070000XX. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 16, 2023.

Personal Representative:

John Thomas
Attorney for Personal Representative:
Clive M. Ryan, Esq.
Florida Bar No. 388955
13611 S. Dixie Highway, Suite 109-405
Palmetto Bay, FL 33157
Telephone: 305-833-3079
Email Addresses:
Cmryanlaw@gmail.com
June 16, 23, 2023 23-00835K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION

**CASE NO.: 2022-CP-003502
IN RE: ESTATE OF
GERALD MATTHEW LOOS
Deceased.**

The administration of the Estate of Gerald Matthew Loos, deceased, whose date of death was August 28, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The name and address of the 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 the Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent

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

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

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

The date of first publication of this Notice is: June 16, 2023.

MICHAEL LOOS

Personal Representative
MARY BETH KELLY, ESQUIRE
Florida Bar No.: 84487
The Law Office of Mary Beth Kelly
1515 International Parkway,
Suite 1013
Lake Mary, FL 32746
(407) 536-5358
(800) 839-1513 facsimile
P: mb@trustmbkelly.com
S: tsizemore@trustmbkelly.com
S: rpakard@trustmbkelly.com
Attorney for Personal Representative
June 16, 23, 2023 23-00830K

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION

**File No. 2023CP0020250000XX
IN RE: ESTATE OF
KRISHNA JOKHAN
Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Krishna Jokhan, deceased, File Number 2023CP0020250000XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was May 12, 2022; that the total value of the estate is exempt homestead real property and that the name and address of those to whom it has been assigned by such order is:

NAME ADDRESS
Estate of Zanipha Jokhan
465 Nova Drive,
Davenport, Florida 33837

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the

decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 16, 2023.

Personal Giving Notice:

/s/ **Lennon Jokhan**
Lennon Jokhan
1315 Zureiq Court
Clermont, Florida 34714
Attorney for Personal Giving Notice:
/s/ Regina Rabitaille
Regina Rabitaille, Esquire
E-mail Addresses:
regina.rabitaille@nelsonmullins.com
chris.perez@nelsonmullins.com
Florida Bar No. 86469
Nelson Mullins Riley &
Scarborough LLP
390 North Orange Avenue,
Suite 1400
Orlando, Florida 32801
4860-7163-4534 v.1 079256/00001
June 16, 23, 2023 23-00825K

SECOND INSERTION

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

**File No. 2023-CP-001874-0000 XX
Division Probate
IN RE: ESTATE OF
GARY MICHAEL BLESSING
A/K/A GARY M. BLESSING
Deceased.**

The administration of the estate of Gary Michael Blessing a/k/a Gary M. Blessing, deceased, whose date of death was September 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 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 16, 2023.

Personal Representative:

/s/ **Paul M. Blessing**
Paul M. Blessing
617 Bonita Rd.
Winter Springs, Florida 32708
Attorney for Personal Representative:
/s/ Randy C. Bryan
Randy C. Bryan, Attorney
Florida Bar Number: 990957
Law Offices of Hoyt & Bryan, LLC
254 Plaza Drive
Oviedo, Florida 32765
Telephone: (407) 977-8080
Fax: (407) 977-8078
E-Mail: randy@hoytbryan.com
Secondary E-Mail:
patti@hoytbryan.com
June 16, 23, 2023 23-00829K

SECOND INSERTION

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

**File No. 23CP-1832
Division Probate
IN RE: ESTATE OF
EVELYN G. BOSS
Deceased.**

The administration of the estate of Evelyn G. Boss, deceased, whose date of death was April 5, 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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 16, 2023.

Personal Representative:

/s/ **Roger J. Boss**
Roger J. Boss
7463 S. Marion Street
Centennial, Colorado 80122
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
June 16, 23, 2023 23-00844K

SECOND INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR
POLK COUNTY FLORIDA
PROBATE DIVISION

**File Number:
2022CP0035070000XX
Division: PROBATE
IN RE: ESTATE OF
GLADYS MIRIAM EDHU
Deceased.**

The administration of the estate of GLADYS MIRIAM EDUH, deceased, File number for the estate is 2022CP0035070000XX whose date of death was on September 04, 2022 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate Department 255 North Broadway Ave. Bartow, FL, 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PARTIES AND NOTIFIED THAT:

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

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

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

The date of the first publication of this notice is: June 16, 2023.

Personal Representative:

John Thomas
2232 Jessica Lane,
Kissimmee, Florida 34744,
Polk County, Florida
Attorney for Personal Representative:
Clive M. Ryan, Esq.
Florida Bar No. 388955
13611 S. Dixie Highway,
Suite 109-405
Palmetto Bay, FL 33157
Telephone: 305-833-3079
Email Addresses:
Cmryanlaw@gmail.com
June 16, 23, 2023 23-00836K

SECOND INSERTION

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

**File No. 23CP-1781
Division Probate
IN RE: ESTATE OF
GLENDA M. WILLIAMS JONES
Deceased.**

The administration of the estate of Glenda M. Williams Jones, deceased, whose date of death was January 20, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 16, 2023.

Personal Representative:

/s/ **Charisse L. Jones**
Charisse L. Jones
2702 Rochelle Drive
Winter Haven, Florida 33881
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
June 16, 23, 2023 23-00848K

SECOND INSERTION

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

**File No. 532023CP0018100000XX
Division: Probate
IN RE: ESTATE OF
WILLIAM C. GAST
Deceased.**

The administration of the Estate of William C. Gast, deceased, whose date of death was March 18, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.

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

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

The date of first publication of this notice is June 16, 2023.

Personal Representative:

/s/ **Megan Gast**
Megan Gast
7196 Maleberry Run
Winter Garden, Florida 34787
Attorney for Personal Representative:
/s/ Heidi W. Isenhardt
Heidi W. Isenhardt
Florida Bar Number: 123714
Email:
hisenhardt@shuffieldlowman.com
Cooper M. Powell
Florida Bar Number: 1009227
Email: cpowell@shuffieldlowman.com
Shuffield, Lowman & Wilson, P.A.
1000 Legion Place,
Suite 1700
Orlando, Florida 32801
Telephone: (407) 581-9800
Fax: (407) 581-9801
Secondary E-Mail:
Probateservice@shuffieldlowman.com
Attorney for Megan M. Gast
June 16, 23, 2023 23-00822K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case Number:
53-2022CA-002090-0000-00 WAUCHULA STATE BANK, Plaintiff, vs. DAVENPORT SENIOR LIVING II LLC, a Florida limited liability company, ISHA & MAHI, LLC, a Florida limited liability company, JITENDRA HASHMUKHBHAI PATEL, CHIRAG PATEL, UNKNOWN TENANT 1 and UNKNOWN TENANT 2, Defendants.

Notice is hereby given that pursuant to the final summary judgment of foreclosure dated June 9, 2023, in case number 53-2022CA-002090-0000-00 in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein WAUCHULA STATE BANK is Plaintiff, and DAVENPORT SENIOR LIVING II LLC, a Florida limited liability company, ISHA & MAHI, LLC, a Florida limited liability company, JITENDRA HASHMUKHBHAI PATEL, CHIRAG PATEL, UNKNOWN TENANT 1 and UNKNOWN TENANT 2 are Defendants, I will sell to the highest and best bidder for cash online at www.polk.realforeclose.com at 10:00 a.m. on the 19th day of July, 2023, the following

described real property as set forth in said final judgment, to wit:

Tract 7 in the NW 1/4 of Section 8, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, according to the map or plat thereof as recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida, Less Road Right of Way Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

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

Submitted by:
Krista Mahalak, Esquire
Peterson & Myers, P.A.
Post Office Drawer 7608
Winter Haven, Florida 33883-7608
Attorney for Plaintiff
June 16, 23, 2023 23-00847K

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. 2023CA000924000000 PHH MORTGAGE CORPORATION, Plaintiff, vs. HILLARY L. CASTILLO A/K/A HILLARY CASTILLO, et al. Defendant(s).

TO: HILLARY L. CASTILLO A/K/A HILLARY CASTILLO and UNKNOWN SPOUSE OF HILLARY L. CASTILLO A/K/A HILLARY CASTILLO, Whose Residence Is: 108 HOLLY VILLAGE DR, DAVENPORT, FL 33837 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), 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 39, HOLLYGROVE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGES 22 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409

Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before July 13, 2023 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 6 day of June, 2023.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVENUE, SUITE 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
23-093448
June 16, 23, 2023 23-00850K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2015CA004270000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. LYNDY JOAN POMAKIS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2023, and entered in 2015CA004270000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and LYNDY JOAN POMAKIS; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on July 21, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 162, A 20 FOOT WIDE WALKWAY EASEMENT AND A PORTION OF LOT 161, CRESCENT ESTATES, SUBDIVISION 1, UNIT A, AS RECORDED IN PLAT BOOK 52, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE NW CORNER OF LOT 162; THENCE EAST ALONG THE NORTH LINE OF LOT 162 AND WALKWAY EASEMENT, A DISTANCE OF 97.53 FEET; THENCE S. 45°00'00" E., ALONG THE REAR LINE OF LOT 161, A DISTANCE OF 20.09 FEET; THENCE S. 28°40'16" W., 111.78 FEET; THENCE ALONG THE R/W OF CEDAR DRIVE AND ALONG THE ARC OF A

CURVE CONCAVE SOUTHERLY AND HAVING AS ITS CLEMENTS A TANGENT BEARING OF N. 61°19'44" W., A CENTRAL ANGLE OF 31°33'46", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 55.09 FEET; THENCE N. 02°53'30" W., RADIAL TO THE AFORESAID CURVE A DISTANCE OF 100.25 FEET TO THE POINT OF BEGINNING.

Property Address: 22 CEDAR DRIVE, DAVENPORT, FL 33837
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 12 day of June, 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
15-072092 - NaC
June 16, 23, 2023 23-00840K

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of RICHARD BARNHART, if deceased any unknown heirs or assigns, and KATHLEEN BARNHART, if deceased any unknown heirs or assigns, will, on June 28, 2023, at 10:00 a.m., at 9366 Top Flight Drive, Lot #669, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1995 FLEE MOBILE HOME, VIN: FLFLR33A16479SU,
TITLE NO.: 0067769806, and
VIN: FLFLR33B16479SU,
TITLE NO.: 0067769807
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
June 16, 23, 2023 23-00832K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2023-CP-2050
IN RE: ESTATE OF ROBERTA ZIMMERLE, Decedent.

The administration of the estate of ROBERTA ZIMMERLE, deceased, File Number 2023-CP-2050, is pending in the Tenth Judicial Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida, 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All interested persons are required to file with this Court, WITHIN THREE

(3) MONTHS OF THE FIRST PUBLICATION OF THIS NOTICE, all claims against the estate with the Court or be forever barred.
Publication of this Notice will begin on June 16, 2023.

/s/ Lawrence Jay Simpson
LAWRENCE JAY SIMPSON
50989 Hwy. 27, Lot 157
Davenport, Florida, 33897
Petitioner/ PR
/s/ Edward P. Jordan
EDWARD P. JORDAN II, ESQ.
Florida Bar No.: 0602711
THE JORDAN LAW GROUP
1460 East Highway 50
Clermont, Florida, 34711
Tel.: (352) 394-1000
pleadings@epjordanlaw.com
Attorney for Petitioner/ PR
June 16, 23, 2023 23-00834K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 53-2019-CA-003735
UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE

Plaintiff, v. DEBORA DUGAN A/K/A DEBORA A. DUGAN A/K/A DEBBIE A. DUGAN; UNKNOWN SPOUSE OF DEBORA DUGAN A/K/A DEBORA A. DUGAN A/K/A DEBBIE A. DUGAN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; DODGE ENTERPRISES, INC.; ECHELON SERVICES, CO. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 13, 2020, and Order Rescheduling Foreclosure Sale entered on June 6, 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 48 OF THE HOMESTEAD PHASE 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGE 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 4174 HOMESTEAD DR,

LAKELAND, FL 33810-1938 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on July 11, 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 13th day of June, 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
1000004329
June 16, 23, 2023 23-00852K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
2023CA-000533-0000-00
U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS, OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4, Plaintiff, vs. ANNE PRATER; HIGHLAND HOLDINGS, INC.; HIGHLAND SQUARE HOMEOWNERS ASSOCIATION, INC.; RONALD PRATER; 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 5th day of July 2023, and entered in Case No. 2023CA-000533-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS, OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4 is the Plaintiff and ANNE PRATER HIGHLAND SQUARE HOMEOWNERS ASSOCIATION, INC. RONALD PRATER; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 11th day of July 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 187, HIGHLAND SQUARE

PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 13th day of June 2023.
By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Florida Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
P.O. Box 5026
Fort Lauderdale, FL 33310
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
22-00399
June 16, 23, 2023 23-00851K

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2022-CA-001800
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CARMEN QUINONES SOTO, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 2, 2023, and entered in Case No. 53-2022-CA-001800 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Carmen Quinones Soto, deceased, Florida Housing Finance Corporation, City of Winter Haven, Irving Pacheco, Carmen Ann Pacheco, Angelica Marie Berrie, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the July 3, 2023

the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, SANDALWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 1705 SANDALWOOD CIR SW WINTER HAVEN FL 33880

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

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

Dated this 09 day of June, 2023.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Justin Ritchie, Esq.
CT - 22-004205
June 16, 23, 2023 23-00841K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2020CA000106000000 COUNTRYPLACE MORTGAGE, LTD. Plaintiff(s), vs. WADE ALAN DEEVER; MIRINDA DEEVER; BANK OF AMERICA, N.A. Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 31, 2023 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of July, 2023 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 48, of the unrecorded Dawn Heights Unit 1, described as follows: The West 330 feet of the North 132 feet of the South 207,815 feet of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 28 South, Range 24 East, Polk County, Florida. Subject to an easement for road purposes over the East 25 feet thereof.
Together with that certain 2006 NOBILITY ROMEO AND JULIETT 72G4D(2) N1-10068ABC; 72X42, Mobile Home Serial Number(s): N1-10068ABC.
Property address: 2311 Christy Lane, Lakelands, FL 33801

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. Respectfully submitted,

/s/ Heather L. Griffiths
PADGETT LAW GROUP
HEATHER GRIFFITHS, ESQ.
Florida Bar # 91444
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 19-021737-1
June 16, 23, 2023 23-00819K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
Case #: 2019CA004953000000
DIVISION: 11

Wells Fargo Bank, N.A. Plaintiff, vs.- Abner Carlos Torres a/k/a Abner C. Torres a/k/a Abner Torres; Rossanna Torres a/k/a R. Torres; Ford Motor Credit Company, LLC; Hampton Hills South Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA004953000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Abner Carlos Torres a/k/a Abner C. Torres a/k/a Abner Torres are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest

and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on July 17, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 7, IN BLOCK 21, OF HAMP-TON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770. Submitted By: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
2424 North Federal Highway, Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
19-322068 FC01 WNI
June 16, 23, 2023 23-00833K

SECOND INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY GENERAL CIVIL DIVISION CASE NO: 53-2023-CA-000637-0000-00 SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:

The above cause comes to be heard upon the Complaint filed herein by the Springs at Lake Alfred Community Development District in the County of Polk, State of Florida, seeking to determine the authority of said District to issue its Springs at Lake Alfred Community Development District Special Assessment Bonds (the "Bonds") in an aggregate amount not to exceed \$39,575,000, to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that (a) the District has been validly established and lawfully exists as a local unit of special purpose government, a community development district under the Act, a political subdivision of the State of Florida, and an independent special district within the meaning of Chapter 189, Florida Statutes, has the power to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain and otherwise undertake the Capital Improvement Plan, to issue the Bonds and to incur the bonded debt as set forth in this Complaint, and to levy, impose and collect the Assessments in yearly installments as permitted by applicable law and to pledge the revenues derived by the District from the levy and collection of the Assessments and the other Pledged Revenues and the monies on deposit from time to time in certain funds and accounts held under the Indenture to payment of the Bonds, and has properly approved the issuance of the Bonds, and the levy and imposition of the Assessments; (b) the Bonds when issued pursuant to the Act and Indenture, the Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution and all of the proceedings attendant to all of the foregoing - including the Assessments - are valid and in conformity with law and the Assessments constitute a first lien on the property in the District against which they are assessed, co-equal with all State of Florida, Polk County, the City of Lake Alfred, school district and municipal taxes and superior in dignity to all other liens, titles and claim on such real property; (c) the Assessments are supported by suffi-

cient benefit from the Capital Improvement Plan and are fairly and reasonably allocated consistent with Florida law across all benefitted properties within the District; (d) the District has duly authorized the execution and delivery of the Indenture, and upon execution thereof by the District and the Trustee, the Indenture will be a valid and binding agreement, enforceable against the District in accordance with its terms, and the Bonds issued thereunder will be validly issued, and the Pledged Revenues and monies on deposit from time to time in the Pledged Funds will be validly pledged to payment of the Bonds and upon due issuance of the Bonds in conformance with the Bond Resolution and the Indenture, the Bonds will constitute valid and binding obligations of the District, and will be enforceable by their terms as established by the Bond Resolution and the Indenture; (e) the District has the power to plan, finance, acquire, construct, reconstruct, equip and install, in one or more stages, the Capital Improvement Plan; (f) the Capital Improvement Plan will serve a valid public purpose; and (g) the members of the Board have been duly and validly elected or appointed as such in compliance with all requirements of the Constitution and laws of the State of Florida and the decisions of the courts with respect thereto and of the Act, and the Ordinance.

The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida, appear on the 10th day of July 2023, at the hour of 9:30 a.m. of said day, before the Honorable Michael P. McDaniel, via Virtual Courtroom (Microsoft Teams - information below), and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the Special Assessments, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at <https://www.jud10.flcourts.org/virtual-courtroom-links/polk-civil> and select the Polk Civil Division 04 Virtual Courtroom link, OR may dial in telephonically via Teams Meeting at 1-754-236-7165 and enter 496 259 409# as the Telephone Conference ID.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Polk County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED in Bartow, Polk County, Florida on Friday, June 9, 2023.

/s/ Michael McDaniel
Michael McDaniel, Circuit Judge
06/09/2023 12:33:32 PM
June 16, 23, 2023 23-00843K

SECOND INSERTION

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

CASE NO. 2022CA001346000000 CALIBER HOME LOANS, INC., Plaintiff, vs. OCTAVIOUS FREEMAN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 28, 2023, and entered in 2022CA001346000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and OCTAVIOUS FREEMAN; LAUREL ESTATES HOMEOWNERS ASSOCIATION, INC.; 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 30, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 27, LAUREL ESTATES PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE(S) 40 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 232 WILLIAMSON DR, DAVENPORT, FL 33897

SECOND INSERTION

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

CASE NO. 2021CA002221000000 BANK OF AMERICA, N.A., Plaintiff, vs. CHRISMA F. AGUILAR, INDIVIDUALLY AND AS TRUSTEE OF THE AGUILAR TRUST DATED NOVEMBER 14, 2016, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 25, 2023, and entered in 2021CA002221000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and CHRISMA F. AGUILAR, INDIVIDUALLY AND AS TRUSTEE OF THE AGUILAR TRUST DATED NOVEMBER 14, 2016; DAVID N. AGUILAR, INDIVIDUALLY AND AS TRUSTEE OF THE AGUILAR TRUST DATED NOVEMBER 14, 2016; WATER RIDGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN BENEFICIARIES OF THE AGUILAR TRUST DATED NOVEMBER 14, 2016 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 July 11, 2023, the following described property as set forth in said Final Judgment, to wit:

SECOND INSERTION

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

CASE NO.: 2022-CA-003622 LAKE TRACY ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANGEL AGUSTIN QUINONES, individually; NAHIR ANGELES QUINONES, individually; AQUA FINANCE INC.; MIDLAND CREDIT MANAGEMENT INC.; Defendants, NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated May 11, 2023, and entered in Case Number: 2022-CA-003622, of the Circuit Court in and for Polk County, Florida, wherein LAKE TRACY ESTATES HOMEOWNERS ASSOCIATION, INC. is the Plaintiff, and ANGEL AGUSTIN QUINONES, individually; NAHIR ANGELES QUINONES, individually; AQUA FINANCE, INC., and MIDLAND CREDIT MANAGEMENT, INC., 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 31st day of July, 2023 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit: Property Address: 131 Lake Tracy Court, Haines City, Florida 33844 Property Description: Lot(s) 12, LAKE TRACY ESTATES, according to the Plat thereof as recorded in the Plat

Book 155, Pages 28 through 31, of the Public Records of Polk County, 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 33830, (863) 534-4686, at least seven days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. /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 June 16, 23, 2023 23-00845K

LOT 86, SUBDIVISION PLAT OF WATER RIDGE SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 46 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: LOT 86 WATER RIDGE, LAKE ALFRED, FL 33850

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 8 day of June, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Service Email: fmail@raslg.com By: /s/ Marni Sachs Marni Sachs, Esquire Florida Bar No. 92531 Communication Email: msachs@raslg.com 22-046199 - NaC June 16, 23, 2023 23-00827K

SECOND INSERTION

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

CASE NO. 532019CA005029000000 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. BENJAMIN ALSTON; TATESHA ALSTON; WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC.; ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 22, 2023 and entered in Case No. 532019CA005029000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and BENJAMIN ALSTON; TATESHA ALSTON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC.; ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on July 6, 2023, the following described

SECOND INSERTION

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

CASE NO. 532022CA001581 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2017-RPL2, Plaintiff, vs. TINA LOU TAYLOR, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ARTHUR LYLE MACGIRVIN a/k/a ARTHUR L. MACGIRVIN a/k/a ARTHUR MACGIRVIN, DECEASED; TINA LOU TAYLOR a/k/a TINA TAYLOR a/k/a TINA LOU MACGIRVIN TAYLOR; KIRK MACGIRVIN; PHILLIP MACGIRVIN; TENNELE GONZALEZ; CITY OF MULBERRY, A FLORIDA MUNICIPAL CORPORATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on May 22, 2023, in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, the Clerk of Court will on JUNE 26, 2023 at 10:00 AM EST at <http://www.polk>.

SECOND INSERTION

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

CASE NO. 2017-CA-000289 CALIBER HOME LOANS, INC., Plaintiff, vs. JAN E. CARPENTER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2018, and entered in 2017-CA-000289 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and JAN E. CARPENTER; DAVENPORT ESTATES HOMEOWNERS ASSOCIATION, INC.; FENCE OUTLET; UNKNOWN TENANT N/K/A RACHEL CARPENTER; UNKNOWN TENANT N/K/A CHRISTOPHER THRASHER 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 July 17, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 15, DAVENPORT ESTATES PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 228 WHISPERING PINES WAY, DAVEN-

SECOND INSERTION

PORT, FL 33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service. Dated this 12 day of June, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-064595 - GrS June 16, 23, 2023 23-00838K

realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Polk County, Florida:

LOTS 4 AND 5 AND THE WEST 1/2 OF LOT 3, BLOCK 9, EAST MULBERRY, A.F. FLETCHER'S ADDITION TO THE TOWN OF MULBERRY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1005 2nd Street, NE, Mulberry, FL 33860

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

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

Dated: June 7, 2023 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com June 16, 23, 2023 23-00818K

SECOND INSERTION

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

CASE NO. 2017-CA-000289 CALIBER HOME LOANS, INC., Plaintiff, vs. JAN E. CARPENTER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2018, and entered in 2017-CA-000289 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and JAN E. CARPENTER; DAVENPORT ESTATES HOMEOWNERS ASSOCIATION, INC.; FENCE OUTLET; UNKNOWN TENANT N/K/A RACHEL CARPENTER; UNKNOWN TENANT N/K/A CHRISTOPHER THRASHER 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 July 17, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 15, DAVENPORT ESTATES PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 228 WHISPERING PINES WAY, DAVEN-

PORT, FL 33837 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service. Dated this 12 day of June, 2023.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-064595 - GrS June 16, 23, 2023 23-00838K

SECOND INSERTION

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

CASE NO. 532019CA005029000000 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. BENJAMIN ALSTON; TATESHA ALSTON; WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC.; ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 22, 2023 and entered in Case No. 532019CA005029000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and BENJAMIN ALSTON; TATESHA ALSTON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC.; ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on July 6, 2023, the following described

property as set forth in said Final Judgment, to wit:

LOT 38, WHISPERING TRAILS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 7th day of June 2023. /s/ Marc Granger Marc Granger, Esq. Bar No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 19-01854 CMS V6.20190626 June 16, 23, 2023 23-00820K



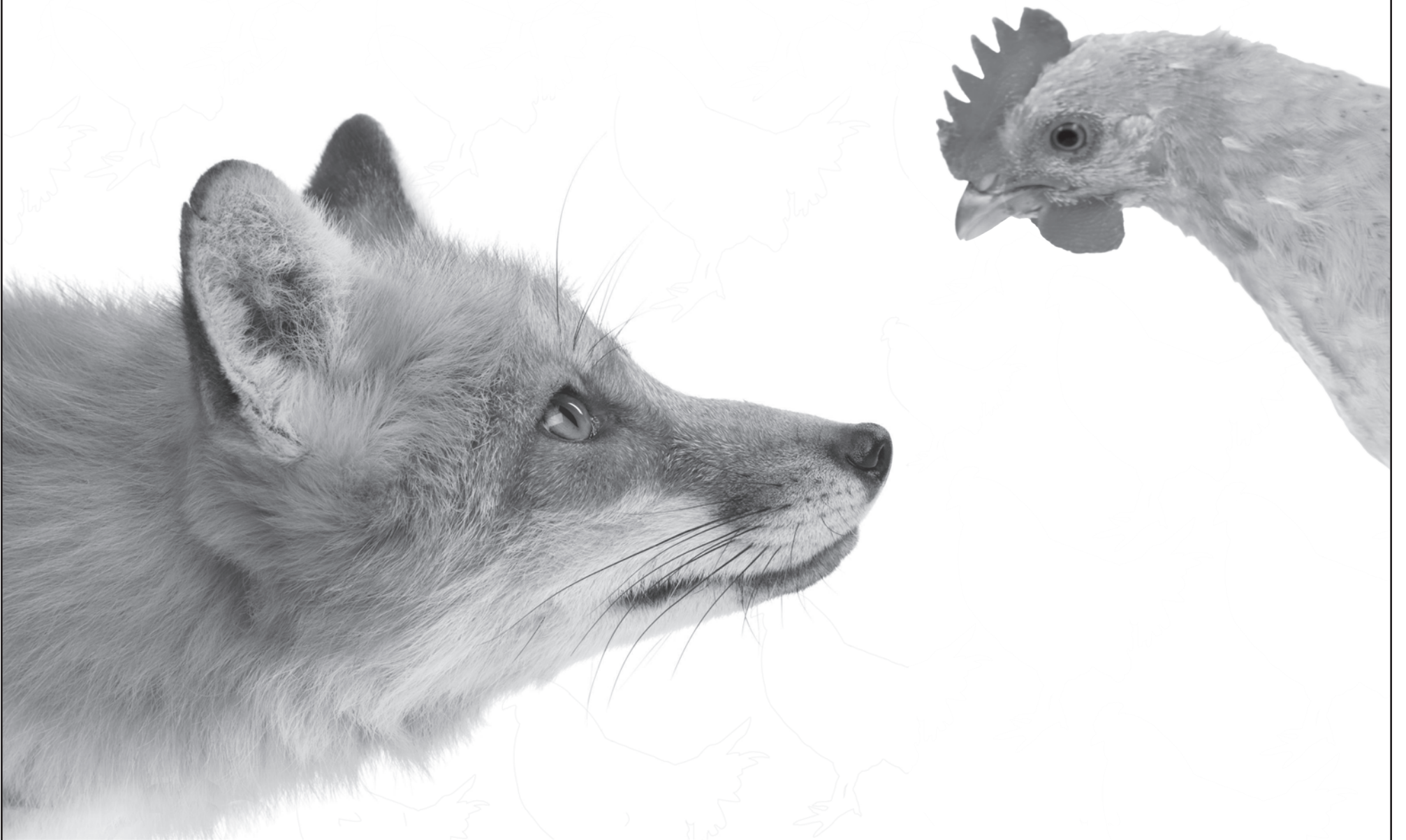
SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

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



Keep Public Notices
in Newspapers



PUBLIC NOTICES

An American Tradition

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

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

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

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

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

One such example is a public hearing notice.

• **Business and commerce notices**

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

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

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

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

The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

WHY NEWSPAPERS?

Newspapers are the primary source

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

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

Newspaper tradition

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

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

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

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

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

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

Newspapers: The best medium for public notices

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

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

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

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

Notices become historical records

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

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

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

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

Newspaper notices protect due process

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

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

