NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No.: 2023-CP-002385

In Re: The Estate of ROGER W. WOOD JR.,

Deceased.

The administration of the estate of ROGER W. WOOD JR., deceased,

whose date of death was JANUARY

23rd, 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

representative and the personal repre-

sentative's attorney are set forth below.

All creditors of the decedent and

other persons having claims or de-

mands against the 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 SER-

VICE OF A COPY OF THIS NOTICE

and other persons having claims or

demands against the decedent's estate

must file their claims with this court

WITHIN 3 MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

CANDELARIA L. WOOD 309 DOLCETTO DR

Davenport, FL 33897

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is August 18, 2023.

Michael L. Severe, Esq.

Tampa Law Group, P.A

15310 Amberly Dr.

E-mail:

Tampa, Florida 33647

August 18, 25, 2023

Florida Bar Number: 102833

Telephone: (813) 384-3387

 $michael @\,mytampalawgroup.com$

23-01165K

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

ONTHEM

OF THIS NOTICE.

ER BARRED.

Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com

AUGUST 18 - AUGUST 24, 2023

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-002593 IN RE: ESTATE OF MARGARET HOUSHOUR Deceased.

The administration of the estate of MARGARET HOUSHOUR, deceased, whose date of death was June 8, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E Parker St, Lakeland, Florida 33801. 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

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 August 18, 2023.

Personal Representative: /s/ Debra Toombs **DEBRA TOOMBS** 1756 Birchwood Loop, Lakeland, FL 33811

Attorney for Personal Representative: /s/ Thomas R. Walser THOMAS R. WALSER, ESQ. Attorney for Personal Representative E-mail Addresses: trwalser@floridaprobatefirm.comFlorida Bar No. 116596 Florida Probate Law Firm, PLLC 4800 N. Federal Highway, Suite 106D Boca Raton, Florida 33431

Telephone: (561) 210-5500 23-01170K August 18, 25, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-2627 IN RE: ESTATE OF LARRY DONALD WINCE, Deceased.

The administration of the estate of LARRY DONALD WINCE, deceased, whose date of death was September 14, 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

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

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

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is: August 18, 2023.

KASEY COMSTOCK WINCE **Personal Representative** 6104 Crickethollow Drive

Riverview, FL 33578Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B. Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: mmerkel@hnh-law.com

August 18, 25, 2023

23-01181K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO.:

532021CP0014880000XX Section: 14 IN RE: ESTATE OF DELILAH MAE MCGILL Deceased

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

The administration of the estate of DELILAH MAE MCGILL, deceased, File Number 21CP-0014880000-XX, is pending in the Probate Court of $\mathop{\hbox{Polk}}\nolimits$ County, Florida the address of which is Probate Division, 255 N. Broadway. Bartow, Florida 33831. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST

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

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED PURSAUNT TO §733.702 OF THE FLORIDA PROBATE CODE. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is August 18, 2023.

Personal Representative Ian McGill

161 W. Wyandotte Street Unit #1 Stockton, California 95204 Attorney for Personal Representative James Domineck, Jr., Esquire P.O. Box 7241 Lakeland, Florida 33807 Telephone: (863) 370-7954 Florida Bar #0078522 23-01154K August 18, 25, 2023

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HERERY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ALL STAR VENDING, located at 44039 US HWY 27, in the City of Davenport, County of Polk, State of FL, 33897, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 14 of August, 2023. JCN LLC 44039 US HWY 27 Davenport, FL 33897 August 18, 2023 23-01166K

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 09/01/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 VAGA mobile home bearing vehicle identification number VF252 and all personal items located inside the mobile home. Last Tenant: Robert

Donald Wilson, Estate of Robert Donald Wilson, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Robert Donald Wilson. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-August 18, 25, 2023

23-01160K

FIRST INSERTION

NOTICE TO CREDITORS IN THE TENTH JUDICAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23 CP 000894 **Division Probate** IN RE: ESTATE OF SHARON ANN CERVENY A/K/A SHARON A. CERVENY A/K/A SHARON CERVENY Deceased.

The administration of the estate of Sharon Ann Cerveny a/k/a Sharon A. Cerveny a/k/a Sharon Cerveny, deceased, whose date of death was January 11, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, CC4 Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 August 18, 2023.

Mary Lee Dean Personal Representative

14595 SE 86th Court Summerfield, Florida 34491 MICHAEL T. HEIDER, CPA Attorney for Personal Representative Florida Bar Number: 30364 MICHAEL T. HEIDER, P.A. 2629 McCormick Drive Suite 102 Clearwater, Florida 33759 Telephone: (888) 483-5040 Fax: (888) 615-3326 E-Mail: michael@heiderlaw.com Secondary E-Mail: probate@heiderlaw.com

FIRST INSERTION

23-01148K

August 18, 25, 2023

NOTICE OF PUBLIC SALE Notice is hereby given that on 09/01/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 BAYW mobile home bearing the vehicle identification number BF21409 and all personal items located inside the mobile home. Last Tenant: Cora Louise Moran, Brent Sterling Moran, Estate of Brent Moran and All Unknown Parties. Beneficiaries, Heirs, Successors, and Assigns of Brent Moran. Sale to be held at: Bonny Shores Mobile Home Park, 164 Ronny Shores Drive Lakeland Florida 33801, 863-397-7699.

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 09/01/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 HOLL mobile home bearing vehicle identification number 3445T and all personal items located inside the mobile home. Last Tenant: Billy Lee Johnson and Glenn David Nile. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462. August 18, 25, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 09/01/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 STRR mobile home bearing the vehicle identification number GJM-DXMF011091 and all personal items located inside the mobile home. Last Tenant: Selina Reed and Dale Edward Reed. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, 863-397-7699.

August 18, 25, 2023 23-01158K FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-2505 IN RE: ESTATE OF DEBRA ELAINE CECIL. Deceased.

The administration of the estate of DEBRA ELAINE CECIL, deceased, whose date of death was May 29, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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: August 18, 2023.

BARBARA CECIL Personal Representative 82 Montgomerie Circle, Box 6280 Eagle, CO 81631

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

August 18, 25, 2023 23-01178K

/s/Krista Mahalak

Florida Bar No. 78231

Attorneys for Petitioner

Peterson & Myers, P.A.

Winter Haven, FL 33883

Telephone (863) 294-3360

kmahalak@petersonmyers.com

dhughes@petersonmyers.com Attorneys for Personal Representative

Krista Mahalak

P.O. Box 7608

August 18, 25, 2023 FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT
IN AND FOR

POLK COUNTY, FLORIDA

File Number: 23CP-002415

Probate Divisione

IN RE: ESTATE OF

JAMES WILLIS CAMPBELL, JR.

Deceased.

The estate of James Willis Campbell, Jr.,

deceased, File Number 23CP-002415,

is pending in the Circuit Court for Polk

County, Florida, 255 N. Broadway Ave.,

Bartow, Florida 33830. The names and

addresses of the personal representa-

tive and the personal representative's

attorney are set forth below. The date of

first publication of this notice is August

or demands against decedent's estate,

including unmatured, contingent or

unliquidated claims, upon whom a

copy of this notice has been served are

required to file their claims with the

above named court within the later of 3

months after the date of the first publi-

cation of this notice or 30 days after the

date of service of a copy of this notice

All other creditors having claims

or demands against decedent's estate,

including unmatured, contingent or

unliquidated claims, are required to

file their claims with the above named

court within 3 months after the date of

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative DocuSigned by:

/s/ David K. Campbell

David K. Campbell

2416 Berkshire Drive

Winter Haven, Florida 33884

NOTWITHSTANDING THE TIME

the first publication of this notice.

DATE OF DEATH IS BARRED.

on them.

All creditors and those having claims

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 2023CP-2878 Division: Probate IN RE: ESTATE OF

WILLIAM VARGAS A/K/A WILLIAM VARGAS CANAVERAL 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 William Vargas a/k/a William Vargas Canaveral, deceased, Case Number 2023CP-2878, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830; that the decedent's date of death was March 4, 2023; that the total value of the estate is \$0.00 and

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

Division: Probate

IN RE: ESTATE OF

CAROL J. RANDLES

Deceased.

The administration of the Estate of

Carol J. Randles, deceased, whose date

of death was May 26, 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 Representa-

tive and the Personal Representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

attorney are set forth below.

File No. 2023CP0025980000

that the names and addresses of those to whom it has been assigned by such order are:

The William Vargas Trust Dated May 16, 2005, as Restated on November 19, 2018, Ana Gillespie and Cesar Vargas, as Co-Trustees

Address 3370 Turnberry Drive, Lakeland, FL 33803

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. NOT-WITHSTANDING 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 August 18, 2023.

Person Giving Notice: Ana Gillespie, Petitioner Adiela Vargas, Petitioner

Attorney for Person Giving Notice: Daniel Medina, B.C.S. Florida Bar Number: 0027553 MEDINA LAW GROUP, P.A. 425 S. Florida Ave, Suite 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com August 18, 25, 2023 23-01183K

FIRST INSERTION

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STAT-UTES, 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 August 18, 2023.

Personal Representative: /s/ Jeffrey B. Randles Jeffrey B. Randles 1088 Via Bianca Drive

Davenport, Florida 33896 Attorneys for Personal Representative: /s/ Heidi W. Isenhart Heidi W. Isenhart Florida Bar Number: 123714

hisenhart@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: $Probates \'{e}rvice@shuffieldlowman.com$ 4883-3044-7468, v. 1

23-01153K August 18, 25, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 09/01/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 HILC mobile home bearing vehicle

identification number HF223B and all personal items located inside the mobile home. Last Tenant: Hilda Joyce Carter, Estate of Hilda Joyce Carter, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Hilda

Joyce Carter. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462. August 18, 25, 2023

23-01159K

Notice is hereby given that ELAN HEALTH ANALYTICS LLC, OWN-ER, desiring to engage in business under the fictitious name of ELAN ANALYTICS located at 461 NOBLE AVE, DAVENPORT, FLORIDA 33837 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.

August 18, 2023

23-01155K

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY

CHARLOTTE COUNTY charlotteclerk com

LEE COUNTY

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

floridapublicnotices.com

FIRST INSERTION

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

CASE NO.: 2022-CA-000033 PENNYMAC LOAN SERVICES, LLC. Plaintiff, v.

UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ANGEL L. GUADALUPE FONSECA, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on September 7, 2023, at 10:00 a.m. ET, via the online auction site at www. polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 40, Randa Ridge Phase 1, a subdivision according to the plat thereof recorded in Plat Book 125, Pages 26 through 29, inclusive, of the Public Records of Polk County, Florida.

Property Address: 1049 Ronlin St, Haines City, FL 33844 pursuant to the Final Judgment of

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

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

unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor. the Mortgagee or the Mortgagee's at-

If you need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida Office of the Court Administrator at (863) 534-4686 (Voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities.

SUBMITTED on this 11th day of August, 2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 August 18, 25, 2023 23-01152K

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR

POLK COUNTY, FLORIDA

CIVIL ACTION CASE NO.: 53-2019-CA-003713 U.S. BANK NATIONAL ASSOCIATION,

TRENTON JAMES HATHCOCK,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 7, 2023, and entered in Case No. 53-2019-CA-003713 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 Trenton James Hathcock, Florida Housing Finance Corporation, Devonshire Manor Homeowners Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the September 5, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 27, DEVONSHIRE MAN-OR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK

NOTICE OF

FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR

POLK COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 2022CA001843000000

NOTICE IS HEREBY GIVEN

pursuant to the Final Judgment

and/or Order Rescheduling Fore-

closure Sale, entered in Case No.

Circuit Court of the TENTH Judi-

cial Circuit, in and for Polk County,

Florida, wherein Carrington Mort-

gage Services, LCC is the Plaintiff and

Priscilla Marie Aguirre a/k/a Priscilla

M. Aguirre; United States of America

on behalf of the Secretary of Housing

and Urban Development are the De-

fendants, that Stacy M. Butterfield,

Polk County Clerk of Court will sell to

the highest and best bidder for cash

at, www.polk.realforeclose.com, be-

ginning at 10:00AM on the 1st day

of September, 2023, the following

described property as set forth in said

Final Judgment, to wit:

 $Carrington\ Mortgage\ Services,\ LCC,$

Priscilla Marie Aguirre a/k/a

Priscilla M. Aguirre, et al.,

2022CA001843000000

Plaintiff, vs.

Defendants.

FIRST INSERTION 122, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 1722 GREY FOX DRIVE LAKELAND FL 33810

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 August, 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 Florida Bar # 106621 Justin Ritchie, Esq. CT - 19-019940 August 18, 25, 2023 23-01168K

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2023-CA-000264 GITSIT SOULTIONS LLC, Plaintiff, v.

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED J. TATRO, et al.,

Defendants. TO: UNKNOWN HEIRS, SPOUS-BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AL-FRED J. TATRO

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Polk

County, Florida:

LOT 19, BLOCK 9, POLO PARK PHASE I-B, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 77, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. including the buildings, appurtenances, and fixture located hereon.

Property Address: 539 Ranger Park Court, Davenport, FL 33897 (the "Property").

filed against you and you are required to serve a copy of your written defenses if any, to it on HARRIS S. HOWARD. ESQ., of HOWARD LAW GROUP, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before Sept. 18, 2023, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint 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 seal of this Court at Polk, Florida on this 10th day of August, 2023.

STACY M. BUTTERFIELD CLERK OF COURT (SEAL) BY: /s/ Tamika Joiner Deputy Clerk HARRIS S. HOWARD, ESQ.,

HOWARD LAW GROUP. Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 August 18, 25, 2023 23-01149K

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2021-CA-001516 U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs.
JAMES W. MCCLAIN JR., et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 10, 2023, and entered in Case No. 2021-CA-001516 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 James W. Mcclain Jr., Rose A. Wingham, Whisper Lake Homeowners Association, Inc., CACV of Colorado, LLC, 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

Final Judgment of Foreclosure: LOT 63, WHISPER LAKE II, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 82, PAGE 20, PUB-

on the September 8, 2023 the following

described property as set forth in said

LIC RECORDS OF POLK COUN-TY, FLORIDA. A/K/A 971 WHISPER LAKE DR

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 15 day of August, 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 Florida Bar # 106621 Justin Ritchie, Esq. CT - 21-003627 August 18, 25, 2023 23-01179K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA004523000000

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS.

CARLOS TORRES; et al., Defendant(s).

TO: Carlos Torres Last Known Residence: 307 Edgewood Ct Kissimmee, FL 34759

TO: Unknown Spouse of Carlos Torres Last Known Residence: 307 Edgewood Ct Kissimmee, FL 34759 TO:Unknown Tenant #1

Last Known Residence: 307 Edgewood Ct Kissimmee, FL 34759 TO:Unknown Tenant #2 Last Known Residence: 307 Edgewood

Ct Kissimmee, FL 34759 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following

property in POLK County, Florida:

LOT 10, BLOCK 1601. POIN-CIANA NEIGHBORHOOD 2, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED AT PLAT BOOK 54, PAGE(S) 12 THROUGH 20, INCLUSIVE, IN 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 AL-

DRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before September 18, 2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on August 11, 2023. Stacy M. Butterfield As Clerk of the Court (SEAL) By: /s/ Asuncion Nieves As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney. 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1184-1814B Ref# 5079 August 18, 25, 2023 23-01163K

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 THE SYNDICATEE located at 355 SOFIA LANE in the City of LAKE ALFRED, Polk County, FL 33850 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of August, 2023. ANIL DEOPERSAUD August 18, 2023 23-01174K

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-2315 IN RE: ESTATE OF PAMELA RUTH SIMMONS, Deceased

SSN: XXX-XX-5719 The administration of the estate of PAMELA RUTH SIMMONS, deceased, whose date of death was April 23, 2023, and whose Social Security Number is XXX-XX-5719, 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 name and address of the personal representative and the personal representative's attorney are set forth

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME

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

The date of the first publication of this notice is the 18th day of August,

Signed on this 16th day of August 2023. Personal Representative:

/s/ David Simmons David Simmons 5615 SW 26th St. West Park, FL 33023Attorney 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

FIRST INSERTION

August 18, 25, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-002482-0000-XX

23-01180K

Division 14 IN RE: ESTATE OF JAMES WAYNE GENGLER Deceased.

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

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 ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 18, 2023.

Personal Representative: Deborah L. Gengler 1610 Leighton Avenue Lakeland, Florida 33803 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 August 18, 25, 2023 23-01171K

THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 76, PAGE(S) 23, OF THE

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

PUBLIC RECORDS OF POLK

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 15th day of August, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F00866 August 18, 25, 2023

23-01169K

LOT 84, HONEYTREE NORTH, ACCORDING TO **PUBLISH YOUR** LEGAL NOTICE

Call **941-906-9386**

or email legal@businessobserverfl.com



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

CASE NO. 2022CA003286000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

KIMBERLY S. DAVIS; UNKNOWN SPOUSE OF KIMBERLY S. DAVIS; STONEBRIDGE VILLAS HOMEOWNERS' ASSOCIATION, INC, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2023, and entered in 2022CA003286000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and KIMBERLY S. DA-VIS; UNKNOWN SPOUSE OF KIM-BERLY S. DAVIS; STONEBRIDGE VILLAS HOMEOWNERS' ASSO-CIATION, INC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk. realforeclose.com, at 10:00 AM, on September 07, 2023, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN PARCEL
OF LAND IN THE COUNTY OF POLK, STATE OF FLORIDA TO

PARCEL 16 OF THE UNRE-CORDED STONEBRIDGE VIL-LAS PHASE TWO, DESCRIBED

BEGINNING AT THE NORTH-WEST CORNER OF LOT 61 OF STONEBRIDGE-PHASE II SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA:

THENCE RUN NORTH 89 DE-GREES 27 MINUTES 11 SEC-ONDS WEST, 122.80 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 49 SECONDS EAST, 260.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 89 DE-GREES 27 MINUTES 11 SEC-

ONDS WEST, 32.50 FEET; THENCE RUN NORTH 00 DE-GREES 32 MINUTES 49 SEC-ONDS EAST, 138.01 FEET TO THE NORTH SECTION LINE OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE ALONG SAID SEC-TION LINE RUN NORTH 89 DEGREES 57 MINUTES 19" EAST, 32.50 FEET; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 49 SECONDS WEST, 138.34 FEET TO THE TRUE POINT OF BEGINNING.

Property Address: 2231 DEVON-SHIRE PL, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court 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 11 day of August, 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.com22-060872 - NaC

23-01164K

August 18, 25, 2023

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA-005056-0000-00 DAVID J. WATSON, and BETTY L. WATSON, Petitioners, v. ESTATE OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, a/k/a E. E. GLASSCOCK, DECEASED; THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, a/k/a E. E.

GLASSCOCK, DECEASED; ESTATE OF LETAH R. GLASSCOCK, DECEASED; and THE UNKNOWN HEIRS, DEVISEES, AND/ OR ASSIGNS OF LETAH R. GLASSCOCK, DECEASED Defendants. TO: ESTATE OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E.

GLASSCOCK, a/k/a E. E. GLASS-COCK, DECEASED; THE UNKNOWN HEIRS, DEVISEES, AND/OR AS-SIGNS OF EDDIE EDGAR GLASS-COCK, a/k/a EDWIN E. GLASSCOCK, a/k/a E. E. GLASSCOCK, DECEASED; ESTATE OF LETAH R. GLASSCOCK, DECEASED; and THE UNKNOWN HEIRS, DEVISEES, AND/OR AS-ETAH R. GLASSCOCK, DECEASED, all addresses unknown

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

Lot 1, Block 3, Lena Vista Subdivision, according to the map or plat thereof, recorded in Plat

Book 13, Pages 42 & 42A, Public Records of Polk County, Florida. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the Petitioner's/Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the first publication of this notice, and file the original with the clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 8/14/2023 STACY M. BUTTERFIELD. CLERK OF THE CIRCUIT COURT

As Deputy Clerk Petitioner's/Plaintiff's Attorney: Onristopher A. Desrochers, E Christopher A. Desrochers, P.L.,

2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309. Email: cadlawfirm@hotmail.com Default Date 9/20/2023

Aug. 18, 25; Sept. 1, 8, 2023 23-01167K

By: Jean Boyle

FIRST INSERTION

Notice of Action CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT POLK COUNTY FLORIDA. Case Number: 2023DR-0887 DIV/SEC: 01

IN THE MATTER OF: Patricia Dominguez, Mother, and Areli Cortez-Hernandez Father ACTION TO ESTABLISH PATER-NITY ARELI CORTEZ-HERNANDEZ 3601 BAKER DAIRY ROAD, HAINES CITY FLORIDA 33844

YOU ARE NOTIFIED that an action for paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to the Mother's counsel of record, Michael Amico, whose address is PO Box 2044, Winter Haven, Florida 33883, on or before September 15, 2023, and file the original with the clerk of Polk County, Florida before service on the Mother or immediately thereafter. If you fail to do

so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon

You must keep the Clerk of the Circuits Court's office notified of your current address. (You may filed Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office.

Dated: 08/09/2023

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT By: Kimari Hales Deputy Clerk

Aug. 18, 25; Sept. 1, 8, 2023 23-01161K FIRST INSERTION

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

CASE NO. 2022CA003309000000 SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs.

DEBRA E. KENNEDY A/K/A DEBRA KENNEDY, et al.,

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 31, 2023 in Civil Case No. 2022CA003309000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein SPECIALIZED LOAN SERVICING is Plaintiff and DEBRA E. KENNEDY A/K/A DEBRA KENNEDY, 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 14th day of September, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 3, OAK TREE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE NORTH 5 FEET OF THE EAST 25 FEET OF LOT 3. INCLUDING 2000 GEN-ERAL MANUFAC MOBILE HOME WITH VIN#S GMH-GA4219924586A AND GMH-GA4219924586B.

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 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 22-00739-2

August 18, 25, 2023 23-01175K

FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2021CA002816 LAKEVIEW LOAN SERVICING, LLC,

PLAINTIFF, vs. DAVID HERNANDEZ, ET AL, DEFENDANT,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on July 18, 2023 in the abovestyled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on September 18, 2023 at 10:00 A.M., at www. polk.realforeclose.com, the following described property:

LOT 51, NORTH POINTE PHASE I, AS PER PLAT BOOK 96, PAGES 8 AND 9, PUBLIC RECORDS OF POLK COUNTY FLORIDA

Property Address: 906 Chelsea Way, Lake Wales, FL 33853 ANY PERSON CLAIMING AN IN-

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

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: August 15, 2023 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff FL-000974-22 - 2021CA002816

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

53-2022-CA-002060-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs.

BRAKEBILL ET AL. Defendant (s).

Notice is hereby given that on 9/22/23 at 10:00 a.m. Eastern time at www. polk.realforeclose.com,, Clerk of Court, Polk County, Florida, will offer for sale the UNIT/WEEKS described below, of

the following described real property: An undivided interest as tenantin-common in and to the below Unit No., Use Period No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort") , according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the 'Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subiect to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

Count I BONNIE BRAKE-BILL and GARY BRAKEBILL

FIRST INSERTION

AND ANY ALL UNKNOWN HEIRS, DEVISEES AND OTH-ER CLAIMANTS OF GARY BRAKEBILL Interest 1.923%, Use Period No./

Unit No. 21/0041 Building F. Count III CARRIE R HODGE and ERIC HODGE and CAR-OLINE LOHMEYER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES OR OTHER CLAIMANTS OF CAROLINE LOHMEYER

Interest 1.923%, Use Period No./

Unit No. 18/0042, 32/0043, Building F , Count IV ABDUL R KAREEM and MARILYN KAREEM AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTH-ER CLAIMANTS OF MARILYN KAREEM

Interest 1.923%, Use Period No./ Unit No. 4/0017, Building C , Count V IRENE RAMIREZ and FELIX RAMIREZ JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTH-ER CLAIMANTS OF FELIX RAMIREZ JR. Interest 1.923%, Use Period No./

Unit No. 4/0048, Building F, Count VII DEBORAH L SCHAFNITZ and KAREN M CUTHBERTSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KAREN M. CUTHBERTSON Interest 1.923%, Use Period No./

Unit No. 18/0028, Building D, Count VIII DEMETRIA SU-

Interest 1.923%, Use Period No./

Unit No. 44/0023, Building C, Count IX ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM D. WEISSINGER Interest 1.923%, Use Period No. Unit No. 1/0104, 2/0110, Build-

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2022-CA-002060-0000-00.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

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

DATED this August 15, 2023 JERRY E. ARON, P.A. /s/ Jerry E Aron Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 iaron@aronlaw.com mevans@aronlaw.com August 18, 25, 2023

23-01177K

FIRST INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 53-2022-CA-003109-000-00 SILVERLEAF RESORTS, LLC

Plaintiff, vs. CLEGHORN ET AL. Defendant(s).

Notice is hereby given that on 9/22/23at 10:00 a.m. Eastern time at www. polk.realforeclose.com,, Clerk of Court, Polk County, Florida, will offer for sale the UNIT/WEEKS described below, of

the following described real property: An undivided interest as tenantin-common in and to the below Unit No., Use Period No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort") , according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any

amendments thereto Count I TAMMY CLEGHORN and ROBERT C CLEGHORN

III AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS ROBERT C.CLEGHORN III.

Interest 1.923%, Use Period No./ Unit No. 35/0026, Building D , Count IV FERNANDO GAR-CIA

Interest 1.923%, Use Period No./ Unit No. 9/0007, Building A, Count V EDNA Y. GREENE AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF

EDNA Y. GREENE Interest 1.923%, Use Period No./ Unit No. 40/0048, Building F, Count VI WILEY E. GUNN AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF

WILEY E. GUNN Interest 1.923%, Use Period No./ Unit No. 43/0005, Building A, Count VII REBECCA A. HAL-EY and RAYMOND P. HALEY AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIM-ANTS OF RAYMOND

HALEY Interest 1.923%, Use Period No./Unit No. 22/0107, 34/0111, Building 1.

Count VIII NANCY HALL Interest 1.923%, Use Period No./ Unit No. 25/0104, 25/0106, Building 1,

Count IX NYOKA PERRY A/K/A NYOKA ASHTON PERRY and CURTIS L. GAR-NER A/K/A CURTIS LEE GARNER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIM-ANTS OF CURTIS L. GARNER A/K/A CURTIS LEE GAR-NER

Interest 1.923%, Use Period No./ Unit No. 2/0111, 9/0066, Build- $\operatorname{ing} 1$, The aforesaid sales will be made pursu-

ant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2022-CA-003109-000-00.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

If you are a person with a disability who needs any accommodation in or-der 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 August 15, 2023 JERRY E. ARON, P.A. /s/ Jerry E Aron Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com 23-01176K August 18, 25, 2023

FIRST INSERTION

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

POLK COUNTY, FLORIDA CASE NO. 2022CA001532000000 ICRC RANK IIGA NA AC INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1, Plaintiff, vs.

UNKNOWN HEIRS OF MARIA G. WALLS; , et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated August 7, 2023, and entered in Case No. 2022CA001532000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1, is Plaintiff and UNKNOWN HEIRS OF MARIA G. WALLS; DARCIE WALLS; ROBIN TUCKER, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk. realforeclose.com, at 10:00 a.m., on the 12TH day of SEPTEMBER, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 9, SOUTH LAKELAND HEIGHTS UNIT #3, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 28, PUBLIC RE-CORDS 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 Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

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

de la voz, llame al 711."

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

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

Dated this 14TH day of August,

VAN NESS LAW FIRM PLC 1239 E. Newport Center Drive, Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ J. Anthony Van Ness J. Anthony Van Ness, Esq. Bar Number: 391832 Email: TVanness@vanlawfl.com PHH17165-22/sap August 18, 25, 2023 23-01184K

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



Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CC0019680

BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., A Florida Not-For-Profit Corporation, Plaintiff, v. COLIN O. PLANT; ZOE PLANT & ANY UNKNOWN PERSON(S)

IN POSSESSION, Defendants.

TO: COLIN O. PLANT 805 Gran Bahama Boulevard Davenport, FL 33837 171 VICTORIA ROAD LOWESTOFT, SUFFOLK NR33 9LP, UK

21 WHARFEDALE CARLTON COLVILLE, SUFFOLK NR33 8TA, UK

21 DAFFODIL WALK LOWESTOFT NR33 8NR, UK If alive, and if dead, all parties claiming interest by, through, under or against COLIN O. PLANT, and all parties having or claiming to have any right, title, or interest in the property described herein.
YOU ARE HEREBY NOTIFIED

that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Unit 30201, of Bahama Bay Phase 30, a Condominium. according to the Declaration of Condominium thereof recorded in Official Records Book 5169. Page 1306, and amendment adding Phase 30, as recorded in Official Records Book 6239. Page 1872, and recorded in Condominium Plat Book 16, Page 45, all of the Public Records of Polk, Florida, and any amendments thereto, together with its undivided share in the common elements.

Property Address: 805 Gran Bahama Boulevard, Davenport, FL 33837

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., c/o Sarah E. Webner, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the 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.

AMERICANS WITH DISABILI-

TIES 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.

This is an attempt to collect a debt. Any information will be used for that purpose.

WITNESS my hand and the seal of this Court on 7-26-23. Default 9-1-23

Stacy M. Butterfield Polk County Clerk of Court (SEAL) By /s/ Lori Armijo Deputy Clerk

Sarah E. Webner, Esq., The Law Office of Wonsetler & Webner, P.A. 717 N. Magnolia Avenue

Orlando, FL 32803 August 18, 25, 2023 23-01150K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR

POLK COUNTY, FLORIDA. CASE No. 2023CA005106000000 BANK OF AMERICA, N.A., PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF WILLIAM C. WRIGHTSON A/K/A WILLIAM WRIGHTSON (DECEASED), ET

DEFENDANT(S).

To: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNORS. CREDITORS EES. AND TRUSTEES OF THE ESTATE OF WILLIAM C. WRIGHTSON A/K/A WILLIAM WRIGHTSON (DECEASED) RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 4104 Festival Pointe Blvd, Mulberry, FL 33860 YOU ARE HEREBY NOTIFIED

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

LOT 26 OF FESTIVAL POINTE AT SUNDANCE PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE(S) 5 THROUGH 7. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORI-DA. LEGAL PROJECT NAME - FESTIVAL POINTE AT SUN-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR

POLK COUNTY, FLORIDA

CIVIL ACTION CASE NO.: 2023-CA-004284

NATIONSTAR MORTGAGE LLC,

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS.

BY, THROUGH, UNDER.

OR AGAINST, FRANCES M.

PHILLIPS, DECEASED, et al,

To: THE UNKNOWN HEIRS,

DEVISEES, GRANTEES, AS-

M. PHILLIPS, DECEASED

Current Address: Unknown

Last Known Address: Unknown

SIGNEES, LIENORS, CREDITORS,

TRUSTEES, OR OTHER CLAIM-

ANTS CLAIMING BY, THROUGH,

UNDER, OR AGAINST, FRANCES

YOU ARE NOTIFIED that an ac-

tion to foreclose a mortgage on the

following property in Polk County,

LOT 67, OF CRYSTAL GROVE,

CREDITORS, TRUSTEES, OR

OTHER CLAIMANTS CLAIMING

Plaintiff, vs.

Defendant(s).

are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 9/18/2023 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, von 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: 8/11/2023 Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Tamika Joiner Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC,

attorneys for Plaintiff, 1515 South Federal Highway, Suite

100, Boca Raton, FL 33432 Our Case #: 23-000775-FNMA-

has been filed against you and you are

required to file written defenses with

the clerk of court and to serve a copy

within 30 days after the first publica-

tion of the Notice of Action, on Alber-

telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa,

FL 33623; otherwise, a default will be

entered against you for the relief de-

manded in the Complaint or petition.

This notice shall be published once a

If you are a person with a disabil-

week for two consecutive weeks in the

ity who needs any accommodation in order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida, 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifica-

tion 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

Business Observer.

F\2023CA005106000000 \BOA has been filed against you, and you August 18, 25, 2023 23-01162K

FIRST INSERTION

FIRST INSERTION

POLK COUNTY

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR

POLK COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 53-2023-CA-004445 WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST BARBARA WHEELER AKA BARBARA M. WHEELER AKA BARBARA ANN WHEELER, DECEASED, et al,

To: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST BARBARA WHEELER AKA BARBARA M. WHEELER AKA BARBARA ANN WHEELER, DECEASED

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

DRED LAKES CORPORA-TION'S SUBDIVISION, IN-WOOD UNIT #6, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 2, 2A AND 2B IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT.

POLK COUNTY, FLORIDA. A/K/A 3950 AVE U NW WIN-TER HAVEN FL 33881

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to von. 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 on this 3rd day of August, 2023.

Default Date: September 11, 2023 Stacy M. Butterfield, CPA Clerk of Courts & Comptroller Polk County, Florida (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 23-001935

August 18, 25, 2023 23-01146K

FIRST INSERTION

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

CASE NO. 2023CC0019680 BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., A Florida Not-For-Profit Corporation, Plaintiff, v.

COLIN O. PLANT; ZOE PLANT & ANY UNKNOWN PERSON(S) IN POSSESSION. Defendants.

TO: ZOE PLANT 805 Gran Bahama Boulevard Davenport, FL 33837 171 VICTORIA ROAD LOWESTOFT, SUFFOLK NR33 9LP.

21 WHARFEDALE CARLTON COLVILLE, SUFFOLK NR33 8TA. UK

21 DAFFODIL WALK LOWESTOFT NR33 8NR, UK If alive, and if dead, all parties claiming interest by, through, under or against ZOE PLANT, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property: Unit 30201, of Bahama Bay

Phase 30, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 5169, Page 1306, and amendment adding Phase 30, as recorded in Official Records Book 6239, Page 1872, and recorded in Condominium Plat Book 16, Page 45, all of the Public Records of Polk, Florida, and any amendments thereto, together with its undivided share in the common elements. Property Address: 805 Gran Bahama Boulevard, Davenport, FL 33837

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on BA-HAMA BAY CONDOMINIUM ASSO-CIATION, INC., c/o Sarah E. Webner, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the 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.

AMERICANS WITH DISABILI-

TIES 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. This is an attempt to collect a debt.

Any information will be used for that WITNESS my hand and the seal of

this Court on 7-26-23. Default 9-1-23 Stacy M. Butterfield

Polk County Clerk of Court (SEAL) By /s/ Lori Armijo Deputy Clerk Sarah E. Webner, Esq.,

The Law Office of Wonsetler & Webner, P.a. 717 N. Magnolia Avenue Orlando, FL 32803 23-01151K August 18, 25, 2023

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR

POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 53-2022-CA-000954 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEPHEN H. SMITH, DECEASED, et. al.

Defendant(s), TO: MICHAEL ANDREW SMITH, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage

on the following property: LOT 11, BLOCK 720, INDIAN LAKE ESTATES UNIT NO. 8, A SUBDIVISION ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 47, 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 September 18, 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 11 day of August, 2023. Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Asuncion Nieves DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 22-022054

23-01172K

August 18, 25, 2023

FIRST INSERTION

A American Self Storage will have an auction for units 12,72, 5A, 34 at 1019 Triangle St Lakeland FL 33805. A American Self Storage gives Public Notice of the disposal of property for the default of the lease agreement pursuant to florida statues section 83.801-83.809 on the following individuals:

William Hienriquez Unit 12 and P85 - personal items Bruce Anderson Unit 72- personal items

Misty Sickels Unit 5A- personal items Michael Fobes Unit 34- personal items Mike Ussery Unit #6 -personal items

The contents of these units shall be dispursed on or after Sept 6 at 11 Am. 23-01144K August 18, 25, 2023

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 WATERS CAR WASH located at 45610 US Highway 27 in the City of Davenport, Polk County, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of August, 2023. Express Car Wash of Florida, L.L.C. Raymond Underwood III, AP August 18, 2023 23-01145K

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

File No. 2023CP0024250000XX IN RE: ESTATE OF GIAN CARLO MEDINA Deceased.

The administration of the estate of Gian Carlo Medina, deceased, whose date of death was April 23, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court 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 August 11, 2023.

Personal Representative: /s/ Jaime Medina Jaime Medina 150 High Ridge Dr. Davenport, FL 33837 Attorney for Personal Representative: /s/ Bradley J. Busbin Bradley J. Busbin, Esquire Florida Bar No. 0127504 Busbin Law Firm, P.A. 2295 S. Hiawassee Rd., Ste. 207

Orlando, FL 32835 Email: Brad@BusbinLaw.com Telephone: (407) 955-4595 Fax: (407) 627-0318 August 11, 18, 2023 23-01123K

SECOND INSERTION

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

PROBATE DIVISION
File No. 2023-CP-0023650000XX IN RE: ESTATE OF SALOME LOPEZ JR,

Deceased. The administration of the estate of

SALOME LOPEZ JR, Deceased, whose date of death was November 21, 2022, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 2 Courthouse Sq Kissimmee, Fl. 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this

notice is August 11, 2023. CARYNA LOPEZ,

Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905

Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawvers.com August 11, 18, 2023 23-01133K

SECOND INSERTION

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

CASE NO.: 2023CA004535000000 LAKEVIEW LOAN SERVICING LLC PLAINTIFF, VS.

ROGER E. PILKINGTON, ET AL., DEFENDANT(S). TO: Roger E. Pilkington

Last Known Address: 6403 Lakeland Highlands Rd, Lakeland, FL 33813 Current Residence: UNKNOWN TO: Unknown Spouse of Roger E. Pilkington

Last Known Address: 6403 Lakeland Highlands Rd, Lakeland, FL 33813 Current Residence: UNKNOWN TO: Unknown Tenant in possession of the subject property Last Known Address: 6403 Lakeland

Highlands Rd, Lakeland, FL 33813 Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 59 OF UNRECORDED

INDIAN TRAILS DESCRIBED AS: THE WEST 165 FEET OF THE EAST 205 FFET OF THE NORTH 91 FEET OF THE SOUTH 1336 FEET OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 9-7-2023, a date at least thirty (30) days after the first publication of this Notice in the Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to von. 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.

WITNESS my hand and the seal of this Court this 1st day of August, 2023 STACY M. BUTTERFIELD As Clerk of the Circuit Court (SEAL) By: /s/ Lori Armijo

As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC

Attorney for Plaintiff
210 N. University Drive, Suite 900, Coral Springs, FL 33071 23-01125K August 11, 18, 2023

ACCORDING TO MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 72, PAGE 33. PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 2237 CRYSTAL GROVE LANE LAKELAND FL 33801

this court on this 28 day of July, 2023. Default Date September 4, 2023 Stacy Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 23-001876

August 18, 25, 2023

23-01147K

Defendant(s).

Last Known Address: Unknown

LOTS 513 AND 514 OF HUN-



SECOND INSERTION

NOTICE OF TRUSTEE'S SALE WESTGATE RIVER RANCH 20162.0019 (WADSWORTH ONLY)

On 9/1/2023 at 11:00 am, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 2/9/2023 in Official Records Book 12578, and Page 2087 of the Public Records of POLK County, Florida, by reason of a now continuing default by Obligor(s). (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of POLK County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Polk County Government Center, 3425 Lake Alfred Rd., Winter Haven, Florida 33881, all right, title and interest in the property situated in the County of POLK, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"),

during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s)(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") WESTGATE RIV-ER RANCH 3600 River Ranch Blvd River Ranch, FL 33867 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occured on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit Westgate River Ranch Owners Association, Inc. to pursue its in rem remedies under Florida law. By: GREENSPOON MARDER. LLP, Trustee.

EXHIBIT "A" - NOTICE OF

TRUSTEE'S SALE Owner(s) Address TS Undiv Int Building Unit Week Year Season Suite Type COL Rec Info Yrs Delinquent Amount

Per Diem LESTER W WADSWORTH & CONC-ETTA R WADSWORTH 8581 SW 22nd St Plantation, FL 33324, 1, 2, 102, 34, WHOLE, Floating, 12506/1736, 2018-2022, \$7,359.52, \$2.22;

23-01121K August 11, 18, 2023

SECOND INSERTION

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

CASE NO. 2023CA004806000000 FLAGSTAR BANK, N.A., Plaintiff, vs. UNKNOWN HEIRS OF RICKIE D. SHERMAN; CHERYL L. SHERMAN, ET AL.

Defendants To the following Defendant(s): UNKNOWN HEIRS OF RICKIE D. SHERMAN (CURRENT RESIDENCE

UNKNOWN) Last Known Address: UNKNOWN CHERYL L. SHERMAN (CURRENT RESIDENCE UNKNOWN) Last Known Address: 600 NW 9TH ST , MULBERRY, FL 33860 Additional Address: 400 NW 9TH AV-

ENUE, MULBERRY, FL 33860 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described

property: BEGINNING AT THE SE COR-NER OF SECTION 2, TOWNSHIP 30 SOUTH, RANGE 23EAST, POLK COUNTY, FLORI-DA, RUN SOUTH 89°23' WEST 2646 FEET, NORTH 0°27 WEST 2415.82 FEET, NORTH 89°03' EAST 391 FEET, TO A POINT OF BEGINNING, THENCE NORTH 89°03' EAST 135 FEET, NORTH 0°27' WEST 210 FEET, SOUTH 89°03' WEST 135 FEET, SOUTH 0°27' EAST 210 FEET, TO THE POINT OF BEGINNING.

BERRY FL 33860 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEER-FIELD BEACH, FL 33442 on or before 9-7-23 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 1st day of August, 2023. STACY M. BUTTERFIELD POLK COUNTY CLERK OF COURT (SEAL) By /s/ Lori Armijo

As Deputy Clerk J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff,

1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 FB18310-23/ng

August 11, 18, 2023

SECOND INSERTION

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

A/K/A 600 NW 9TH ST, MUL-

CASE NO.: 2023CA000323000000 NATIONSTAR MORTGAGE LLC, Plaintiff v.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CLYDE A. GAFFNEY A/K/A CLYDE ANDREW GAFFNEY, DECEASED: et al., Defendants.

TO: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER OR AGAINST CLYDE A. GAFFNEY A/K/A CLYDE ANDREW GAFFNEY, DECEASED.

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that

an action to foreclosure a mortgage on the following property located in Polk County, Florida: LOT 44, COUNTY TRAILS

PHASE FOUR UNIT 1, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGE 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH A 1992 SINGLE WIDE WESTWAYS MOBILE HOME BEARING TI-TLE NUMBER 66950689; VIN NUMBER GAFLM5A13711WE including the buildings, appurtenances, and fixtures located Property Address: 9002 Woodview Dr., Polk City, FL 33868 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW GROUP, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before 9-5-2023, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint 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 seal of this Court at Polk, Florida on this 27th day of July, 2023.

STACEY M. BUTTERFIELD CLERK OF COURT (SEAL) BY: Lori Armijo Deputy Clerk

HARRIS S. HOWARD, ESQ., HOWARD LAW GROUP. Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 23-01116K August 11, 18, 2023

FOURTH INSERTION

POLK COUNTY

NOTICE OF ACTION IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-2298 IN RE: ESTATE OF ALISON FAY PETERSON. Deceased.

TO: JOHN ANTHONY MURANO UNKNOWN TAMARA FAY MURANO-CHASE UNKNOWN

YOU ARE NOTIFIED that a Peti-

tion for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq. Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 09/08/23, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without

further notice.

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.

Signed on this 21st day of July, 2023. /s/ Stacy M. Butterfield, CPA As Clerk of the Court (SEAL) By: /s/ Donna Miles As Deputy Clerk

Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B. Tampa, FL 33612 July 28; Aug. 4, 11, 18, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 001447 0000XX IN RE: ESTATE OF KAY ELIZABETH BADGER, a/k/a KAY E. BADGER

Deceased.

The administration of the estate of KAY ELIZABETH BADGER, a/k/a KAY E. BADGER deceased, whose date of death was February 20, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 23CP-2619

Division Probate

IN RE: ESTATE OF

MARY S. DUNSON

Deceased.

The administration of the estate of

Mary S. Dunson, deceased, whose date

of death was March 31, 2023, is pend-

ing 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 attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

OF THIS NOTICE ON THEM.

ney are set forth below.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is August 11, 2023.

SCOTT M. BADGER P.O. Address: 3457 Circle Creek Road Penhook, VA 24137 JASON R. BADGER P.O. Address:

7737 Nature Trail Lakeland, FL 33809 Tina M. Mroczkowski, Esq. Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA 2750 Ringling Blvd., Suite 3

Sarasota, FL 34237 (941) 366-5510 Florida Bar No. 0096629 Email Addresses:

SECOND INSERTION

BARRED.

tinam@bowmangeorge.com Attorneys for Personal Representative August 11, 18, 2023 23-01120K

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: /s/ Sandra L. Simmons

Sandra L. Simmons

262 E. Lake Elbert Drive NE Winter Haven, Florida 33881

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is August 11, 2023.

/s/ Charlotte C. Stone

Charlotte C. Stone, Esq.

Sebring, Florida 33870

Fax: (863) 402-5425

Secondary E-Mail: tami@stonelawgroupfl.com

August 11, 18, 2023

Florida Bar Number: 21297

Stone Law Group, P.L. 3200 US Hwy 27 S., Suite 201

Telephone: (863) 402-5424

charlotte@stonelawgroupfl.com

23-01131K

SECOND INSERTION

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

DIVISION CASE NO. 53-2022-CA-002609 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.

SHARON KESSLER, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 18, 2023 in Civil Case No. 53-2022-CA-002609 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and SHARON KESSLER, et al., are Defendants, the Clerk of Court, STACY BUT-TERFIELD, 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 1st day of September, 2023 at 10:00 AM on the following described property as set forth in said Summary

Final Judgment, to-wit: LOT 12, BLOCK 2, FIRST UNIT OF RIDGE MANOR, A SUBDI-VISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 10. PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 22-00065-2

August 11, 18, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23CP-1825 **Division Probate** IN RE: ESTATE OF MICHELLE D. WIEBER Deceased.

The administration of the estate of Michelle D. Wieber, deceased, whose date of death was April 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 WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

23-01119K

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 August 11, 2023.

Personal Representative: /s/ Candice A. Cross Candice A. Cross Post Office Box 1012 Dundee, Florida 33838 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 August 11, 18, 2023 23-01122K

SECOND INSERTION

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

CASE NO.: 2023 CA 000510-0000-00 PEAK PROPERTY AND CASUALTY INSURANCE CORPORATION.

NESLIE B. JOHNSON, CAMILLA A. JOHNSON, SHEDRICK GRIFFIN, WATSON CLINIC, LLP, LAKELAND REGIONAL MEDICAL CENTER, INC., POLK COUNTY, FLORIDA, a Political Subdivision of the State of Florida. on behalf of POLK COUNTY EMERGENCY MEDICAL SERVICES, EMERGENCY PHYSICIANS, INC., d/b/a EMERGENCY RESOURCES GROUP, RADIOLOGY AND IMAGING SPECIALISTS OF LAKELAND, P.A., AND UNITED PARCEL SERVICE, INC., Defendants.

To: SHEDRICK GRIFFIN, whose present address is unknown.
YOU ARE NOTIFIED that an action

for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Corporation policy of insurance #11406395657 that was issued to NESLIE B. JOHNSON with an effective date of 08/07/2002, declared null and void for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards assumed. You are further notified that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attornev. whose address is P. O. Box #5084. Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before a 9-7-2023, and file the original with the Clerk of the Court.

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

week for four consecutive weeks in the Business Observer or other newspaper which has circulation in Polk County

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to von. 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 8-1, 2023.

STACY M. BUTTERFIELD, As Clerk of the Court $\,$

(SEAL) By: /s/ Lori Armijo As Deputy Clerk Robert E. O'Connell, Esq., Plaintiff's attorney, P. O. Box #5084, Deerfield Beach, FL 33442 telephone number (561) 999-3250 Aug. 11, 18, 25; Sept. 1, 2023

SECOND INSERTION

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

2023-CA-000265-0000-00

PEAK PROPERTY AND

CASUALTY INSURANCE CORPORATION, Plaintiff, v. JACQUES OBAS, JOHNISHA WRIGHT, Individually and as parent and guardian of NARAJI OBAS, a minor, LAKELAND REGIONAL MEDICAL CENTER, INC., UNIQUE CHIROPRACTIC, INC. d/b/a FLORIDA SPINE AND INJURY INSTITUTE, POLK COUNTY BOARD OF COUNTY COMMISSIONERS, on behalf of

POLK COUNTY EMERGENCY MEDICAL SERVICES, ENRIQUE A. GOMEZ, ENRIQUE A. GOMEZ, JR., SOUTHERN-OWNERS INSURANCE COMPANY, Defendants.

To: JACQUES OBAS, whose present address is unknown

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Corporation policy of insurance #11408050020 that was issued to JACQUES OBAS with an effective date of 08/22/2002, declared null and void for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards

assumed. You are further notified that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before a 9-7-2023, and file the original with the Clerk of the Court.

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

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

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

DATED 8-1- 2023. STACY M. BUTTERFIELD,

As Clerk of the Court (SEAL) By: /s/ Lori Armijo As Deputy Clerk Robert E. O'Connell, Esq.,

Plaintiff's attorney, P. O. Box #5084, Deerfield Beach, FL 33442 telephone number (561) 999-3250 Aug. 11, 18, 25; Sept. 1, 2023

23-01139K

SECOND INSERTION

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 328.17 August 28, 2023 at 10:00ÂM Sky Powersports of Lakeland Inc. 1700 Fairbanks St., Lakeland, Fl. 2020 YAM YAMA0483C020 7,338.44Owner: Jaime Luis Borrero Rodriguez, Lienholder 1: Synchrony Bank August 11, 18, 2023

SECOND INSERTION

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

Case No. 2021 ca 003373 FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. ELIEZER MALDONADO LOPEZ, AS KNOWN HEIR OF RAFAEL MALDONADO, DECEASED, UNKNOWN HEIRS, DEVISEES.

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, AND TRUSTEES OF RAFAEL MALDONADO, DECEASED, GINA MALDONADO, AS KNOWN HEIR OF RAFAEL MALDONADO, DECEASED, GINA MALDONADO, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RAFAEL MALDONADO, DECEASED, UNKNOWN SPOUSE OF ELIEZER MALDONADO LOPEZ, UNKNOWN SPOUSE OF GINA MALDONADO, AND UNKNOWN TENANTS/OWNERS Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 27, 2023, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 22 AND THE WEST 1/2 OF LOT 21, BLOCK 5, MAP OF DRUID HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

21, PAGE 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 425 SOUTH 12TH STREET, LAKE WALES, FL 33853; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on September 12, 2023 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

Any persons 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 August 3, 2023

By: /s/ Ryan Paul Sutton Ryan Paul Sutton Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com

078950/2117112/wll 23-01118K August 11, 18, 2023

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.: 2022CA000356-0000-00 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. JO ANN JONES A/K/A JO A. JONES A/K/A JOANN ANN JONES, DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 18th day of July, 2023, and entered in Case No. 2022CA000356-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JO ANN JONESA/K/A JO A. JONES A/K/A JOANN ANN JONES and UNKNOWN SPOUSE OF JO ANN JONES A/K/A JO A. JONES A/K/A JOANN ANN JONES are defendants. Stacy M. Butterfield as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at https:// www.polk.realforeclose.com at 11:00 AM on the 18th day of September 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 442, INWOOD UNIT NO. 6, A SUBDIVISION ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 14, PAGE 2, 2A AND 2B, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No.

53-2023-CP-002028-0000-XX

Division: Probate

IN RE: ESTATE OF

PATRICK CLONINGER,

Deceased

The administration of the Estate of Pat-

rick Cloninger, deceased, whose date of

death was October 22, 2022, is pending

in the Circuit Court for Polk County,

Florida, Probate Division, the address

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 ENTI-TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT-ED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 2nd day of August By: /s/Migdalia Jordan Migdalia Jordan, Esq. Florida Bar No. 125410 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0173 August 11, 18, 2022 23-01117K

SECOND INSERTION

POLK COUNTY

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION

Case #: 2022CC000609000000 Wells Fargo Bank, N.A. Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and

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

Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). HEREBY GIVEN

NOTICE IS

order rescheduling pursuant to foreclosure sale or Final Judgment, in Civil Case entered 2022CC000609000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk. realforeclose.com at 10:00 A.M. on September 19, 2023, the following described property as set forth in said

Final Judgment, to-wit: PARCEL 1: THE WEST 132.0 FEET OF THE EAST 396.0 FEET, LESS THE SOUTH 316.0 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUN-TY, FLORIDA. AND PARCEL 2:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LESS MAIN-TAINED RIGHT OF WAY AND LESS THE WEST 450 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS LOTS 4 THRU 7 AND 9 AND ONE UNNUMBERED LOT OF AN UNRECORDED SUBDIVI-SION AND LESS THE EAST 150 FEET OF THE WEST 1250 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS CRESCENT RIDGE, AS RECORDED IN PLAT BOOK 77, PAGE 46-47 AND LESS 132 FEET OF THE EAST 396 FEET LESS THE SOUTH 316 FEET, ALL LO-CATED IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE

27 EAST, POLK COUNTY, FLOR-IDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAF-L534A78477AV21 AND VIN#: GAFL534B78477AV21.

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 OR-DER 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 WORK-ING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEAR-ING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770. Submitted By: ATTORNEY FOR

PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360

Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 20-323101 FC01 WNI

August 11, 18, 2023 23-01130K

SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 2023CA-003999-0000-00 NATIONSTAR MORTGAGE LLC,

GARY M. BLESSING, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF GARY M. BLESSING LAUREN LEE BLESSING

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

RIDGEWOOD, ACCORDING
TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 94, PAGE 24, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before 9-7-23, 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) 534-777 (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 1st day of August, 2023. STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By /s/ Lori Armijo As Deputy Clerk

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026. CORAL SPRINGS, FL 33310 23-00408 August 11, 18, 2023 23-01128K

SECOND INSERTION

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

CASE NO.: 2022-CA-4023 BASHIRU SALISU AND ESTHER LAYODE. Plaintiffs, v

EDELINDA TORRES-VDA DE BENITEZ; AND CLAUDINE ESTACHE; JANE DOE THE PERSONAL REPRESENTIATIVE OF THE ESTATE OF THOMAS L. FLOYD; POLK COUNTY CLERK OF COURTS; VICKIE GRANT; MICHELLE FEJERANG; and JAMIE COURTNEY,

Defendants. To EDELINDA TORRES-VDA DE BENITEZ:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

 $\hat{W}_{1/2}$ OF $E_{1/2}$ OF $S_{1/2}$ OF SE1/4 OF SE1/4 OF NE1/4LESS MINERAL RIGHTS BEING BLK 49 LOT 241 More commonly known as: 0 Common-wealth Avenue, Polk City, FL 33868

has been filed by Plaintiffs, BASHIRU SALISU AND ESTHER LAYODE, and you are required to serve a copy of

your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 9-7-23 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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 on this 1st day of August, 2023.

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

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Aug. 11, 18, 25; Sept. 1, 2023

SECOND INSERTION

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

DIVISION CASE NO. 2020CA000686000000 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-I, Plaintiff, vs.

ANGEL R. AVILES, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Foreclosure entered July 24, 2023 in Civil Case No. 2020CA000686000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-I is Plaintiff and ANGEL R. AVILES, 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 7th day of September, 2023 at 10:00 AM on the following described property as set

forth in said Summary Final Judgment, to-wit:

LOT 26, SILVER PALMS, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 118, PAGE 7, 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 110 SE 6th Street. Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com

Fla. Bar No.: 0146803 20-00008-2

August 11, 18, 2023

23-01129K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP-2096 IN RE: ESTATE OF RUTH MAE APPLEGATE, Deceased.

The administration of the estate of Ruth Mae Applegate, deceased, whose date of death was May 31, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 250 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is August 11, 2023.

Personal Representative **Annmarie Monteleone** 342 Alachua Dr Winter Haven, FL 33884 Attorney for Personal Representative

Andrew J. Oram E-mail Address: andrew@oram.law Florida Bar No. 1015374 Andrew J. Oram, Attorney at Law 332 Avenue B SW STE 200-21 Winter Haven, FL 33880 Telephone: (863) 259-4743 August 11, 18, 2023 23-01132K

SECOND INSERTION

NOTICE OF SALE Affordable Self Storage of Bartow 1515 Centennial Blvd. Bartow, FL 33830 (863)533-5597

Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due

in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable. G4 K. Caron & D. Mixon

S. Lewis Units will be listed on www. storageauctions.com Auction ends on August 28,2023@11:00 AM or after August 11, 18, 2023

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.: 2023CA000385 Plaintiff, vs.

KATHERINE TORO A/K/A KATHERINE ANN TORO, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure dated July 19, 2023, and entered in Case No. 2023CA000385 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which LoanCare, LLC, is the Plaintiff and Katherine Toro a/k/a Katherine Ann Toro, Unknown Party #1 N/K/A Dustin High, 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 September 5, 2023 the following described property as set forth in said Final Judgment of Foreclosme:

THE NORTH 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SEC-TION 32, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, SUBJECT TO AN EASEMENT 25 FEET WIDE ALONG THE SOUTH BOUNDARY OF THE WEST 1/4 THEREOF FOR ROADWAY PURPOSES, TOGETHER WITH AN EASEMENT OVER THE EAST 60 FEET OF THE SOUTH 4975 FEET OF THE WEST 1/4 OF THE WEST 1/4 OF SECTION

32, TOWNSHIP 30 SOUTH, RANGE 26 EAST, AND THE EAST 60 FEET OF THE WEST 1/4 OF THE WEST 1/4 OF THAT PART OF SECTION 5, TOWN-SIDP 31 SOUTH, RANGE 26 EAST, LYING NORTH OF SINK HOLE ROAD FOR COMMON ACCESS ROAD AS PROVIDED IN THAT CERTAIN GRANT OF EASEMENT AND MAINTE-NANCE AGREEMENT DATED DECEMBER 15, 1978. A/K/A 6430 RUSSO RD, BAR-TOW 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.

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 08 day of August, 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 Swosinski Florida. Bar #96533 Justin Swosinski, Esq. CT - 19-023773

August 11, 18, 2023 23-01127K

ney are set forth below.

OF THIS NOTICE ON THEM. All other creditors of the decedent mands against decedent's Estate must

of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attor-

SECOND INSERTION

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

and other persons having claims or de-

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

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 August 11, 2023.

PERIODS SET FORTH ABOVE, ANY

Personal Representative: Sarah Kay Bourque 1133 Brooke Road Fort Meade, Florida 33841 Attorney for Personal Representative: Keifer M Exum

Florida Bar Number: 1025388 Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: kexum@mclements.com Secondary E-Mail:

Attorney for Petitioner

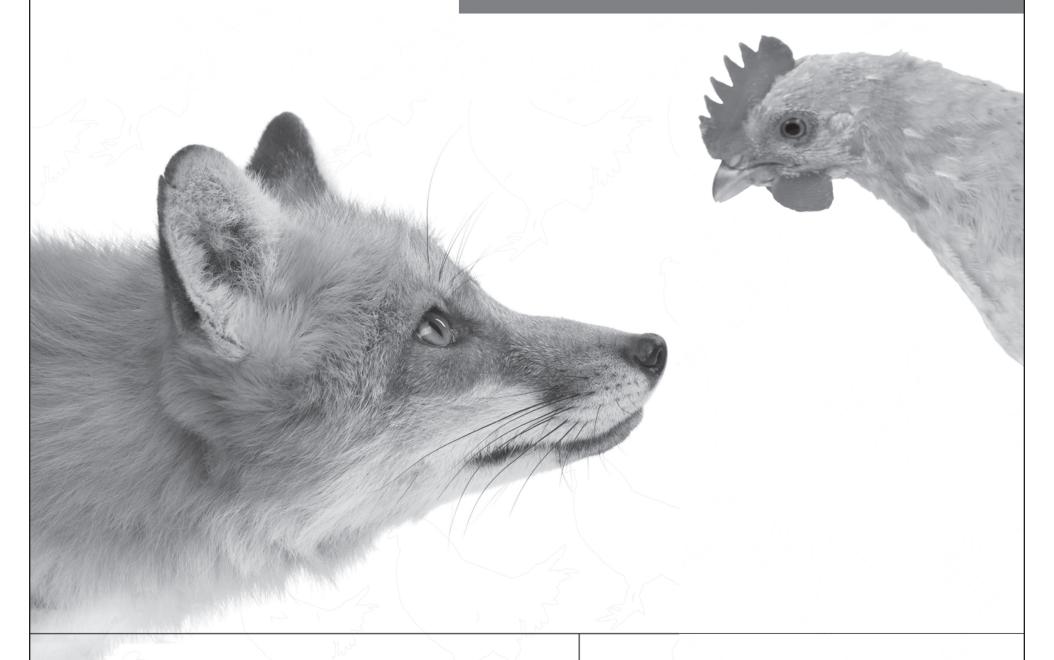
abaustert@mclements.com August 11, 18, 2023 23-01137K



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 f the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:
• Citizen participation notices

• 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 cyberattack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

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

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

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

It is difficult to justify, then, moving public notices from newspapers only to 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 precolonial 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, ac-

Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving

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.

