Public Notices



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NOVEMBER 17 - NOVEMBER 23, 2023

POLK COUNTY LEGAL NOTICES

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-00395

IN RE: ESTATE OF LORENZO ALONZO JACKSON Deceased. The administration of the estate of

Lorenzo Alonzo Jackson, deceased, whose date of death was July 3, 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

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 November 17, 2023.

Personal Representative: /s/ Odevia Jackson (Oct 11, 2023 15:11 EDT) Odevia Jackson 2507 6th Street NE

Winter Haven, Florida 33881 Attorney for Personal Representative: /s/Desiree Sanchez Desiree Sanchez, Attorney Florida Bar Number: 10082 SANCHEZ LAW GROUP PA 605 E. Robinson Street, Suite 650 Orlando, FL 32801 Telephone: (407) 500-4444 Fax: (407) 236-0444 E-Mail: dsanchez@sanchezlaw.com Secondary E-Mail: maria@sanchezlaw.com November 17, 24, 2023 23-01641K 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-4058 IN RE: ESTATE OF

GERRY DAVID META, Deceased SSN: XXX-XX-6291 administration of the estate of GERRY DAVID META, deceased, whose date of death was October 2. 2023, and whose Social Security Num-

ber is XXX-XX-6291, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and

other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF 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 17 day of November, Signed on this 13 day of November,

2023.

Personal Representative: Michael S. Meta 109 Festive Court

Chuluota, FL 32766 Attorney for Personal Representative: 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 November 17, 24, 2023 23-01639K FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Polk COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 3433 Division Probate IN RE: ESTATE OF Paula Kay Hoffer Deceased.

The administration of the estate of Paula Kay Hoffer, deceased, whose date of death was on July 20th, 2023, is pending in the Circuit Court for Polk County. Florida, Probate Division, 255 North Broadway, CC-4, Bartow FL 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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 November 17, 2023 Douglas R. Hoffer, Jr.

c/o Kanetsky, Moore & DeBoer, PA P.O. Address: 227 Nokomis Avenue South Venice, FL 34285

Personal Representative JON R. FAHS, Jr. KANETSKY, MOORE & ATTORNEYS AT LAW Attorneys for Personal Representative 227 S. NOKOMIS AVE. VENICE, FL 34285 Telephone: (941) 485-1571 Florida Bar No. 1025389 Email Addresses: jrf@kmdpa.com November 17, 24, 2023 23-01645K FIRST INSERTION

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

Case No.: 2023-CP-003038-0000-XX Division: PROBATE IN RE: THE ESTATE OF JEANNI BLANFORD PAGE

Deceased. The administration of the estate of Jeanni Blanford Page, deceased, whose date of death was July 13, 2023, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830.

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

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

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

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 November 17, 2023.

/s/ Lynne M. Page Lynne M. Page, Petitioner /s/ Elizabeth C. Rich Elizabeth C. Rich, Esq. Attorney for Lynne M. Page Florida Bar Number: 1036018 Patriot Legal Group 871 Outer Road Suite B Orlando, FL 32814 Telephone: (407) 737-7222

E-Mail: liz@patriotlegal.com Secondary E-Mail: service@patriotlegal.comNovember 17, 24, 2023 23-01622K

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, STATE OF FLORIDA.

PROBATE DIVISION Case No: 23-CP-002843 IN RE: ESTATE OF EUGENE R. SNYDER, Deceased.

FIRST INSERTION

NOTICE TO CREDITORS

The administration of the estate of EU-GENE R. SNYDER , deceased, whose date of death was on September 7, 2020 $\,$, is pending in the Circuit Court for Polk County, Florida, Probate Department, 255 N. Broadway Avenue, Bartow Florida 33830. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's curatorship / estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's curatorship / estate, including unmatured, contingent or unliquidated claims, must file their claim with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED. NOT-WITHSTANDING THAT TIME PERI-OD 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 November 17, 2023

Personal Representative: Scott E. Snyder c/o McLane McLane & McLane 275 Clearwater-Largo Road North Largo, FL 33770

Attorney for Personal Representative: Sara Evelyn McLane, Esquire 275 Clearwater-Largo Road North Largo, FL 33770(727) 584-2110 Florida Bar #0607551 $\hbox{E-mail: Mclane@tampabay.rr.com}$ November 17, 24, 2023 23-01644K FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 23CP-4099 IN RE: ESTATE OF Georgiana L. Kurtz deceased.

The administration of the estate of Georgiana L. Kurtz, deceased, Case Number 23CP-4099, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. 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 has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE

All other creditors of the decedent 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 OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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 November 17, 2023.

/s/ Terry H. Kurtz Personal Representative Address: 6350 Tocobega Drive, Lakeland, FL 33813

/s/ MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 $(863)\,687\text{-}0567$ Florida Bar No. 382787 mwill is on @mwill is on.comAttorney for Personal Representative November 17, 24, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA(Probate Division)

File No.: 2023CP0039260000XX IN RE: ESTATE OF D. EUGENE HUTCHISON, a/k/a DELOS E. HUTCHISON,

Deceased.

The administration of the estate of D. Eugene Hutchison, a/k/a Delos E. Hutchison, deceased, whose date of death was January 8, 2023, and the last four digits of whose Social Security Number are 9942, 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 claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER 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 November 17, 2023.

Personal Representative: EVELYN B. HUTCHISON

PO Box 158 Wyatt, IN 46595 Attorney for Personal Representative: DEREK W. EISEMANN, ESQ. FLORIDA BAR NO. 0092735 2364 FRUITVILLE ROAD SARASOTA, FL 34237 (941) 955-9212

Email: deisemann@michaelbelle.com; salva@michaelbelle.com November 17, 24, 2023 23-01623K

FIRST INSERTION

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

File No.

532023CP0026230000XX IN RE: ESTATE OF JOE BROWN SR, Deceased.

The administration of the estate of JOE BROWN SR, Deceased, whose date of death was January 6, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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 November 17, 2023. JOANNA D. TROUPE,

Personal Representative Attorney for Personal Representative:

290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email:

Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600

angelica@srblawyers.com November 17, 24, 2023

23-01636K

FIRST INSERTION

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

File No. 23CP-3915 Division Probate IN RE: ESTATE OF JUDY M. YOST Deceased. The administration of the estate of Judy

M. Yost, deceased, whose date of death was March 20, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the 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 November 17, 2023.

Personal Representative: /s/ Ronald A. Yost Ronald A. Yost P.O. Box 7382 Winter Haven, Florida 33883

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., Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com

Secondary E-Mail: tami@stonelawgroupfl.comNovember 17, 24, 2023 23-01640K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

COLLIER COUNTY

hillsclerk.com

HILLSBOROUGH COUNTY

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

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floridapublicnotices.com

LEE COUNTY



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-002875 **Division Probate** IN RE: ESTATE OF ROSEMARIE DALE a/k/a ROSEMARIE P. DALE

Deceased. The administration of the estate of Rosemarie Dale, deceased, whose date of death was July 17, 2020, 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 attor-

ney are set forth below.

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

All other creditors of the decedent

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

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 November 17, 2023.

Personal Representative:

Isaac Manzo Manzo & Associates, P.A. 4767 New Broad Street Orlando, Florida 32814

Attorney for Personal Representative: E-mail Addresses: manzo@manzolawgroup.com Florida Bar No. 10639 Manzo & Associates, P.A. 4767 New Broad Street Orlando, Florida 32814 Telephone: (407) 514-2692 November 17, 24, 2023 23-01634K

FIRST INSERTION

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

53-2023-CP-004071-0000-XX IN RE: ESTATE OF GEORGE RICHARD DOERBAUM

Deceased.The administration of the estate of George Richard Doerbaum, deceased, whose date of death was September 14, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set

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 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 November 17, 2023.

Personal Representative: Karen M. Brooks 1790 Avenue S, NW

Winter Haven, Florida 33881 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughnturner.com Secondary E-Mail:

ahall@straughnturner.com November 17, 24, 2023 23-01647K

FIRST INSERTION

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

CASE NO.: 2022CA002548000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MIGUEL DELEON, CHRISTINE DELEON ET AL.,

DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to order on Motion to Cancel and Reschdule November 7, 2023 Foreclosure Sale dated the 1st day of November, 2023, and entered in Case No. 2022CA002548000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHRISTINE DELEON; MIGUEL DELEON; ASSOCIA-TION OF POINCIANA VILLAGES, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Stacy M. Butterfield as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 A.M. on the 19th day of December 2023, the following described property as set forth in said Final Judgment, to

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision 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; you are hearing or voice impaired, call 711.

Dated this 13th day of November 2023. By: Migdalia Jordan 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 22FL373-0988 November 17, 24, 2023 23-01632K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2023-CA-004294 MOVEMENT MORTGAGE, LLC, Plaintiff, v. MATTHEW RAMEY and

PATIENCE RAMEY

Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting The Foreclosure Sale entered on October 11, 2023 and entered in Case No. 2023-CA-004294 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein MATTHEW RAMEY and PATIENCE RA-MEY., are the Defendants. The Clerk of the Court, Stacy M. Butterfield, will sell to the highest bidder for cash at www.polk.realforeclose.com on December 1, 2023 at 10:00 AM, the following described real property as set forth in

said Final Judgment, to wit: LOT 3, BLOCK E, LAKE PARK-ER MANOR UNIT NUMBER ONE, PLAT BOOK 45, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as 2717 KATHRYN AVE, LAKELAND,

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 WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the court on November 10, 2023 GHIDOTTI | BERGER LLP Attorneys for Plaintiff 1031 North Miami Beach Blvd North Miami Beach, FL 33162 Telephone: (305) 501.2808 Facsimile: (954) 780.5578 By: /s/ Tara L. Messinger Chase A. Berger, Esq. Florida Bar No.: 083794 Tara L. Messinger, Esq. Florida Bar No. 0059454 fcpleadings@ghidottiberger.com November 17, 24, 2023 23-01628K

FIRST INSERTION

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

CIVIL ACTION

CASE NO.: 2023-CA-000823 WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2. Plaintiff,

HANK E. CROWLEY, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 4, 2023, and entered in Case No. 2023-CA-000823 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A. as Trustee For Option One Mortgage Loan Trust 2007-FXD2, is the Plaintiff and Hank E. Crowley, Ivie D. Crowley, , 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 December 5, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, SHADOW WOOD UNIT III, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 69,

PAGE 46 OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

A/K/A 4357 DIAMOND RD, 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 14 day of November, ALBERTELLI LAW

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 - 18-008005 November 17, 24, 2023 23-01646K

FIRST INSERTION CONDOMINIUM, ACCORD-

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY, FLORIDA. CASE No. 2022CA000788000000 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARGARET CHASTAIN A/K/A MARGARET A. CHASTAIN A/K/A MARGARET ANNE CHASTAIN, DECEASED,

et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA000788000000 of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARGARET CHASTAIN A/K/A MARGARET A. CHASTAIN A/K/A MARGARET ANNE CHASTAIN, DECEASED, et al. are Defendants, Clerk of the Circuit Court Stacy M. Butterfield, CPA will sell to the highest bidder for cash at, WWW. POLK.REALFORECLOSE.COM, at the hour of 10:00 A.M., on the 27th day of December, 2023, the following described property:

UNIT C-327, LAKESIDE VIL-LAGE CONDOMINIUM II, A

ING TO THE DECLARATION OF CONDOMINIUM RE-CORDED IN OFFICIAL RE-CORDS BOOK 2006, PAGES 127 THROUGH 183; INCLU-SIVE, AND THE DRAWINGS THEREOF RECORDED IN CONDOMINIUM BOOK 5, PAGES 30 THROUGH 32, IN-CLUSIVE, AND ALL AMEND-MENTS THERETO, OF THE

PUBLIC RECORDS OF POLK

COUNTY, FLORIDA, TO-GETHER WITH AN UNDI-

VIDED INTEREST IN THE

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

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

DATED this 8th day of November,

GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Jacob.Elberg@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /S/ Jacob C. Elberg Jacob C. Elberg, Esq. Florida Bar No. 1032316 36615.0170 / NBray

November 17, 24, 2023 23-01621K

FIRST INSERTION

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

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

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

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CC000609000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www. polk.realforeclose.com at 10:00 A.M. on December 8, 2023, the following described property as set forth in said Final Judgment, to-wit:

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

PARCEL 2: THE NORTHWEST 1/4 OF

THE NORTHWEST 1/4 LESS MAINTAINED RIGHT OF WAY AND LESS THE WEST 450 FEET OF THE NORTH 291 FEET OF THE SOUTH 316FEET AND LESS LOTS 4 THRU 7 AND 9 AND ONE UNNUM-BERED LOT OF AN UNRE-CORDED SUBDIVISION AND LESS THE EAST 150 FEET OF THE WEST 1250 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS CRESCENT RIDGE, AS RECORDED IN PLAT BOOK 77. PAGE 46-47 AND LESS 132 FEET OF THE EAST 396 FEET LESS THE SOUTH 316 FEET, ALL LOCATED IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAF-

L534A78477AV21 AND VIN#: GAFL534B78477AV21. 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 CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 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

Submitted By: ATTORNEY FOR PLAINTIFF LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 20-323101 FC01 WNI

November 17, 24, 2023

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA

STATUTES
NOTICE IS HEREBY GIVEN that Hamid Abukhaider will engage in business under the fictitious name KADER REFRIGERATION, with a physical address 2813 OLD BARTOW RD LAKE WALES, FL 33859, with a mailing address 2813 OLD BARTOW RD LAKE WALES, FL 33859, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. 23-01630K November 17, 2023

FIRST INSERTION

23-01631K

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 Rosiesdolls located at 218 bolender court in the City of auburndale, Polk County, FL 33823 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 8th day of November,

Rosalie Olavarria

23-01625K November 17, 2023



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

PUBLISH YOUR LEGAL NOTICE legal@businessobserverfl.com

OF BEGINNING; THENCE

BOUNDARY, 465.72 FEET;

THENCE S. 00°01'45" E., 52.42

FEET TO THE POINT OF BE-

GINNING; THENCE CONTIN-

UE S. 00°01'45" E., 25 FEET; THENCE S. 89°24'20" E., 18.56

FEET; THENCE N. 00°01'45'

W., 25 FEET; THENCE WEST ON A LINE PARALLEL TO

THE LINE ON THE SOUTH

END OF THE EASEMENT TO

THE POINT OF BEGINNING.

Tax ID: 282805000000033030

you are required to serve a copy of your

written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary

Gassel, P.A. the plaintiff's attorney,

whose address is 2191 Ringling Bou-

levard, Sarasota, Florida 34237 and

the Primary email address for elec-

tronic service of all pleadings in this

case under Rule 2.516 is as follows:

Pleadings@Gassellaw.com, within 30

days from the first date of publication

on or before 9-25-2023, and file the

original with the clerk of this court

at 255 N. Broadway Ave., Bartow, FL

33830 either before service on Plain-

tiff's attorney or immediately thereaf-

ter: otherwise a default will be entered

against you for the relief demanded in

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 Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

November 17, 24, 2023 23-01626K

FIRST 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 713.585 or Florida Statutes

713.78. Please note, parties claiming

interest have right to a hearing priorto

the date of sale with the Clerk of Courts

as refl ected in the notice. The owner

has the right to recover possession of

the vehicle without judicial proceedings

as pursuant to Florida Statute 559.917.

Any proceeds recovered from the sale of

the vehicle over the amount of the lien

will be deposited with the clerk of the

court for disposition upon court order.

"No Title Guaranteed, A Buyer Fee May

January 8,2024

Secret Collision Center LLC,

3411 Recker HWY, Winter Haven, Fl

2017 RAM 3C6JR6AT2HG791930

\$1874.15

January 15, 2024 Podium Auto Collision LLC,

8217 US HWY 98 N, Lakeland, Fl

2016 BMW WBA8E3C57GK500519

\$11,821.80

FIRST INSERTION

NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO

SECTION 865.09, FLORIDA

NOTICE IS HEREBY GIVEN that

Alcira Zerpa will engage in business

under the fictitious name SWEET AND

DELIGHTFUL, with aphysical address 1101 Loblolly Ln # 104 Davenport,

Fl 33896, with a mailing address

1101 Loblolly Ln # 104 Davenport, Fl 33896, and already registered

the name mentioned above with the

Florida Department of State, Divisionof

Corporations.

November 17, 2023

23-01637K

23-01649K

November 17, 2023

Stacev M. Butterfield, CPA

CLERK OF THE COURT

By: Asuncion Nieves

As Deputy Clerk

the Complaint.

impaired, call 711.

2191 Ringling Blvd

Sarasota, FL 34237

Attorney for Plaintiff

Dated on AUG 17 2023

Law Office of Gary Gassel, P.A.

Pleadings@Gassellaw.com

NTINUE S. 89°24'20" ALONG SAID NORTH

CONTINUE

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No. 2023-CA-004265 Hon. Wayne M. Durden Civ. Div.: Section 11 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS

CAPITAL I INC. TRUST 2006-NC4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC4, Plaintiff vs.
THE ESTATE OF NICHER V.

DAVIS, JR. A/K/A NICHER VENDUL DAVIS JR.; DARLEEN L. DAVIS; ET AL., Defendants.

TO: The Estate of Nicher V. Davis Jr a/k/a Nicher Vendul Davis Jr., and Any and all unknown parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants 100 Emerald Isle Road

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Polk County, Florida regarding the subject property with a legal description, to-wit: Exhibit "A"

Haines City, FL 33844

TRACK C; A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS: COMMENCE AT THE NORTHWEST COR-NER OF SAID SECTION 5 AND RUN S. 89°24'10" E., ALONG THE NORTH BOUNDARY OF SAID SECTION 5 AND RUN S. 89°24'10" E., ALONG THE NORTH BOUNDARY OF SAID SECTION 5, 520.00 FEET TO THE POINT OF BEGIN-NING; THENCE CONTINUE S. 89°24'20" E., 461.44 FEET; THENCE S. 00°01'45" E., 52.42 FEET; THENCE S. 89°24'20" E., 18.56 FEET; THENCE S. 00°02'45"E. 384.82 FEET:

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY,

FLORIDA CIVIL DIVISION

CASE NO.:

2023CA-005923-0000-00

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL

TO: UNKNOWN HEIRS, BENEFI-

CIARIES. DEVISEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES

AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-

432 OAK RIDGE W, LAKELAND, FL

RICHARD WILLIAM RENNON

A/K/A RICHARD W. RENNON AKA RICHARD RENNON, JR.

2310 SW 2ND AVE, AMARILLO, TX

2111 NORTH RIVERSIDE DRIVE,

for Foreclosure of Mortgage on the fol-

LOT 29. OF THE VILLAGE-

LAKELAND UNIT NO. 4 AD-

DITION, ACCORDING TO THE MAP OR PLAT THERE-

OF, RECORDED IN PLAT

BOOK 86, PAGE 6, OF THE PUBLIC RECORDS OF POLK

TOGETHER WITH THE MOBILE HOME SITUATED

THEREON WHICH IS AF-

FIXED TO THE AFORE-MENTIONED REAL PROP-

ERTY AND INCORPORATED

HEREIN AND WHICH IS IN-

YOU ARE NOTIFIED that an action

TYREL JAMES HEIN

lowing described property:

COUNTY, FLORIDA.

TAMPA, FL 33602

TATE OF RICHARD M. RENNON

OTHERS WHO MAY CLAIM AN

INTEREST IN THE ESTATE OF

RICHARD M. RENNON, et al.,

BENEFICIARIES, DEVISEES,

VILLAGE CAPITAL &

INVESTMENT LLC,

Plaintiff, vs. UNKNOWN HEIRS,

Defendants.

33801

THENCE N. 89°30'06" 480.10 FEET; THENCE N. 00°00'52" W., 438.05 FEET TO THE POINT OF BEGINNING LESS COUNTY MAINTAINED ROAD RIGHT OF WAY FOR EMERALD ISLE ROAD, RE-CORDED IN MAP BOOK 4, PAGE 271, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
RESERVING UNTO THE

TITLE HOLDER OF TRACT C THE SUCCESSORS AND ASSIGNS HEREAFTER DE-SCRIBED AS FOLLOWS:

TRACT B: A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS: COMMENCE AT THE NORTHWEST COR-NER OF SECTION 5, TOWN-SHIP 28 SOUTH, RANGE 28 EAST, POLK COUNRY, FLORIDA AND RUN S. 89°24'20" E., ALONG THE NORTH BOUNDARY OF SAID SECTION 5, 515.72 FEET TO THE POINT OF BEGIN-NING; THENCE CONTINUE S 89°24'20" E., ALONG SAID NORTH BOUNDARY, 465.72 FEET; THENCE S. 00°01'45" E., 52.42 FEET; THENCE S. 89°24'20" E.., 18.56 FEET; THENCE N. 00°01'45" W., 52.42 FEET: THENCE S. 89°24'20" E. 6.44 FEET; THENCE 23°19'10" W., 401.15 FEET; THENCE N. 88°46'10" W., 448.13 FEET; THENCE S. 06°10'43" E, 398.76 FEET TO THE POINT OF BE-GINNING.

AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS OF WHICH ONLY A PORTION IS PART OF THIS PROPERTY:

AN EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST COR-NER OF SECTION 5, TOWN-SHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLOR-IDA AND RUN S. 89°24'20" E., ALONG THE NORTH BOUND-ARY OF SAID SECTION 5, 515.72 FEET TO THE POINT

TENDED BY ALL PARTIES TO

CONSTITUTE A PART OF THE

REALTY AND TO PASS WITH

SAID MOBILE HOME IS IDENTIFIED AS FOLLOW:

1989 BARRINGTON BEARING

VIN NUMBERS FLFLJ33 A/B

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it, on De Cubas

& Lewis, P.A., Attorney for Plaintiff,

whose address is PO BOX 5026, COR-

AL SPRINGS, FL 33310 on or before

12/18/2023, a date at least thirty (30)

days after the first publication of this

Notice in the (Please publish in THE BUSINESS OBSERVER) and file the

original with the Clerk of this Court

either before service on Plaintiff's at-

torney or immediately thereafter; oth-

erwise a default will be entered against

you for the relief demanded in the com-

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 Av

enue, Bartow, Florida 33830. (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifi-cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

this Court this 9th day of November,

De Cubas & Lewis, P.A.,

PO BOX 5026, CORAL SPRINGS, FL 33310

Attorney for Plaintiff,

WITNESS my hand and the seal of

STACY M. BUTTERFIELD, CPA

As Clerk of the Court

As Deputy Clerk

(SEAL) By Lori Armijo

If you are a person with a disability

11793BA

plaint.

call 711.

FIRST INSERTION

FIRST INSERTION

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

CASE NO.: 2023-CA-006176 THERESA LOBBAN.

Plaintiff, vs. PATRICIA A. CLARK, Defendants NOTICE is hereby given that a civil

action commenced on September 29, 2023, and is now pending as case number 2023-CA-006176 in the Circuit Court in the State of Florida, County of Polk.

The name of the unserved party to the action is:

PATRICIA A. CLARK 8549 Canterbury Lake Boulevard

Tampa, FL 33619 and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stefanny Rosales, Esq., whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint

or petition.

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

WITNESS my hand and the seal of said court at Polk County, Florida on the 7th day of November, 2023. Default Date: 12/14/2023

/s/Stefanny Rosales

STACY M. BUTTERFIELD, CPA AS CLERK OF THE COURT BY /s/ Lori Armijo As Deputy Clerk

Stefanny Rosales, Esq. Florida Bar No.: 1031475 Law Offices of Stephen K. Hachey, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096 E-service: srosales@hacheylawpa.com November 17, 24, 2023 23-01627K

FIRST INSERTION

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

CASE NO.: 2022-CC-000883 SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC..

Plaintiff, vs. JOSEPH ROBERTS, et al., Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated November 6, 2023, in Case No.: 2022-CC-000883 of the County Court in and for Polk County, Florida, wherein SOURE'S GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JOSEPH ROBERTS, et al., is the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www. polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on February 5, 2024, the following de-

scribed property set forth in the Final Judgment of Foreclosure: Lot 130, SQUIRE'S GROVE, according to the plat as recorded in Plat Book 137, Pages 41 through 43, of the Public Records of Polk County, Florida.

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 sched-

uled appearance is less than 7 days; if you are hearing or voice impaired, DATED: November 13, 2023 By: /s/Carlos Arias Carlos Arias, Esquire Florida Bar No.: 820911 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330

Winter Park, Florida 32789 (407) 636-2549 November 17, 24, 2023 23-01635K FIRST INSERTION

ORDER OF COURT IN THE COURT OF COMMON PLEAS OF LAWRENCE COUNTY. PENNSYLVANIA CUSTODY

No. 10448 of 2023, C.A. Sierra Jones

Plaintiff Jasmine Jones and Keith Burkes

W.B., and W.B.

Defendants YOU, Jasmine Jones and Keith Burkes, Defendants, have been sued in Court to obtain custody of the children: L.J.,

You are ordered to appear in person at the Lawrence County Government Center on the 20th day of November, 2023, at 10:00 a.m. for a conciliation conference before Master Deborah A. Shaw in the Hearing

Room.

IF YOU FAIL TO APPEAR AS PRO-VIDED BY THIS ORDER, AN ORDER FOR CUSTODY, PARTIAL CUSTODY OR VISITATION MAY BE ENTERED AGAINST YOU OR THE COURT MAY ISSUE A WARRANT FOR YOUR AR-

YOU SHOULD TAKE THIS PA-PER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL

Lawrence County Government Center 430 Court Street

New Castle, PA 16101 Telephone: 724-658-2541 November 17, 2023 23-01642K

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that Monika Oze, desiring to engage in business under the fictitious name of Davenport Cleaning Services located at 345 Thousand Oaks blvd, Davenport ,FL

33896 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. November 17, 2023

SUBSEQUENT INSERTIONS

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.

B30 L. E. Ratcliff H31 Y. Moore

Units will be listed on www.storageauctions.com Auction ends on November 27,2023@11:00 AM or after 23-01596K November 10, 17, 2023

SECOND INSERTION

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

2023-CA-00558-0000000 SARA FUENTES, the Trustee of the Special Needs Trust of BRIGITTE D. CARNLEY

Plaintiff, v. TAYLOR ZIEHR, MALLORY ${\bf ZIEHR, And\ BRIGITTE\ D.}$ **CARNLEY**

Defendants TO: TAYLOR ZIEHR, MALLORY ZIEHR, and BRIGITTE D. CARNLEY

YOU ARE NOTIFIED that a Complaint for Judicial Modification of First-Party Special Needs Trust to Correct Scrivener's Error 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:

Elliott V. Mitchell, Esquire, 500 South Florida Avenue, Suite 800,

Lakeland, Florida 33801 within thirty (30) days from the first date of publication, to file the original of the written defenses with the clerk of this court either before service or im-

mediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded in the petition, 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.

DATED this 18th day of October

Default Date: 11/24/2023 STACY M. BUTTERFIELD POLK COUNTY, FL CLERK OF THE COURT (SEAL) By: /s/ Lori Armijo As Deputy Clerk

Elliott V. Mitchell, Esquire, 500 South Florida Avenue,

Lakeland, Florida 33801 Oct. 27; Nov. 3, 10, 17, 2023

23-01501K

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

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

TIMESHARE PLAN: ORLANDO BREEZE RESORT

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

Contract Number: 93557180 --KAREN PITTSER, ("Owner(s)"), 56 W SAGEBRUSH ST, LAKE JACKSON, TX 77566 Week 45 in Unit No. 0035/21, 0040 / Unit Type: N/A/ Building E / Fractional Interest 1.923% / Principal Balance: \$47,215.29 / Mtg Doc #2014182690

Contract Number: 93700653 -- KEITH TIDWELL and RE-BEKAH ANTHONY, and CE-LIA POLLACK ("Owner(s)"), PO BOX 1172, ROCKPORT, TX 78381 and PO BOX 1172, ROCK-

PORT, TX 78381 and 1549 SW 30TH TERRACE, FORT LAU-DERDALE, FL 33312 Week 23 in Unit No. 0004 / Unit Type: N/A/ Building A / Fractional Interest 1.923% / Principal Balance: \$18,790.43 / Mtg Doc

#2015112787 You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated at 866-714-8679.

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

Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407 November 10, 17, 2023 23-01593K

Pursuant to the Fair Debt Collection

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Tint World, located at 5126 US Highway 98, in the City of Lakeland, County of Polk, State of FL, 33809, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 15 of November, 2023. FOMOTO INC 5126 US Highway 98 Lakeland, FL 33809

23-01648K

November 17, 2023

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 located at 782 Sonja Circle in the City of Davenport, Polk County, FL 33897 the Division of Corporations of the Department of State, Tallahassee,

Dated this 13th day of November, 2023. Teair Ginlack

November 17, 2023

FIRST INSERTION

November 17, 24, 2023 23-01643K

of H.E.R. Beauty Services for Kids intends to register the said name with

23-01638K

may redeem vehicle for cash sum of

ity; cash or cashier check; any person interested ph (954) 563-1999

Sale date December 8, 2023 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 38709 2018 Kia VIN#: 5XYPH-

November 17, 2023 23-01629K

FIRST INSERTION Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner

lien; all auctions held in reserve Inspect 1 week prior @ lienor facil-

DA12JG354975 Lienor: Dyer Kia Lake Wales 23280 Hwy 27 Lake Wales 863-676-0595 Lien Amt \$7027.75

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2022CA001326000000 AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, vs. GEORGE BRINKLEY A/K/A GEORGE E. BRINKLEY, ET.AL; **Defendants**NOTICE IS GIVEN that, in accordance

with the Order on Plaintiff's Motion to cancel and Reschedule Foreclosure Sale dated September 18, 2023 in the abovestyled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.real foreclose.com , on November 29, 2023,

the following described property: Lot 14, Block 2, LAKE BONNY HEIGHTS, according to the plat thereof, as recorded in Plat Book 35, Page 24, Public Records of Polk County, Florida. Property Address: 2175 MONTI-CELLO AVE, LAKELAND, FL

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY,

FLORIDA

PROBATE DIVISION

File No.: 2023-CP-004088

IN RE:

JOHN TRNKA, JR.

Deceased.

The Ancillary Administration of the

estate of JOHN TRNKA, JR., deceased,

date of death February 4, 2023, File

No. 2023-CP-004088 is pending in the

Circuit Court for Polk County, Florida,

the address of which is PO Box 9000,

drawer # CC-4, Bartow, FL33831. The

names and addresses of the Personal

Representative and the Personal Repre-

sentative's Attorney are set forth below.

er persons having claims or demands

against decedent's estate, including

unmatured, contingent or unliquidated

claims, on whom a copy of this notice

is served must file their claims with

this court WITHIN THE LATER OF

3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF

THIS NOTICE ON THEM.

All creditors of the decedent and oth-

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.

Andrew Arias FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 Service FL@mlg-default law.comServiceFL2@mlg-defaultlaw.com MLG No.: 22-01881 / CASE NO.:

and other persons having claims or de-

mands against the decedent's estate, in-

cluding unmatured, contingent or un-

liquidated claims, must file their claims

with this court WITHIN 3 MONTHS

AFTER THE DATE OF THE FIRST

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD,

ANY CLAIM FILED TWO (2) YEARS

OR MORE AFTER THE DECE-

The date of first publication of this

Petitioner

/s/ Heather Trnka

Heather Trnka

ALL CLAIMS NOT SO FILED

PUBLICATION OF THIS NOTICE.

WILL BE FOREVER BARRED.

DENT'S DEATH IS BARRED.

Notice is November 10, 2023.

/s/ Melissa N. Champagne

Frank Charles Miranda, P.A.

Melissa N. Champagne, Esq.

Attorney for Petitioner

Florida Bar No. 77395

Phone: 813-254-2637

melissa@fcmlaw.com

November 10, 17, 2023

diana@fcmlaw.com

3226 W. Cypress St.

Tampa, FL 33607

2022CA001326000000

November 10, 17, 2023

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 23-01601K 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 OF THIS NOTICE ON THEM.

are set forth below.

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 November 10, 2023.

Personal Representative: Linda Lynia Clayton 6860 S. Mark Twain Drive

Derby, Kansas 67037 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughnturner.com Secondary E-Mail: ahall@straughnturner.com November 10, 17, 2023 23-01589K

SECOND INSERTION SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DÍVISION

File No.

53-2023-CP-003965-0000-XX

IN RE: ESTATE OF LARRY DEAN FUEHRER,

AKA LARRY D. FUEHRER, SR.

Deceased.

The administration of the estate of

Larry Dean Fuehrer, aka Larry D. Fueh-

rer, Sr., deceased, whose date of death

was August 25, 2023, is pending in the

Circuit Court for Polk County, Florida,

Probate Division, the address of which

is 255 North Broadway Avenue, Bartow,

Florida 33803. The names and address-

es of the personal representative and

the personal representative's attorney

POLK COUNTY

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT, IN THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CP-2873 DIVISION: 14

In re the estate of MERLON GEORGE PIPKINS, Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

ABOVE ESTATE: You are hereby notified that an Order of Summary Administration will be entered in the estate of Merlon George Pipkins, deceased, Polk County Court Case Number 2023-CP-2873, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Courthouse, P.O. Box 9000, Bartow, FL 33831; that the decedent's date of death was September 9, 2022; that the total value of the estate is less than \$75,000.00 and that the names and addresses of those to whom it will be assigned by such order are:

Name Address Estate of Carolyn Estell Pipkins a/k/a Carolyn Ğoodman c/o Heekin Law, P.A. 7220 Financial Way Jacksonville, FL 32256

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 will be made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES

SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

BARRED. The date of the first publication of

this Notice is November 10, 2023. **Person Giving Notice:** SANDRA SANDBORN, Petitioner

Attorney for Person Giving Notice: Ray Elizabeth Dezern, Attorney for Personal Representative Florida Bar Number: 95564 7220 Financial Way Jacksonville, FL 32256 Telephone: (904) 355-7000 E-Mail: Ray@heekinlaw.com November 10, 17, 2023 23-01594K SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No.

53-2023-CP-004001-0000-XX IN RE: ESTATE OF MICHAEL JASON MCCARSON Deceased.

The administration of the estate of Mi $chael\, Jason\, Mc Carson, deceased, whose$ date of death was September 9, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33803. 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 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 November 10, 2023.

Personal Representative: Lyndsey McCarson 3429 Fox Ridge Street

Winter Haven, Florida 33884 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughnturner.com Secondary E-Mail: ahall@straughnturner.com

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA

CASE NO.: 2022-CA-002225

FLAGSTAR BANK, N.A.,

UNKNOWN PERSONAL

REPRESENTATIVE OF THE

ESTATE OF JOSEPH NORMAN

NOTICE is hereby given that Stacy M.

Butterfield, Clerk of the Circuit Court of

Polk County, Florida, will on December

5, 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 21, SOLIVITA PHASE 7F, ac-

cording to the map or plat thereof as recorded in Plat Book 161, Page

7-10, Public Records of Polk Coun-

Property Address: 145 Palazzo

pursuant to the Final Judgment of

Foreclosure entered in a case pending

Any person claiming an interest in

in said Court, the style and case number

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

If the sale is set aside for any reason,

the Purchaser at the sale shall be enti-

tled only to a return of the deposit paid.

The Purchaser shall have no further

recourse against the Mortgagor, the

Mortgagee or the Mortgagee's attorney.

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 Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

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

before the scheduled appearance is less than 7 days; if you are hearing or voice

SUBMITTED on this 6th day of No-

If you are a person with a disability

Lane, Poinciana, FL 34759

of which is set forth above.

Plaintiff, v.

Defendants.

tv. Florida.

unclaimed.

PIERCE, II, et al.,

November 10, 17, 2023

23-01605K

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 de-

mands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA

PROBATE DIVISION

Case No.: 2023-CP-003796

IN RE: ESTATE OF

EVELYN C. JEFFREY,

Deceased. The administration of the estate of EV-ELYN C. JEFFREY, deceased, whose

date of death was July 15, 2023, is pend-

ing in the Circuit Court for Polk County,

Florida, Probate Division, the address

of which is Post Office Box 9000, Draw-

er CC-4, Bartow, FL 33831. The names

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-

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: November 10, 2023.

> Personal Representative SCOTT J. JEFFREY 77-6460 Leilani Street Kailua Kona, HA 96740

Attorney for Personal Representative JULIE LANDRIGAN BALL, ESQUIRE Florida Bar No.: 0768731 Post Office Box 3604 Lakeland, Florida 33802-3604 Telephone: 863-688-5200 Facsimile: 863-686-0777 Primary Email: service@hardinpalaw.com

SECOND INSERTION

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

FLORIDA CASE NO.: 2018-CA-003743 BRIDGEFORD CROSSING HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs.
DWAYNE SEYMORE, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Second Amended Final Judgment of Foreclosure dated the 31st day of October, 2023 and entered in CASE NO.: 2018 CA 003743, of the Circuit Court in and for Polk County, Florida, wherein Bridgeford Crossing Homeowners' Association, Inc., is Plaintiff, and Dwavne Seymore and Nancy Brown are the Defendants, I will sell to the highest and best bidder at www.polk.realfor eclose.com at 10:00 A.M., on the 15th day of December, 2023, the following described property as set forth in said Final Judgment, to-wit:

Lot 14, of BRIDGEFORD CROSSING, according to the Plat thereof, as recorded in Plat Book 140, at Page(s) 10-11, inclusive, of the Public Records of Polk County, Florida

This property is located at the street address of: 559 Bridgeford Crossing Blvd., Davenport, FL

Any person claiming an interest in the surplus funds from the foreclosure sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

23-01606K

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 7 day of November, 2023. Andrew Arias FBN: 89501 Shipwash Law Firm, P.A. 225 S. Swoope Avenue, Suite 110 Maitland, FL 32751 Phone: (407) 274-9913 Telefax: (407) 386-7074 BY: /s/ Tennille M. Shipwash Tennille M. Shipwash, Esq. Florida Bar No.: 617431 Primary email address: tshipwash@shipwashlegal.com Secondary email address: tsantiago@shipwashlegal.com November 10, 17, 2023 23-01618K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-004067-0000-XX

Division 14 IN RE: ESTATE OF KENNETH G. PACKET Deceased.

The administration of the estate of Kenneth G. Packet, deceased, whose date of death was August 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 November 10, 2023. Personal Representative:

Dianne Spadaro 5381 Longleaf Court Lakeland, Florida 33810 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

November 10, 17, 2023

23-01614K

SECOND INSERTION

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

File No. 53-2023-CP-003993-0000-XXDivision 14 IN RE: ESTATE OF MARK STEVEN HENDRICK

The administration of the estate of Mark Steven Hendrick, deceased, whose date of death was August 17, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Deceased.

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 November 10, 2023.

Personal Representative: Catherine E. Bush 7203 Centerhill Drive Lakeland, Florida 33809 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

 $\hbox{E-Mail: caleb@mundylaw.com}$

Fax: (863) 647-4580

November 10, 17, 2023

vember, 2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathrvn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff 23-01615K November 10, 17, 2023 23-01603K

impaired, call 711.

SECOND INSERTION

November 10, 17, 2023 23-01595K

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

532022CA003386000000 PENNYMAC LOAN SERVICES,

Plaintiff, vs. LEO GORDON, III, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Rescheduled Foreclosure Sale dated October 18, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk. realforeclose.com, on December 05, 2023, the following described property:

Lot 3 , in Block B , of Chelsea Oaks Phase Two-A, according to the Plat thereof, as recorded in Plat Book 156, Page 34, of the Public Records of Polk County,

Property Address: 6374 TOR-RINGTON CIR, LAKELAND, FL 33811-0000

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PROVID-ED 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.

Andrew Arias FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 Service FL@mlg-default law.com $\overline{ServiceFL2@mlg-defaultlaw.com}$ MLG No.: 22-01517 / CASE NO.:

532022CA003386000000 23-01617K

November 10, 17, 2023

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH HIDICIAL CIRCUIT IN AND

SECOND INSERTION

FOR POLK COUNTY, FLORIDA **Case Number:** 2022CA-002484-0000-00 SOUTHSTATE BANK, N.A., a national banking association, f/k/a CENTERSTATE BANK, N.A., successor by merger with HARBOR COMMUNITY BANK,

Plaintiff, vs. WEI QIN, BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES, LLC, a Florida limited lability company, LINKNOWN TENANT 1 AND UNKNOWN TENANT 2,

TO: WEI QIN, whose exact legal status is unknown, claiming under any of the above-named or described defendant or party or claiming to have any right, title, or interest in the real property hereinafter described. YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following real property in Polk County, Florida: Lot 83, BALMORAL ESTATES PHASE 1, according to the map or plat thereof as recorded in Plat Book 160, Page 1, 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 Krista Mahalak,

plaintiff's attorney, whose address is P.O. Box 7608, Winter Haven, Florida 33883, within 30 days after the first publication of this Notice of Action, and file the original with the Clerk of the 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 seal this 3rd day of Nov. 2023. Default date: 12/11/2023

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

plaintiff's attorney, P.O. Box 7608, Winter Haven, Florida 33883 Nov. 10, 17, 24; Dec. 1, 2023

Krista Mahalak,

23-01599K

SECOND INSERTION

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

CASE NO. 2023CA-000480-0000-00 NORMAN HARRIS SERVICES, Plaintiff,

U SPORTS LEAGUE, LLC, A Florida Limited Liability Company, Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated October 26. 2023, and entered in the above styled cause, wherein NORMAN HARRIS SERVICES, INC., is the Plaintiff and U SPORTS LEAGUE, LLC, A Florida Limited Liability Company, is the Defendant, Stacy M. Butterfield, as Clerk of the Circuit Court of Polk County, Florida, will sell to the highest and best bidder for cash, in accordance with statutes governing judicial sales, set forth in Chapter 45, Florida Statutes on December 27, 2023, the following described property as set forth in said Final Judgment:

Lot 69, Chelsea Woods at Providence, according to plat thereof, as recorded in Plat Book 132, Page(s) 3 through 7, of the Public Records of Polk County, Florida.

All sales are to be held online, pursuant to the Administrative Order described above, and upon the date specified above. Bidding begins at 10:00 AM, Eastern Time, on www.polk.realfor eclose.com, in accordance with Chapter 45 of the Florida Statutes. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UN-CLAIMED. 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 disabilities who needs any special 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, Polk County Courthouse, 255 N. Broadway Ave., Bartow, FL 33830, (863) 534-4690 within two (2) working days of your receipt of this notice of sale. If you are hearing or voice impaired, call TDD (800) 534-7777, or Florida Relay Services 711.

Dated November 2, 2023. STACY M. BUTTERFIELD, Clerk of the Circuit Court /s/ Christopher Desrochers Christopher Desrochers Christopher A. Desrochers, P.L. 2504 Ave. G NW Winter Haven, FL 33880 (863) 299-8309 Email:cadlawfirm@hotmail.com Fla. Bar #0948977 Counsel for Plaintiff. For the Court. November 10, 17, 2023 23-01586K

SECOND INSERTION Loop, Davenport, Florida 33897

NOTICE OF SALE Prepared by and returned to: Jerry E. Aron, P.A. 801 Northpoint Parkway, #64 West Palm Beach, FL 33407 Jerry E. Aron, P.A., having street address of 801 Northpoint Parkwasy, # 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Silverleaf Resorts, LLC, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienhold-er") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby

provides this Notice of Sale to the below described timeshare interests: Owner Name Address Week/Unit/Contract # KAREN PITTSER 56 W SAGEBRUSH ST, LAKE JACKSON, TX 77566

45/0035/ 21, 0040 Contract # 93557180, Building E, Unit Type: N/A, Fractional Interest 1.923% KEITH TIDWELL and RE-BEKAH ANTHONY and CELIA

POLLACK PO BOX 1172, ROCKPORT, TX 78381, ROCKPORT, TX 78381 and 1549 SW 30TH TER-RACE, FORT LAUDERDALE, FL 33312

Contract # 93700653, Building A, Unit Type: N/A, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Interest %, Use Period No./Unit No., Unit Type, of the following described real property:

An undivided fractional interest, in the Orlando Breeze Resort time-share plan, located at 121 Emerald ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number, together with an undivided intrest

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

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

Owner Name Mtg.- Polk County Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem

9369, 1637, 2014182690 \$ 47,215.29 \$ 13.98 TIDWELL/ANTHONY/ POL-LACK

9558, 89, 2015112787 \$ 18,790.43 \$ 6.81 Notice is hereby given that on December 14, 2023 at 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Properties. If you intend to attend this sale but are unable to travcall the office of Jerry E. Aron, P.A. at

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

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

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

TRUSTEF: Jerry E. Aron, P.A. By: /s/Jennifer Conrad Print Name: Jennifer Conrad Title: Authorized Agent FURTHER AFFIANT SAITH

NAUGHT. Sworn to and subscribed before me this November 6, 2023, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me

(Notarial Seal) /s/ Sherry Jones Print Name: Sherry Jones NOTARY PUBLIC - STATE OF FLORIDA

Commission Number: HH 215271 My commission expires: 2/28/26 November 10, 17, 2023 23-01609K

SECOND INSERTION

el due to Covid-19 restrictions, please

NOTICE OF SALE Prepared by and returned to: Jerry E. Aron, P.A. 801 Northpoint Parkway, #64

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

Owner Name

Address Week/Unit/Interest/Building KEVIN BREDEHOEFT and DEBORAH L BREDEHOEFT 28027 HIGHWAY AA, GREEN RIDGE, MO 65332 22/0030

Contract # M92970516, Building D, Unit Type: N/A, Fractional Interest 1.923% RONALD D EMMERT and KATHERINE M EMMERT 1310 OAKS END ST, BRIDGE CITY, TX 77611

27/0101 Contract # M93667034, Building 1, Unit Type: N/A, Fractional Interest 1.923%

WILFRID R GREENE 72 OAK ST, FLORENCE, MA

01062 an 10/0106, 11/106 M93554972/

M93555380, Building 1, Unit Type: N/A, Fractional Interest CHARLES S TYLER and MARY KATHERINE TYLER

843 HAYES CEMETERY RD, EFFIE, LA 71331 and 1208 WOOD LAWN AV, BURLE-SON, TX 76028

31/0037 Contract # M92841198, Building E, Unit Type: N/A, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./Unit No., Building No. of the following described real property:

An undivided interest as tenant-incommon in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida, located at 121 $\,$ Emerald Loop, Davenport, Florida 33897 (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms. restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Polk County, Florida, as stated

Owner Name Lien Doc # Assign Doc # Lien Amt BREDEHOEFT BREDEHOEFT 2019170308 \$17,830.65 EMMERT/EMMERT 2021188155 2021192203 \$11,560.92 \$ 0.00 GREENE 20191699322019170276 \$22,597.51 \$ 0.00

TYLER/TYLER

2021188155 2021192203 \$7,691.45 \$ 0.00

Notice is hereby given that on 12/14/23, at 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Property. If you would like to attend the sale but have Covid-19 related travel restrictions, please call Trustee at 561-478-0511.

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

any payment.

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

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

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

NAUGHT. Sworn to and subscribed before me this November 6, 2023, by Jennifer Conrad, as authorized agent of Jerrv E. Aron, P.A. who is personally (Notarial Seal) /s/ Sherry Jones Print Name: Sherry Jones NOTARY PUBLIC - STATE OF FLORIDA

Commission Number: HH 215271

My commission expires: 2/28/26 November 10, 17, 2023 23-0160

23-01607K

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

NOTICE OF ACTION

CASE NO. 2023CA005042000000 GRANADA INSURANCE COMPANY, Plaintiff, vs. BATATA TRUCKING LLC; ANGEL YADRIEL PEREZ RODRIGUEZ; AND MARK COUCH,

Floor, Coral Gables, Florida 33134.

Defendants. TO: Angel Yadriel Perez Rodriguez, 435 Arkansas Court, Kissimmee, FL 34759 YOU ARE HEREBY NOTIFIED that an action for declaratory judg-ment has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before November 30, 2023, on Amber N. Massey, Esquire, plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2525 Ponce de Leon Blvd., 4th

FOURTH INSERTION

To be published for 4 consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court 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 10/24/2023 Stacy M. Butterfield (Name of Clerk) As Clerk of the Court

(SEAL) By: /s/ Lori Armijo As Deputy Clerk Amber N. Massey, Esquire, plaintiff's attorney,

Hinshaw & Culbertson LLP, 2525 Ponce de Leon Blvd., 4th Floor, Coral Gables, Florida 33134 1061803

Oct. 27; Nov. 3, 10, 17, 2023

23-01535K

SECOND INSERTION

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

CIVIL DIVISION

Case No. 2023-CA-005414 SELECT PORTFOLIO SERVICING, INC. Plaintiff, vs. KYLE A MILLER A/K/A KYLE

ALEXANDER MILLER A/K/A KYLE MILLER, et al. Defendants.

TO: KYLE A MILLER A/K/A KYLE ALEXANDER MILLER A/K/A KYLE MILLER

CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 614 CARVER DRIVE LAKE WALES, FL 33853 UNKNOWN SPOUSE OF KYLE A MILLER A/K/A KYLE ALEXANDER MILLER A/K/A KYLE MILLER CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 614 CARVER DRIVE

LAKE WALES, FL 33853 You are notified that an action to

NOTICE OF SALE

IN THE COUNTY COURT OF POLK

COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.:

2023CC004967000000

DIRECT SUCCESS INVESTMENTS,

Notice is given that pursuant to the

Final Default Judgment of Fore-

closure and Assessment of Rea-

sonable Attorney's Fees and Costs,

dated October 30, 2023, in Case No.

2023CC004967000000 of the County

Court for Polk County, Florida in which

DAVID PHILIP HITCHCOCK is the

Plaintiff and DIRECT SUCCESS IN-VESTMENTS, LLC is the Defendant,

Stacey M. Butterfield, CPA, Polk Coun-

ty Clerk of Court, will sell to the highest and best bidder for cash at www.

polk.realforeclose.com at 10:00 a.m.

on December 5, 2023, the followingdescribed property set forth in the Final

THE SOUTH 120 FEET OF EAST

170 FT LESS EAST 20 FEET OF

THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SOUTH-

WEST 1/4 LESS EAST 305 FT

Default Judgment:

FOLLOWING

DAVID PHILIP HITCHCOCK,

Defendant

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

LOT 18, BLOCK A, OF POIN-CIANA HEIGHTS, A SUBDIVI-SION IN THE CITY OF LAKE WALES, FLORIDA, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 12, OF THE PUBLIC RECORDS, POLK COUNTY, FLORIDA.

commonly known as 614 CARVER DRIVE, LAKE WALES, FL 33853 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 11/23/23, (or 30 days from the first date of publication, whichever is later) 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.

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,

Dated: October 17th, 2023.

CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (SEAL) By: /s/ Kenleigh Mathis Deputy Clerk

Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 246300/2322255/wlp November 10, 17, 2023

SECOND INSERTION

AND LESS NORTH 514 FT OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND THE WEST 150.03 FEET OF EAST 170.03 FT OF WEST 360.29 FEET OF WEST 1/2 OF NORTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWN-SHIP 29 SOUTH, RANGE 27 EAST, LYING NORTH OF LAKE FOX DRIVE AND LESS ROAD RIGHT OF WAY AND LESS THE WEST 75 FEET OF THE SOUTH 120 FEET OF THE EAST 170 FT OF FOLLOWING: SOUTH-WEST 1/4 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4, LESS THE EAST 305 FEET AND LESS THE NORTH 514 FEET OF SEC-TION 6, TOWNSHIP 29 SOUTH, RANGE 27 EAST AND LESS THE WEST 75.02 FT OF THE EAST 170.03 FT OF THE WEST 360.29 FEET OF THE WEST 1/2OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 27 EAST, LYING NORTH OF LAKE FOX DRIVE, 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 within 60

days 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Bradley J. Anderson

Bradley J. Anderson, Esquire Florida Bar No.: 00105695 banderson@zkslawfirm.com jwenhold@zkslawfirm.com service@zkslawfirm.com ZIMMERMAN, KISER & SUTCLIFFE, P.A. 315 E. Robinson St., Suite 600 (32801) P.O. Box 3000 Orlando, FL 32802 Telephone: (407) 425-7010 Facsimile: (407) 425-2747 Counsel for Plaintiff BJA/jbc 15777-1 [15777-1/10625967/1]

November 10, 17, 2023 23-01600K

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE July 28, 2023 Jerry E. Aron, P.A. has been appointed

DESCRIBED:

as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.
TIMESHARE PLAN: ORLANDO

BREEZE RESORT An undivided fractional fee inter-

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

Contract Number: 6535672 --WAYNE EDWARD MC COMBS and SYBIL LORRAINE MC-COMBS, ("Owner(s)"), 33423 INDIAN CREEK RD, ED-WARDS, MO 65326, Week 52 in Unit No. 0411 / Unit Type: AMBASSADOR / Fractional Interest 1.923% / Principal Bal-ance: \$33,258.67 / Mtg Doc #2017241441 Contract Number: 6556163 --

JAMES DOUGLAS ORCUTT, ("Owner(s)"), 2068 COUNTRY FIELD DR, CHESTER-

FIELD, MO 63017, Week 20 in Unit No. 0413 / Unit Type: AMBASSADOR Fractional Interest 1.923% / Principal Balance: \$28,555.62 / Mtg Doc #2018068820

Contract Number: 6528205 DANNY M ROBBINS and TRACY ANNE ROBBINS, ("Owner(s)"), 532 MOUNT VERNON DR, ARNOLD, MO 63010 and 72 ANTLER, FARM-INGTON, MO 63640, Week 19 in Unit No. 0408 / Unit Type: AMBASSADOR / Fractional Interest 1.923% / Principal Balance: \$8,427.92 / Mtg Doc #2017211264

Contract Number: 6633961 --BILLIE JEANNE SANDERS, ("Owner(s)"), 3 LIGHTLE DR, SEARCY, AR 72143, Week 29 in Unit No. 0111 / Unit Type: AMBASSADOR / Fractional Interest 1.923% / Principal Balance: \$72,380.93 / Mtg Doc #2019092054

Contract Number: 6525460 CONSTANCE M STUR-DIVANT, ("Owner(s)"), 4222 MARSH AVE, ROCKFORD, IL 61114, Week 3 in Unit No. 0401 Unit Type: AMBASSADOR Fractional Interest 1.923% / Principal Balance: \$21,908.50 / Mtg Doc #2018068419

Contract Number: 6536466 -- ALEJANDRO VAZQUEZ CORTEZ and SHEILA MARIE MIRANDA, and LOUIE A MI-RANDA FLORES ("Owner(s)"), 2232 W GLEN FLORA AVE, WAUKEGAN, IL 60085 Week 37 in Unit No. 0411 / Unit Type: AMBASSADOR / Fractional Interest 1.923% / Principal Balance: \$46,361.35 / Mtg Doc #2017241494

Contract Number: 6517095 --CLYDE WASHINGTON and MARY G WASHINGTON, and

TRAVIS L CREW ("Owner(s)"), PO BOX 296, HOMER, LA 71040 and 6507 BARKSDALE BLVD # 1936507, BOSSIER CITY, LA 71112 Week 4 in Unit No. 0408 / Unit Type: AM-BASSADOR / Fractional Interest 1.923% / Principal Balance: \$22,212.05 / Mtg Doc #2018155268

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period. additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

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

Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64. West Palm Beach, FL 33407

November 10, 17, 2023 23-01591K

SECOND INSERTION

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

2023-CA-006256-000000 LAKELAND HABITAT FOR HUMANITY, INC., Plaintiff, v. SHAWANDA L. PETERSON a/k/a SHAWANDA HOGAN; JIMMY LEE HOGAN, JR; POLK COUNTY, a political subdivision of the State of Florida; GENE SCHULER; JAHMEL HOGAN; JYSIAH PETERSON; and UNKNOWN TENANTS

Defendants.TO: JAHMEL HOGAN You are notified that an action to fore-

close on the following property in Polk County, Florida:

All that part of Lot 15 of PIN-EVILLE, as recorded in Plat Book 70, Page 12, public re-cords of Polk County, Florida, lying easterly of the following described line: Commencing at the southwest corner of said Lot 15 run thence North 89°47'00" East along the south line thereof 90.89 feet to a point that is on a southerly extension of the centerline of a common wall dividing a duplex and the POINT OF BEGINNING for this division line: thence run North 16°14'00' East along said southerly extension, and along said centerline, 78.28 feet: thence run North 21°33'00" East 41.63 feet to the Northerly line of said Lot 15, also being the Southerly right-of-way line of Pineville Lane, and the

POINT OF TERMINATION of this line. Parcel ID: 232817-086520000152

commonly known as 608 Pineville Lane, Lakeland, FL 33810, 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 Elliott V. Mitchell, Esq. Clark, Campbell, Lancaster, Workman, & Airth, PA, plaintiff's attorney, whose address is 500 S. Florida Avenue, Suite 800, Lakeland, Florida 33801, (863) 647-5337, on or before 30 days from the first date of publication, 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.

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 day of 11/03/2023. STACY M. BUTTERFIELD POLK COUNTY, FL CLERK OF THE COURT (SEAL) By: /s/ Lori Armijo As Deputy Clerk

Elliott V. Mitchell, Esq. Clark, Campbell, Lancaster, Workman, & Airth, PA, plaintiff's attorney, 500 S. Florida Avenue, Suite 800, Lakeland, Florida 33801, (863) 647-5337 November 10, 17, 2023 23-01598K

SECOND INSERTION

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

CIVIL DIVISION CASE NO .: 532023CA005973000000 TRACY GERALDINE DELANO THOMAS F/K/A TRACY G. DEAN,

ALEJO TRONCO DIAZ, Defendant. TO: ALEJO TRONCO DIAZ;

Whose last known residence(s) is/are: 211 144th Ave., Apt. 5, Madeira Beach, YOU ARE HEREBY required to file

your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Corey W. Szalai, Corey Szalai Law, PLLC, 10333 Seminole Blvd., Unit 2, Seminole, FL 33778, telephone (727) 300-1029, or email to corey@cslawpllc.com, within thirty (30) days of the first publication of this Notice or by 12/08/2023, the nature of this proceeding being a suit for Partition of Real Property.

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Corey W. Szalai, Corey Szalai

Law, PLLC, 10333 Seminole Blvd., Unit 2, Seminole, FL 33778, telephone (727) 300-1029, or email to corey@cslawpllc. com, within thirty (30) days of the first publication of this Notice, 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 at Polk County this 1st day of November, 2023.

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

Corey W. Szalai, Corey Szalai Law, PLLC, 10333 Seminole Blvd., Unit 2, Seminole, FL 33778, telephone (727) 300-1029, email: corey@cslawpllc.com November 10, 17, 2023 23-01590K

SECOND INSERTION

NOTICE OF JUDICIAL SALE PURSUANT TO SECTION 45.031(1) OF THE FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY,

FLORIDA Case No.: 2021CA-3218 SUSAN HARVEY, Plaintiff, v.

ROBERT J. WELCH, JR. CHRISTOPHER L. WELCH, and JENNIFER M. RABIN,

Defendants.
TO WHOM IT MAY CONCERN:

Notice is hereby given that pursuant to the Amended Order Determining Fair Market Value of Property and Directing Clerk to Sell Real Property for Fair Market Value by the Court entered on October 30, 2023, in Case Number 2021-CA-3218 in the Circuit Court of the Tenth Judicial Circuit in and for Polk, Florida, wherein SUSAN HARVEY is Plaintiff, and ROBERT J. WELCH, JR., CHRISTOPHER L. WELCH, and JENNIFER M. RABIN are Defendants, Stacey M. Butterfield, Clerk of the Court, will offer for public sale, the following-described real prop-

Parcel 1: Lot 326 of LAKE MARIANA ACRES, UNIT THREE, according to the Plat thereof recorded in Plat Book 76, Pages 25 and 26, Public Records of Polk County, Florida; AND

1/331st interest in the recreation area as shown on the Plat of LAKE MARIANA ACRES, Plat Book 64, Page 10 and Lot 232 of LAKE MARIANA ACRES UNIT TWO, Plat Book 71, Pages 35 and 36, Public Records of Polk County,

Parcel 2: Lot 327 of LAKE MARIANA ACRES, UNIT THREE, Plat Book 76, Pages 25 and 26, as recorded in the Office of the Clerk of the Circuit Court of Polk County, Florida; 1/331st interest in the recreation area as shown on the plat of LAKE MARIANA ACRES, Plat Book 64, Page 10 and Lot 232 of LAKE MARIANA ACRES UNIT TWO, Plat Book 71, Pages 35 and 36, all in the Public Records of Polk County, Florida; together with that Certain Mobile

Home Described as: Make: KIRK, ID#: 146M8662, Year: 1994, Title

#: 66951805. The sale will be held on December 5, 2023, to the highest bidder for cash, with bidding beginning at 10:00 a.m. (Eastern Standard Time) through an electronic sale at www.polk.real foreclose.com in accordance with Section 45.031 of the Florida Statutes.

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 FOR SUCH SURPLUS WITHIN 60 DAYS AFTER THE SALE.

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

HARDIN & BALL, P.A. JULIE LANDRIGAN BALL, ESQUIRE Florida Bar No.: 0768731 Post Office Box 3604 Lakeland, Florida 33802-3604 Telephone: 863-688-5200 Facsimile: 863-686-0777 Primary Email: service@hardinpalaw.com November 10, 17, 2023 23-01604K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION forth below. File No.: 23CP-3755 IN RE: ESTATE OF

POLK COUNTY

SSN: XXX-XX-0939 The administration of the estate of PATRICIA JOYCE HELMKAMP, deceased, whose date of death was August 11, 2023, and whose Social Security Number is XXX-XX-0939, is pending in the Circuit Court for Polk

SECOND INSERTION

NOTICE TO CREDITORS

IN THE TENTH CIRCUIT COURT IN AND FOR POLK COUNTY, STATE

OF FLORIDA

PROBATE DIVISION FILE NO: 23-CP-003897

IN RE: ESTATE OF

W ANDA S. DIANE SMITH PEREZ a/k/a WANDA S. STRUTHERS,

Deceased.

The administration of the Estate of WANDA S. DIANE SMITH PEREZ

a/k/a WANDA S. STRUTHERS, de-

ceased, whose date of death was June 19,

2023. File Number 532023CP003897.

is pending in the Circuit Court for

POLK County, Florida, Probate Divi-

sion, the address of which is Clerk of

Court, PO Box 9000, Drawer CC-4,

The names and addresses of the Per-

sonal 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS

AFTER THE DATE OF THE FIRST

PUBLICATION OF THIS NOTICE OR

30 DAYS AFTER THE TIME OF SER-

VICE OF A COPY OF THIS NOTICE

All other creditors of the decedent

and other persons having claims or

demands against decedent's estate MUST FILE THEIR CLAIMS WITH

THIS COURT WITHIN 3 MONTHS

AFTER THE DATE OF THE FIRST

PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL

BE FOREVER BARRED.
NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

notice is 10th day of November, 2023.

JAMES W. STRUTHERS

Personal Representative

Counsel for Personal Representative

23-01587K

DATE OF DEATH IS BARRED.

Gerald L. Hemness, Jr. for

Kenneth C. Hutto, Esq.

842 S. Missouri Ave. Lakeland, FL 33815

Florida Bar# 693847

ken@huttoassociates.com

November 10, 17, 2023

(863) 607-9066

(863) 607-4220

Bartow, FL 33831.

below.

ON THEM.

PATRICIA JOYCE HELMKAMP.

Deceased

County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set

All creditors of the decedent and other persons having claims or demands against decedent's es-tate 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 NO-TICE 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 TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AF-TER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of

this notice is the 10th day of November. 2023.

Signed on this 8th day of November, 2023.

Personal Representative: Richard W. Helmkamp 5818 Manchester Dr. E

Lakeland, FL 33810

Attorney for Personal Representative: 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

November 10, 17, 2023 23-01619K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3968 IN RE: ESTATE OF

The administration of the estate of LESTER OLIVER, JR., deceased,

sentative's attorney are set forth below.

file their claims with this court WITH-

BARRED.

DATE OF DEATH IS BARRED.

The date of first publication of this

BARETTA J. OLIVER Personal Representative 7914 Chevenne Lane

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 November 10, 17, 2023 23-01588K SECOND INSERTION

The administration of the estate of

EDNA LEE PENNY, deceased, whose

date of death was December 25, 2021,

is pending in the Circuit Court for Polk

County, Florida, Probate Division, the

address of which is 255 N. Broadway

Avenue, Bartow, FL 33830. The names

and addresses of the personal represen-

tative 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 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-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is: November 10, 2023.

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

attorney are set forth below.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-002792 IN RE: ESTATE OF LESTER OLIVER, JR., EDNA LEE PENNY, Deceased. Deceased.

whose date of death was December 9, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal repre-

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

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

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

notice is: November 10, 2023.

JAMES THOMPSON Personal Representative 2946 Morris Drive Lakeland, FL 33810 Bartow, FL 33830

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 November 10, 17, 2023 23-01592K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3788 IN RE: ESTATE OF LARRY FLEMING JOHNSON,

Deceased. The administration of the estate of LARRY FLEMING JOHNSON, deceased, whose date of death was June 19, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the curator and the curator'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 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: November 10, 2023.

ROBERT D. HINES, ESQ.

Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator 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

November 10, 17, 2023

SECOND INSERTION

NOTICE OF SALE

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

Owner Name Address

Week/Unit/Contract # WAYNE EDWARD MC COMBS and SYBIL LORRAINE MC-33423 INDIAN CREEK RD,

EDWARDS, MO 65326 52/0411 Contract # 6535672, Building

N/A, Unit Type: AMBASSA-DOR, Fractional Interest 1.923% JAMES DOUGLAS ORCUTT 2068 COUNTRY FIELD DR, CHESTERFIELD, MO 63017 20/0413

Contract # 6556163, Building N/A, Unit Type: AMBASSA-DOR, Fractional Interest 1.923% DANNY M ROBBINS and TRACY ANNE ROBBINS a 532 MOUNT VERNON DR, ARNOLD, MO 63010 and 72 ANTLER, FARMINGTON, MO 63640

19/0408 Contract # 6528205, Building N/A, Unit Type: AMBASSA-DOR, Fractional Interest 1.923% BILLIE JEANNE SANDERS 3 LIGHTLE DR, SEARCY, AR 72143

29/0111 Contract # 6633961, Building N/A, Unit Type: AMBASSA-DOR, Fractional Interest 1.923% CONSTANCE M STURDIVANT 4222 MARSH AVE, ROCK-FORD, IL 61114

3/0401 Contract # 6525460, Building N/A, Unit Type: AMBASSA-DOR, Fractional Interest 1.923% ALEJANDRO VAZQUEZ COR-TEZ and SHEILA MARIE MI-RANDA and LOUIE A MIRAN-DA FLORES 2232 W GLEN FLORA AVE,

WAUKEGAN, IL 60085 37/0411

Contract # 6536466, Building N/A, Unit Type: AMBASSA-DOR, Fractional Interest 1.923% CLYDE WASHINGTON and MARY G WASHINGTON and TRAVIS L CREW PO BOX 296, HOMER, LA

and 6507 BARKSDALE BLVD # 1936507, BOSSIER CITY, LA

71112 4/0408

Contract # 6517095, Building N/A, Unit Type: AMBASSA-DOR, Fractional Interest 1.923% Whose legal descriptions are (the "Property"): The above described Interest %, Use Period No./Unit No., Unit Type, of the following described real property:

An undivided fractional interest, in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number, together with an undivided intrest in common elements appurtenant

thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County. Florida, as amended from time to time ("Declaration")

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

Owner Name Mtg.- Polk County Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem

MC COMBS/MCCOMBS 10342, 844, 2017241441 \$ 33,258.67 \$ 8.53

ORCUTT 10439, 2018068820 \$ 28,555.62 \$ 8.11 ROBBINS/ROBBINS 10304, 2211, 2017211264 \$ 8,427.92 \$ 2.56

SANDERS 10832, 2019092054 \$ 72,380.93 \$ 23.89

STURDIVANT 10439, 651, 2018068419 \$ 21,908.50 \$ 5.84 VAZQUEZ CORTEZ/MIRAN-DA/ MIRANDA FLORES

10342, 954, 2017241494 46,361.35 \$ 12.4 WASHINGTON/ WASHING-TON/CREW 10555, 1171, 2018155268 \$ 22,212.05 \$ 6.50

Notice is hereby given that on December 14, 2023, 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above

described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of Jerry E. Aron, P.A. at 561-478-0511.

23-01612K

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

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

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

TRUSTEE: Jerry E. Aron, P.A.

By: /s/Jennifer Conrad Print Name: Jennifer Conrad Title: Authorized Agent FURTHER AFFIANT SAITH

NAUGHT. Sworn to and subscribed before me this November 6, 2023, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me (Notarial Seal) /s/ Sherry Jones Print Name: Sherry Jones

NOTARY PUBLIC - STATE OF FLORIDA Commission Number: HH 215271

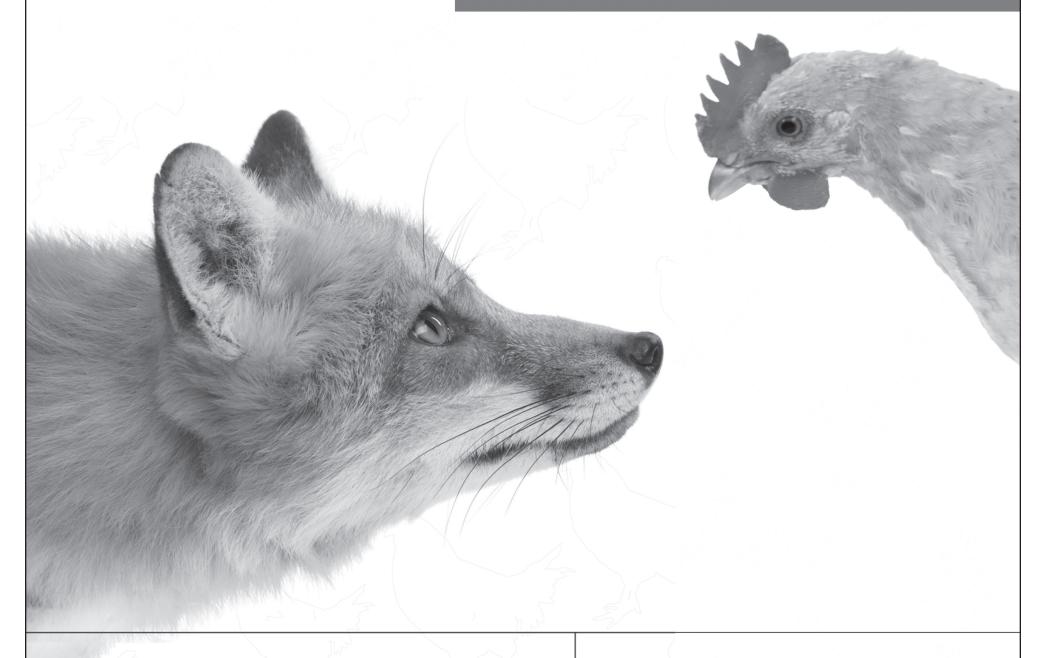
My commission expires: 2/28/26 November 10, 17, 2023 23-01608K



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
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

Business

Observer

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-

cessible, archivable notices. While Internet web

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

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted

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

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