

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

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

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

The date of first publication of this notice is 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

The administration of the estate of GERRY DAVID META, deceased, whose date of death was October 2, 2023, and whose Social Security Number 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is the 17 day of November, 2023.

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 below.

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

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

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

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

The date of first publication of this notice is 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 &

DeBOER, P.A.

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 below.

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

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

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

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

The date of first publication of this notice is 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.com

November 17, 24, 2023 23-01622K

FIRST INSERTION

NOTICE TO CREDITORS
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.

The administration of the estate of EUGENE 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 unmaturing, 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 unmaturing, 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. NOTWITHSTANDING THAT 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:

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

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 below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court 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 ON THEM.

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 Tocoboga Drive,

Lakeland, FL 33813

/s/ MICHAEL H. WILLISON, P.A.

Michael H. Willison, Esquire

114 S. Lake Avenue

Lakeland, Florida 33801

(863) 687-0567

Florida Bar No. 382787

mwillison@mwillison.com

Attorney for Personal Representative

November 17, 24, 2023 23-01633K

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

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

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

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

The date of first publication of this notice is November 17, 2023.

JOANNA D. TROUPE,

Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

Citricentre, Suite P600

290 NW 165TH Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email: Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

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 NOTICE.

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

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

The date of first publication of this notice is 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.,

Suite 201

Sebring, Florida 33870

Telephone: (863) 402-5424

Fax: (863) 402-5425

E-Mail:

charlotte@stonelawgroupfl.com

Secondary E-Mail:

tami@stonelawgroupfl.com

November 17, 24, 2023 23-01640K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

COLLIER COUNTY
collierclerk.com

PASCO COUNTY
pascoclerk.com

POLK 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.

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.

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

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

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

The date of first publication of this notice is November 17, 2023.

Personal Representative: Isaac Manzo

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

Attorney for Personal Representative: Isaac Manzo 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 File No. 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.

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

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

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

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

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

The date of first publication of this notice is 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 Straughtn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com November 17, 24, 2023 23-01647K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE 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 Reschedule 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; ASSOCIATION 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 wit:

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

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 RAMEY, 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 PARKER MANOR UNIT NUMBER ONE, PLAT BOOK 45, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, and commonly known as 2717 KATHRYN AVE, LAKE LAND, FL 33805 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 CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

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 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 VILLAGE CONDOMINIUM II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2006, PAGES 127 THROUGH 183; INCLUSIVE, AND THE DRAWINGS THEREOF RECORDED IN CONDOMINIUM BOOK 5, PAGES 30 THROUGH 32, INCLUSIVE, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 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 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 8th day of November, 2023. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Jacob.Elberg@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Jacob C. Elberg Jacob C. Elberg, Esq. Florida Bar No. 1032316 36615.0170 /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. AND PARCEL 2: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LESS MAINTAINED RIGHT OF WAY AND LESS THE WEST 450 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS LOTS 4 THRU 7 AND 9 AND ONE UNNUMBERED LOT OF AN UNRECORDED SUBDIVISION AND LESS THE EAST 150 FEET OF THE WEST 1250 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS CRESCENT RIDGE, AS RECORDED IN PLAT BOOK 77, PAGE 46-47 AND LESS 132 FEET OF THE EAST 396 FEET LESS THE SOUTH 316 FEET, ALL LOCATED IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAF-L534A78477AV21 AND VIN#: GAF-L534B78477AV21. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: 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 FCO1 WNI November 17, 24, 2023 23-01631K

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. November 17, 2023 23-01630K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that

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. November 17, 2023 23-01630K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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, 2023. Rosalia Olavarria November 17, 2023 23-01625K

Q&A 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

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, vs. 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 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 RECORDED IN PLAT BOOK 69,

PAGE 46 OF THE PUBLIC RECORDS 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, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida. Bar #106621 Justin Ritchie, Esq. CT - 18-008005 November 17, 24, 2023 23-01646K

PUBLISH YOUR LEGAL NOTICE Email legal@businessobserverfl.com Business Observer

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2022CA001326000000 AMERIHOMER 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 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 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 MONTICELLO AVE, LAKELAND, FL 33801 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 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 22-01881 / CASE NO.: 2022CA001326000000 November 10, 17, 2023 23-01601K

SECOND INSERTION

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 Representative's Attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DEATH IS BARRED. The date of first publication of this Notice is November 10, 2023. Petitioner /s/ Heather Trnka Heather Trnka /s/ Melissa N. Champagne Attorney for Petitioner Frank Charles Miranda, P.A. Melissa N. Champagne, Esq. Florida Bar No. 77395 3226 W. Cypress St. Tampa, FL 33607 Phone: 813-254-2637 melissa@fcmlaw.com diana@fcmlaw.com November 10, 17, 2023 23-01606K

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 Dwayne Seymore and Nancy Brown are the Defendants, I will sell to the highest and best bidder at www.polk.realforeclose.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 33837

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. 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 OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND 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 liability company, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, Defendants. 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 Krista Mahalak, plaintiff's attorney, P.O. Box 7608, Winter Haven, Florida 33883 Nov. 10, 17, 24; Dec. 1, 2023 23-01599K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION 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. Fuehrer, 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 addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com November 10, 17, 2023 23-01589K

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 (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 Goodman 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. Personal 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 DIVISION File No. 53-2023-CP-003993-0000-XX Division 14 IN RE: ESTATE OF MARK STEVEN HENDRICK Deceased. 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com November 10, 17, 2023 23-01615K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-004001-0000-XX IN RE: ESTATE OF MICHAEL JASON MCCARSON Deceased. The administration of the estate of Michael Jason McCarson, 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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com November 10, 17, 2023 23-01605K

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., Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH NORMAN PIERCE, II, et al., Defendants. 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, according to the map or plat thereof as recorded in Plat Book 161, Page 7-10, Public Records of Polk County, Florida. Property Address: 145 Palazzo Lane, Poinciana, FL 34759 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court 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.

PROPERTY ADDRESS: 145 PALAZZO LANE, POINCIANA, FL 34759 SUBMITTED on this 6th day of November, 2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff November 10, 17, 2023 23-01603K

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 EVELYN C. JEFFREY, deceased, whose date of death was July 15, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the 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 FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 November 10, 17, 2023 23-01595K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532022CA003386000000 PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. LEO GORDON, III, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule 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, Florida. Property Address: 6374 TORRINGTON CIR, LAKELAND, FL 33811-0000 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 22-01517 / CASE NO.: 532022CA003386000000 November 10, 17, 2023 23-01617K

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 foreclose 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 records 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: 232817-086520-

000152
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

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

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 WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of 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 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, Plaintiff, vs. ALEJO TRONCO DIAZ, Defendant.
TO: ALEJO TRONCO DIAZ;
Whose last known residence(s) is/are: 211 144th Ave., Apt. 5, Madeira Beach, FL 33708
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

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 WANDA 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, deceased, whose date of death was June 19, 2023, File Number 532023CP003897, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Clerk of Court, PO Box 9000, Drawer CC-4, Bartow, FL 33831.
The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 10th day of November, 2023.
JAMES W. STRUTHERS
Personal Representative
Gerald L. Henness, Jr. for
Kenneth C. Hutto, Esq.
Counsel for Personal Representative
842 S. Missouri Ave.
Lakeland, FL 33815
(863) 607-9066
(863) 607-4220
Florida Bar# 693847
ken@huttoassociates.com
November 10, 17, 2023 23-01587K

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-3968
IN RE: ESTATE OF LESTER OLIVER, JR., Deceased.
The administration of the estate of LESTER OLIVER, JR., 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 representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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.
BARETTA J. OLIVER
Personal Representative
7914 Cheyenne Lane
Lakeland, FL 33810
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:
jrivers@hnh-law.com
November 10, 17, 2023 23-01588K

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-002792
IN RE: ESTATE OF EDNA LEE PENNY, Deceased.
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 representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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.
JAMES THOMPSON
Personal Representative
2946 Morris Drive
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:
jrivers@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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: 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:
jrivers@hnh-law.com
November 10, 17, 2023 23-01612K

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, Stacy M. Butterfield, Clerk of the Court, will offer for public sale, the following-described real property:
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, Florida.
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; 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, 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.realforeclose.com in accordance with Section 45.031 of the Florida Statutes.
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 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 notification 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 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 interests:
Owner Name
Address
Week/Unit/Contract #
WAYNE EDWARD MC COMBS and SYBIL LORRAINE MC-COMBS
33423 INDIAN CREEK RD,
EDWARDS, MO 65326
52/0411
Contract # 6535672, Building N/A, Unit Type: AMBASSADOR, Fractional Interest 1.923%
JAMES DOUGLAS ORCUTT 2068 COUNTRY FIELD DR, CHESTERFIELD, MO 63017 20/0413
Contract # 6556163, Building N/A, Unit Type: AMBASSADOR, 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 52/0408
Contract # 6528205, Building N/A, Unit Type: AMBASSADOR, Fractional Interest 1.923%
BILLIE JEANNE SANDERS 3 LIGHTLE DR, SEARCY, AR 72143

29/0111
Contract # 6633961, Building N/A, Unit Type: AMBASSADOR, Fractional Interest 1.923%
CONSTANCE M STURDIVANT 4222 MARSH AVE, ROCKFORD, IL 61114 3/0401
Contract # 6525460, Building N/A, Unit Type: AMBASSADOR, Fractional Interest 1.923%
ALEJANDRO VAZQUEZ CORTEZ and SHEILA MARIE MIRANDA and LOUIE A MIRANDA FLORES 2232 W GLEN FLORA AVE, WAUKEGAN, IL 60085 37/0411
Contract # 6536466, Building N/A, Unit Type: AMBASSADOR, Fractional Interest 1.923%
CLYDE WASHINGTON and MARY G WASHINGTON and TRAVIS L CREW PO BOX 296, HOMER, LA 71040 and 6507 BARKSDALE BLVD # 1936507, BOSSIER CITY, LA 71112 4/0408
Contract # 6517095, Building N/A, Unit Type: AMBASSADOR, 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 interest in common elements appurtenant

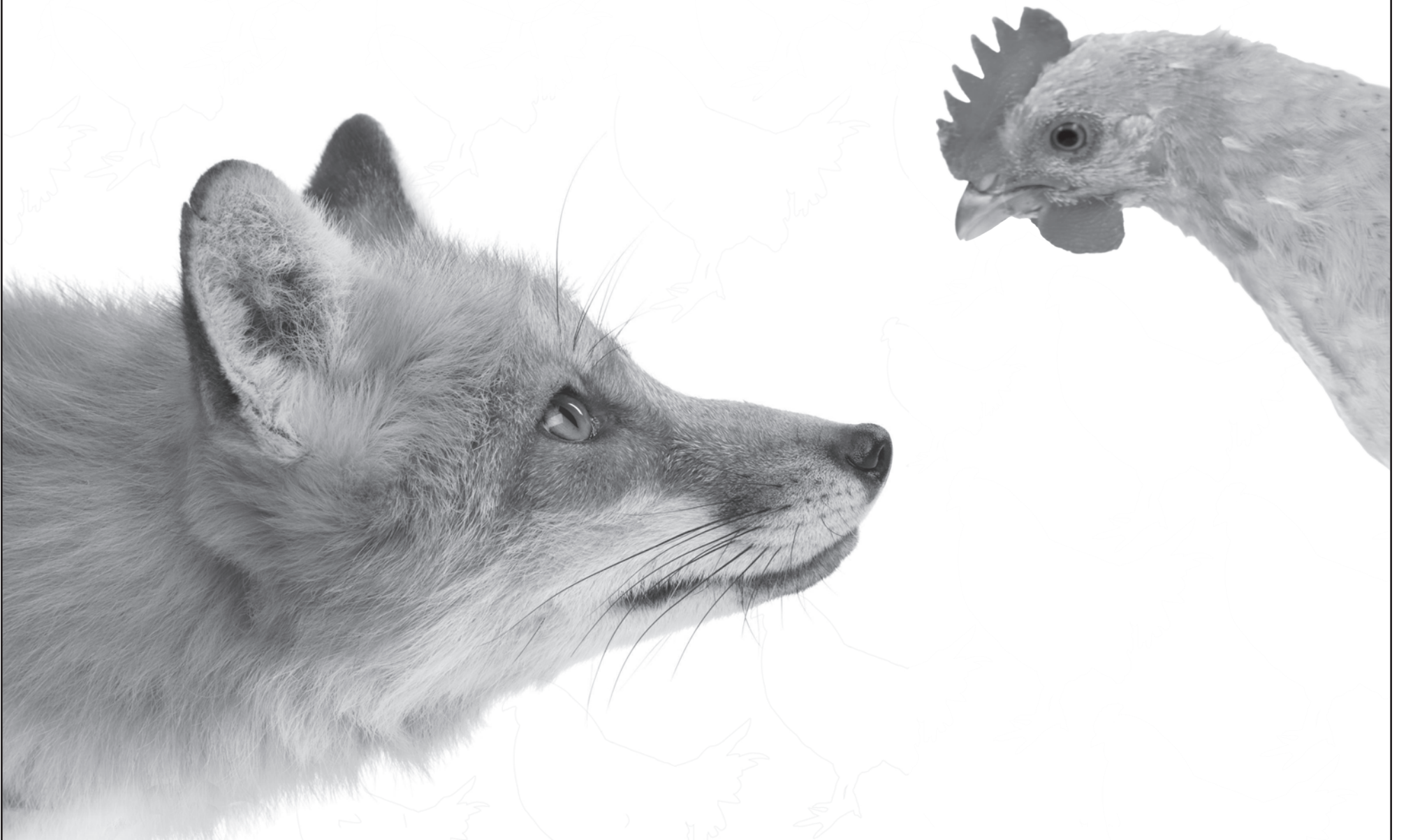
thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")
The above described Owners 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, 1856, 2018068820 \$ 28,555.62 \$ 8.11
ROBBINS/ROBBINS 10304, 2211, 2017211264 \$ 8,427.92 \$ 2.56
SANDERS 10832, 232, 2019092054 \$ 72,380.93 \$ 23.89
STURDIVANT 10439, 651, 2018068419 \$ 21,908.50 \$ 5.84
VAZQUEZ CORTEZ/MIRANDA/MIRANDA FLORES 10342, 954, 2017241494 \$ 46,361.35 \$ 12.4
WASHINGTON/ WASHINGTON/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.
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 of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

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

One such example is a public hearing notice.

• **Business and commerce notices**

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

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

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

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

The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

WHY NEWSPAPERS?

Newspapers are the primary source

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

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

Newspaper tradition

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

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

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

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

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

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

Newspapers: The best medium for public notices

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

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

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

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

Notices become historical records

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

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

THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

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

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

Newspaper notices protect due process

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

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

