Public Notices

JANUARY 12 - JANUARY 18, 2024

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0025370000XX IN RE: ESTATE OF JAMES H. SPINNEY Deceased.

PAGE 21

The administration of the estate of James H. Spinney, deceased, whose date of death was 1/26/2023, 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 the 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 THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

FIRST 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-4554 IN RE: ESTATE OF LOUELLA FAY SMITH, Deceased.

The administration of the estate of LOUELLA FAY SMITH, deceased, whose date of death was November 4, 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 de-mands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent

FIRST INSERTION NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY STATE OF FLORIDA CASE NO.: 23-CP-004617 Division: Probate IN RE: ESTATE OF PATRICK V. MATTIE,

Deceased. The administration of the Estate of PATRICK V. MATTIE, deceased, Case No.:2023-CP-004617 is pending in the Circuit Court for Polk County, Probate Division, the address of which is P.O. BOX 9000, Drawer CC-4, Bartow, Flor-831-9000

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PE-RIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is January 12, 2024. **Personal Representative:** Kathryn E. Susbauer 2355 Laurel Avenue NE Salem, OR 97301 Attorney for Personal Representative: Bruce A. McDonald Florida Bar No. 263311 McDonald Fleming Attorneys for Personal Representative Suite B, PMB # 137 707 E. Cervantes St. Pensacola, FL 32501-3286 (850) 346-7926 bamcdonald@pensacolalaw.com kweston@pensacolalaw.com 24-00035K January 12, 19, 2024

and other persons having claims or de-mands against Decedent's estate must

file their claims with this Court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

1704 Wilshire Court

Lakeland, FL 33813

er persons having claims or demands against the decedent's estate on whom a

copy of this notice is served within three

months after the date of first publica-

tion of this notice must file their claims

or demands WITHIN THE LATER OF

THREE MONTHS AFTER THE DATE

OF FIRST PUBLICATION OF THIS

NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY

All other creditors of decedent and

persons having claims or demands against the decedent's estate must file

their claims with this Court WITHIN THREE MONTHS AFTER THE DATE

OF FIRST PUBLICATION OF THIS

NOTICE. ALL CLAIMS, DEMANDS

AND OBJECTIONS NOT SO FILED

The date of first publication of this

Patricia M. Mattie,

Personal Representative

4336 Deeson Road

Lakeland, FL 33810

WILL BE FOREVER BARRED.

notice is January 12, 2024.

Sean W. Scott, Esquire

OF THIS NOTICE ON THEM.

24-00045K

The date of first publication of this

DATE OF DEATH IS BARRED.

notice: January 12, 2024.

Florida Bar No.: 1019265 The Sanoba Law Firm

422 South Florida Avenue

Telephone: 863-683-5353

Facsimile: 863-683-2237

Email: joe@sanoba.com

January 12, 19, 2024

Lakeland, FL 33801

NOTWITHSTANDING THE TIME

NOTICE.

ER BARRED.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532023CP0045750000XX

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

IN RE: ESTATE OF FLOYD ASHBY POPE JR., Deceased.

The administration of the estate of Floyd Ashby Pope Jr., deceased, whose date of death was November 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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023-CP-3787

IN RE: ESTATE OF

DANIELLE RENE BOLES,

Deceased.

The administration of the estate of

DANIELLE RENE BOLES, deceased, whose date of death was April 27, 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 personal represen-tative and the personal representative's

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

notice is January 12, 2024. Personal Representative: **Dorothy May Pope** 605 Bent Oak Loop Davenport, Florida 33837 Attorney for Personal Representative: MAUREEN A. ARAGO, Attorney Florida Bar Number: 835821 Arago Law Firm, PLLC

Suite A Kissimmee, FL 34741 Telephone: (407) 344-1185 E-Mail: maureenarago@aragolaw.com Secondary E-Mail: colleen@aragolaw.com January 12, 19, 2024 24-00036K

230 E. Monument Ave.,

FIRST INSERTION

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: January 12, 2024. ROBERT D. HINES, ESQ. Personal Representative

1312 W. Fletcher Avenue, Suite B Tampa, FL 33612

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

jrivera@hnh-law.com January 12, 19, 2024

FIRST INSERTION NOTICE OF MEETING OF THE LAKE ASHTON II

COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors (**"Board**") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on Friday, January 19, 2024 at 9:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884. Two or more Supervisors may be in attendance at the meeting.

Additional information regarding this meeting, including the meeting agenda, and how to attend virtually, may be obtained from the District's website: http://lakeashton2cdd.com, by contacting the District Manager, Jason Greenwood, at jgreenwood@gms-tampa.com, or by calling 813-344-4844. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it. Members of the Public may submit questions and comments to the District Manager at jgreenwood@gms-tampa.com by Wednesday, January 17, 2024 at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/ or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-344-4844 by the same time noted above

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

File No. 53-2023-CP-004569-0000-XX IN RE: ESTATE OF JOHANNA B. HOHM Deceased.

The administration of the estate of Jo-hanna B. Hohm, deceased, whose date of death was September 29, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2023CP0033100000XX IN RE: ESTATE OF

ALBERTO FERNANDEZ MORA,

Deceased. The administration of the estate of

ALBERTO FERNANDEZ MORA, De-

ceased, whose date of death was March 12, 2023, is pending in the Circuit Court

for POLK County, Florida, Probate Di-

vision, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The

personal representative and the per-sonal representative's attorney are set

All creditors of the decedent and

other persons having claims or de-

mands against decedent's estate on

whom a copy of this notice is re-quired to be served must file their

claims with this court WITHIN THE

LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

names and addresses of the

forth below.

ON THEM

24-00065K

FIRST INSERTION

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

Business Ibserver

PAGES 21-28

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative: Mark G. Turner

255 Magnolia Avenue SW Winter Haven, Florida 33880 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughnturner.com Secondary E-Mail: ahall@straughnturner.com 24-00038K January 12, 19, 2024

FIRST INSERTION

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

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

NOTWITHSTANDING THE TIME 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 January 12, 2024. CARLOS FERNANDEZ,

Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com January 12, 19, 2024 24-00037K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA, PROBATE DIVISION FILE NO.: 532023CP0037900000XX IN RE: ESTATE OF RONALD MITCHELL RUMPEL,

Deceased. administration of the Es-The tate of RONALD MITCHELL RUMPEL, deceased, File No.: 532023CP0037900000XX is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN (3) MONTHS AFTER THE DATE OF FIRST PUBLI-CATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this Notice is January 12, 2024 SANDRA MOON. as Personal Representative of the Estate of Ronald Mitchell Rumpel, deceased 717 Bertina Lane Traverse City, Michigan 49696 SORGINI & SORGINI, P.A. ROBERT C. SORGINI 300 North Federal Highway Lake Worth Beach, FL 33460 Email: bob@rcslawyers.com Telephone: (561) 585-5000 Facsimile: (561) 533-9455 Florida Bar Number: 321321 January 12, 19, 2024 24-00034K

attorney are set forth below. Personal Representative EVERETT ALAN SMITH 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 Attorney for Personal Representative JOSE A. MORERA II, ESQUIRE 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

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

All creditors of the decedent and oth-

Attorney for Personal Representative 3233 East Bay Drive, Suite 104 Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 870900 Primary Email:

swscott@virtuallawoffice.com Secondary Email: mlr@virtuallawoffice.com

January 12, 19, 2024

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 JF Construction Services located

at 3970 S. Pipkin Rd, in the City of

Lakeland, Polk County, FL 33811 in tends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

24-00025K

Dated this 4th day of January, 2024. Dykstra Construction, LLC January 12, 2024 24-00043K The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

FIRST INSERTION

Jason Greenwood, District Manager

Notice is hereby given that ALBERT

RODRIGUEZ, OWNER , desiring to

engage in business under the fictitious

name of AR HOME CUSTOM DE-

SIGNS located at 4873 MYRTLE VIEW

DR N, MULBERRY, FLORIDA 33860

Bartow, FL 33830. The name and address of the Personal Representative and the Personal Representative's attornev are set forth below

All creditors of the decedent and other persons having claims or demands against deceden't estate, including un matured, 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.

	FIRST IN	SERTION	
24-00071K	NOTICE OF PUBLIC SALE The following personal property of LEROY WILBER WEBB, if deceased	5GAKRBKD6EJ153009, TI- TLE NO.: 0113290685 and all other personal property located	
SERTION	any unknown heirs or assigns, will, on January 24, 2024, at 10:00 a.m., at	therein PREPARED BY:	
intends to register the said name in POLK county with the Division of Cor- porations, Florida Department of State, pursuant to section 865.09 of the Flor- ida Statutes. January 12, 2024 24-00046K	 January 24, 2024, at 10:00 att., at 1024 Eagle Drive, Lot #1024, Winter Haven, Polk County, Florida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 2014 BUIC ENCLAVE, VIN: 	J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 January 12, 19, 2024 24-00067K	



January 12, 2024

S.

S

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH

COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

POLK COUNTY

NING.

FL 33839

57.46 FEET, THENCE SOUTH

TO THE POINT OF BEGIN-

PROPERTY ADDRESS: 896 N

9TH STREET, EAGLE LAKE,

IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE

REPORTED AS UNCLAIMED, ONLY

THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

Dated this 10 day of January 2024.

Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Hoang P Nguyen,

Petitioner

notice is January 12, 2024. /s/ Hoang P Nguyen

Attorney for Hoang P Nguyen Florida Bar Number: 1035443

/s/ Julie E. Herring, Esq.

Julie E. Herring, Esq.

Patriot Legal Group

Secondary E-Mail:

January 12, 19, 2024

871 Outer Road Suite B Orlando, FL 32814

Telephone: (407) 737-7222

service@patriotlegal.com

Fax: (407) 720-8350 E-Mail: julie@patriotlegal.com

The date of first publication of this

By: /s/ Lindsay Maisonet

Lindsav Maisonet, Esq.

Bar Number: 93156

24-00074K

impaired, call 711.

Submitted by: De Cubas & Lewis, P.A.

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

R. JUD. ADMIN 2.516

January 12, 19, 2024

eservice@decubaslewis.com

PO Box 5026

23-02570

NOTICE.

BARRED.

MAY CLAIM THE SURPLUS.

FIRST INSERTION

FIRST INSERTION

NOTICE OF PUBLIC SALE: The following personal property of Richard E Cooper will on February 20, 2024 at 8:00 AM at 330 Brewer Rd, Lakeland, Polk County, FL 33813, be sold for cash to satisfy fees in accordance with Florida Statutes Section 715.109.

KIRK 1985 Mobile Home VIN - 14601382 TITLE - 50223061 Prepared by Tracy McDuffie, 1003 W Cleveland St, Tampa, FL 33606 January 12, 19, 2024 24-00073K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Vintage Medina located at 4014 Winding Vine Dr in the City of Lakeland, Polk County, FL 33812 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of January, 2024. Jason Ferlisi

January 12, 2024 24-00048K

FIRST INSERTION

Notice is hereby given that on dates below these vessels will be sold at public sale on the date listed below at 10AM for monies owed on vessel repair and storage cost pursuant to Florida Statutes 328.17

March 4, 2024 Sky Powersports of Lakeland Inc., 1700 Fairbanks St., Lakeland, Fl 2020 YDV YVD30022L920

\$9004.00. Owner: Dustin Bagwell, Lienholder: Synchrony Bank 24-00026K Janaury 12, 19, 2024

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA

STATUTES NOTICE IS HEREBY GIVEN that Jeffrey Herndon / HERNDON FLEET SERVICES INC, will engage in business under the fictitious name JEFFREY HERNDON , with a physical address 4015 shady oak dr west Lakeland . Florida 33810, with a mailing address 4015 shady oak dr west Lakeland , Florida 33810, and already registered the name mentioned above with the Florida Department of State, Division of Corporations

	January 12, 2024	24-00042K
I		



FIRST INSERTION NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2022-CA-004165 U.S. BANK TRUST NATIONAL

ASSOCIATION AS TRUSTEE OF CABANA SERIES V TRUST, Plaintiff, v. MAYKEL SICILIA, et al.,

Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated December 7, 2023, and an Order Granting Plaintiff's Motion to Cancel and Reset Foreclosure Sale dated January 08, 2024, issued in and for Polk County, Florida, in Case No. 2022-CA-004165, wherein U.S. BANK TRUST NATIONAL ASSO-CIATION AS TRUSTEE OF CABANA SERIES V TRUST is the Plaintiff, and MAYKEL SICILIA and UNKNOWN SPOUSE OF MAYKEL SICILIA N/K/A ADRIANNA RODRIGUEZ are the De-

fendants. The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031. Florida Statutes, on February 13, 2024, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 2, BLOCK A, OF SUN-SHINE ESTATES, ACCORD-ING TO THE MAP OR PLAT

FIRST INSERTION

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

Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable. C31 E. Dodson

G13 R. Weinberg

Units will be listed on www.storage auctions.com Auction ends on January 29,2024@11:00 AM or after 24-00069K January 12, 19, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE Fresh Legal Perspective Pl, as Trustee Only Under July 17, 2022 Land Trust gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105, 715.106, & 715.109 for the following vehicles on 01/26/2024 at 8:30AM at 226 S Hendry Ave, Fort Meade, FL 33841. Said Landlord reserves the right to accept or reject any and all bids.

1955 JEEP VIN# NCS69431 by Leland Charles Piester 1995 HMDE VIN# NOVIN000083276357 by Leland Charles Piester 2005 JEEP VIN# 1J4HR48N55C587781 by Leland Charles Piester,

Etan Drew Dodd, & Kaylee Lynn Dodd 2007 HD VIN# 1HD1BW5127Y061198 by Leland Charles Piester 2021 DIMO VIN# 53NBE1227M1087317 by Leland Charles Piester, Gary Ray Dodd II, & Clicklease LLC 2022 STTL

VIN# 7HXS3FS22NP014111

THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2615 Sun-

shine Drive S, Lakeland, FL 33801 ANY PERSON CLAIMING AN IN-

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

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

Dated: This 9th day of January, 2024. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431

Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com January 12, 19, 2024 24-00068K

FIRST INSERTION NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION CASE NO. 2023CA005156000000

GUILD MORTGAGE COMPANY LLC, Plaintiff, vs.

DYLAN L PATTON, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Foreclosure entered November 07, 2023 in Civil Case No. 2023CA005156000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein GUILD MORTGAGE COMPANY LLC is Plaintiff and Dylan L Patton, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.real foreclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of February, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 29, RIDGE ACRES PHASE II UNIT II, ACCORDING TO THE MAP OR PLAT THERE-OF, RECORDED IN PLAT BOOK 137, PAGE(S) 3 AND 4, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time

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

2023CA006021000000 PENNYMAC LOAN SERVICES,

EDWARD R. SHULTZ; AQUA FINANCE, INC.; POLK COUNTY, FLORIDA CLERK OF COURT: STATE OF FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY EDWARD R. SHULTZ; UNKNOWN TENANT IN POSSESSION OF THE

to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUT-TERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 05 day of February, 2024, the following described property as set forth in said Final Judgment, to wit:

LAND BEING IN MAEBERT

FIRST INSERTION and other persons having claims or demands against decedent's estate must

TENTH JUDICIAL CIRCUIT. IN AND FOR POLK COUNTY, FLORIDA Case No.: 2023CP0047130000XX Division: PROBATE IN RE: THE ESTATE OF THU HONG T. HUYNH

Deceased.

Thu Hong T. Huynh, deceased, whose date of death was September 19, 2023, is pending in the Tenth Circuit Court for Polk County, Florida, Pro-bate Division, the address of which is: 255 N. Broadway Avenue, Bartow, FL 33830-3912.

sonal representative and the personal representative's attorney are set forth below.

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2022CA001899000000 NEWREZ LLC D/B/A 45.031.

SHELLPOINT MORTGAGE SERVICING,

Plaintiff.

Property Address: 520 2ND ST, POLK CITY, FL 33868

24-00075K

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

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 ap-pearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 8 day of January, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-033741 - GrS January 12, 19, 2024 24-00072K

LLC, Plaintiff, vs.

OF HOUSING AND URBAN DEVELOPMENT; NANCY LANG; UNKNOWN SPOUSE OF NANCY LANG; UNKNOWN SPOUSE OF SUBJECT PROPERTY, **Defendants.** NOTICE IS HEREBY GIVEN pursuant

ON THE LAKE, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, DESCRIBED AS FOLLOWS: BEGIN 47 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 9, BLOCK 2, RUN EAST TO THE EAST LOT LINE, THENCE NORTH 84.38 FEET, THENCE RUN WEST

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

a/k/a THU HONG HUYNH

The administration of the estate of

The names and addresses of the per-

All other creditors of the decedent



 We offer an online payment portal for easy credit card payment

- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@ businessobserverfl.com

Business Jbserver

by Leland Charles Piester, Gary Ray Dodd II, & TCB Investment 1 LLC 24-00066K January 12, 19, 2024

FIRST INSERTION

Notice is hereby given that LAB 537 LLC, OWNER , desiring to engage in business under the fictitious name of REPUBLICA PAGOS located at 122 E MAIN ST, STE #410, LAKELAND, FLORIDA 33801 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 12, 2024 24-00047K



before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. By: /s/ Robyn Katz Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06203FL January 12, 19, 2024 24-00064K

FIRST INERSTION

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 NORTHSIDE ASSEMBLY OF GOD OF LAKELAND, INC, located at 411 W. ROBSON STREET in the City of LAKELAND, Polk County, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of Janaury, 2024. NORTHSIDE CHURCH OF LAKE-LAND, INC, Doug Roth January 12, 2024 24-00028K

BETTY KIGHT, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 19, 2023, and entered in 2022CA001899000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICING is the Plaintiff and BETTY KIGHT; LONZIE KIGHT; ROCHE SURETY AND CASUALTY CO, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 31, 2024, the following described property as set forth in said Final Judgment, to wit: LOTS 3 AND 4, BLOCK 6, RAIL-

ROAD HEIGHTS, AN ADDI-TION TO POLK CITY, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 JF Construction Services located at 3970 S. Pipkin Rd, in the City of Lakeland, Polk County, NY 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of January, 2024. Miller Construction Management, LLC January 12, 2024 24-00044K FOR POLK COUNTY, FLORIDA.

CASE NO.: 53-2023-CA-006229-0000-00

SILVERLEAF RESORTS, LLC.

To: CHARLES ALLEN MILLER

And all parties claiming interest by, through, under or against Defendant(s)

CHARLES ALLEN MILLER and all

YOU ARE NOTIFIED that an action

to foreclose a mortgage/claim of lien

on the following described property,

Orlando Breeze Resort, in Polk County,

An undivided interest as tenant-

in-common in and to the below

Unit No. and Building No. of Or-

lando Breeze Resort, with the ex-

clusive right to occupy the Unit

during the Use Period below, as

said Use Period is defined in the

Declaration upon and subject to all the terms, restrictions, cove-

nants, conditions and provisions

in the Declaration of Restric-

tions, Covenants and Conditions

recorded in Volume 06046, Page

0473 and amended by the Sup-

plemental Declarations recorded

in Volume 7612, Page 1623 and

Volume 6147, Page 325, Public

Records of Polk County, Florida

Interest 1.923%%, Use Period

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY

FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 2023-CA-000264

CUSTODIAN FBO LISA DAGUE

UNKNOWN HEIRS, SPOUSES,

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST

NOTICE OF SALE PURSUANT TO

CHAPTER 45 IS HEREBY GIVEN

that, pursuant to the Final Judgment of

Mortgage Foreclosure dated December

22, 2023, issued in and for Polk County,

Florida, in Case No. 2023-CA-000264,

wherein EQUITY TRUST COMPANY

CUSTODIAN FBO LISA DAGUE

IRA is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIA-

RIES, DEVISEES, GRANTEES, AS-

SIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO

MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED J. TATRO,

PAUL JOSEPH TATRO A/K/A PAUL

TATRO and POLO PARK HOME OWNER'S ASSOCIATION, INC. are

The Clerk of the Court, STACY BUT-

TERFIELD, will sell to the highest and

best bidder for cash, in accordance with Section 45.031, Florida Statutes,

on February 05, 2024, at electronic

sale beginning at 10:00 AM, at www.

polk.realforeclose.com the following-

described real property as set forth in

IN THE ESTATE OF ALFRED J.

BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

EQUITY TRUST COMPANY

IRA,

Plaintiff, v.

TATRO, et al.,

the Defendants.

Defendants.

and any amendments thereto.

Plaintiff, vs. KILLINGSWORTH ET.AL.,

Defendant(s).

herein described:

Florida:

POLK COUNTY

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION No./Unit No. 42/0022, Build-Count III IN THE CIRCUIT COURT, IN AND

ing C, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the parties having or claiming to have any Complaint. right, title or interest in the property

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

12/20/2023

Default Date: 01/26/2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA

/s/ Kenleigh Mathis Jerry E. Aron,

Plaintiff's attorney.

801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 January 12, 19, 2024 24-00056K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE said Final Judgment of Mortgage Foreclosure, to wit: LOT 19, BLOCK 9, POLO PARK PHASE I-B, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 77, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 539 Ranger Park Court, Davenport, FL

33897 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: This 9th day of January, 2024. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com January 12, 19, 2024 24-00063K

FIRST INSERTION

NOTICE OF ACTION -Florida 33487 on or before February 12, CONSTRUCTIVE SERVICE 2024(30 days from Date of First Publi-

FIRST INSERTION

NOTICE OF ACTION Count VIII IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.

CASE NO .: 53-2023-CA-006229-0000-00 SILVERLEAF RESORTS, LLC. Plaintiff, vs. KILLINGSWORTH ET.AL.,

Defendant(s).

To: JEFFREY RICHARDSON and TERRIE RICHARDSON

And all parties claiming interest by, through, under or against Defendant(s) JEFFREY RICHARDSON and TER-RIE RICHARDSON and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

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

NOTICE OF ACTION

Count XII

And all parties claiming interest by, through, under or against Defendant(s)

and all parties having or claiming to

have any right, title or interest in the

YOU ARE NOTIFIED that an action

to foreclose a mortgage/claim of lien

on the following described property,

Orlando Breeze Resort, in Polk County,

An undivided interest as tenant-

in-common in and to the below

Unit No. and Building No. of Or-

lando Breeze Resort, with the ex-

clusive right to occupy the Unit during the Use Period below, as

said Use Period is defined in the

Declaration upon and subject to

all the terms, restrictions, cove-

nants, conditions and provisions

in the Declaration of Restric-

tions, Covenants and Conditions

recorded in Volume 06046, Page

plemental Declarations recorded

in Volume 7612, Page 1623 and

Volume 6147, Page 325, Public

Records of Polk County, Florida

Interest 1.923%%, Use Period

and any amendments thereto.

0473 and amended by the Sup

Defendant(s).

Florida:

To: SIANA WINSTON

property herein described:

SIANA WINSTON

Interest 1.923%%, Use Period No./Unit No. 3/0011, Building Β.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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.

12/20/2023 Default Date: 01/26/2024

(SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT

POLK COUNTY, FLORIDA /s/ Kenleigh Mathis Jerry E. Aron, Plaintiff's attorney 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 January 12, 19, 2024 24-00057K NOTICE OF ACTION Count IX

IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2023-CA-006229-0000-00

SILVERLEAF RESORTS, LLC. Plaintiff, vs. KILLINGSWORTH ET.AL.,

Defendant(s). To: SHAWN SEAY

And all parties claiming interest by through, under or against Defendant(s) SHAWN SEAY

and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period

NOTICE OF ACTION

Count XIII

No./Unit No. 15/0010, Building

Β, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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.

12/20/2023

Default Date: 01/26/2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Kenleigh Mathis

Jerry E. Aron, Plaintiff's attorney.

801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 January 12, 19, 2024 24-00058K

FIRST INSERTION

Interest 1.923%%, Use Period No./Unit No. 50/0069, Building H,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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.

12/20/2023

Default Date: 01/26/2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Kenleigh Mathis

Jerry E. Aron, Plaintiff's attorney. 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 January 12, 19, 2024 24-00061K

FIRST INSERTION

Page 31, of the Public Records of

Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding,

CASE NO .:

KILLINGSWORTH ET.AL.,

NOTICE OF ACTION Count XI IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. 53-2023-CA-006229-0000-00 SILVERLEAF RESORTS, LLC. Plaintiff, vs.

IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2023-CA-006229-0000-00 SILVERLEAF RESORTS, LLC. Plaintiff, vs. KILLINGSWORTH ET.AL.,

FIRST INSERTION

64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

12/20/2023 Default Date: 01/26/2024 801 Northpoint Parkway, Suite 64,

plemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period No./Unit No. 26/0019, Build- $\mathop{\mathrm{ing}} C$, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. 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.

IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2023-CA-006229-0000-00 dress is 801 Northpoint Parkway, Suite SILVERLEAF RESORTS, LLC. Plaintiff, vs. KILLINGSWORTH ET.AL., Defendant(s). ARY JONES

If you are a person with a disability

(SEAL) Stacy M. Butterfield POLK COUNTY, FLORIDA /s/ Kenleigh Mathis

24-00060K FIRST INSERTION 0473 and amended by the Sup-

To: JOSEPH L. WOODARD and AV-And all parties claiming interest by,

Florida:

clusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida

through, under or against Defendant(s) JOSEPH L. WOODARD and AVARY JONES and all parties having or claiming to have any right, title or interest in

the property herein described: YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County,

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exand any amendments thereto.

NOTICE OF SALE PURSUANT TO

F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR POLK COUNTY CIVIL ACTION CASE NO. 2022-CA-001734

JAMES S. NUZZO, as agent for MICHAEL W. BRAUN and SUSAN

711. CLERK OF THE CIRCUIT COURT

West Palm Beach, Florida, 33407

Jerry E. Aron, Plaintiff's attorney. January 12, 19, 2024

No./Unit No. 25/0033, Build- $\operatorname{ing} E$, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose ad-

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2021-CA-003098 BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LEINORS, CREDITORS, TRUSTEES, AND ALL OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ROSS MULLIS, DECEASED, et. al. Defendant(s).

TO: AMANDA MULLIS,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

THE SOUTH 5 FEET OF LOT 6 AND ALL OF LOT 7, BLOCK I, ROANOKE HILLS SUBDIVI-SION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

cation of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Av-enue, 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 ap-pearance is less than 7 days; if you are hearing or voice impaired, call 711.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 4th day of January, 2024.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Asuncion Nieves DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-045823 January 12, 19, 2024 24-00062K

Defendant(s).

To: MACK A. WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVI-SEES AND OTHER CLAIMANTS OF MACK A. WILLIAMS and PEARLIE WILLIAMS AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PEARLIE WILLIAMS

And all parties claiming interest by, through, under or against Defendant(s) MACK A. WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVI-SEES AND OTHER CLAIMANTS OF MACK A. WILLIAMS and PEARLIE WILLIAMS AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PEARLIE WILLIAMS and all parties having or claiming to have any right, title or interest in the property herein described: YOU ARE NOTIFIED that an action

to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page

12/20/2023

Default Date: 01/26/2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Kenleigh Mathis

Jerry E. Aron,

Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 24-00059K January 12, 19, 2024

C. BRAUN, as Joint Tenants with **Rights of Survivorship**, Plaintiff, vs.

DAVID M. CAVONESS a/k/a DAVID M. CAVINESS and VICKI CAVINESS f/k/a/ VICKI BADAMO; JOHN DOE and JANE DOE. Unknown parties in possession. Defendant(s).

NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure, dated December 27, 2023, in the abovestyled cause, I will sell to the highest and best bidder for cash in an online sale at http://www.polk.realforeclose. com at 10:00 a.m. on the 31st day of January, 2024 the following described real property:

Lot 3, of the re-subdivision of Lot 52. Block 3. Country Club Estates, as per map or plat thereof, as recorded in Plat Book 10,

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior o the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as

you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2nd day of January, 2024. DONNELLY LAW GROUP, PLLC

By: Sean V. Donnelly Sean V. Donnelly, Esq Attorneys for Plaintiff 5401 W. Kennedy Blvd. Ste. 1030 Tampa, FL 33609 (813) 605-5543 Florida Bar. No. 997810 January 12, 19, 2024 24-00024K

FIRST INSERTION

pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply"

February 12, 2024 Williams Collision Center Inc., 1077 Snively Ave., Winter Haven, Fl 2019 HYUN KMHD84LF2KU781810 \$11,096.25 Janaury 12, 2024 24-00070K

POLK COUNTY

ing C,

Complaint.

711.

12/20/2023

Jerry E. Aron,

Plaintiff's attorney,

January 12, 19, 2024

Records of Polk County, Florida

Interest 1.923%%, Use Period

No./Unit No. 10/0020, Build-

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it on Jerry E.

Aron, Plaintiff's attorney, whose ad-

dress is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407,

within thirty (30) days after the first

publication of this Notice, and file the

original with the Clerk of this Court

either before service on Plaintiff's at-

torney or immediately thereafter, oth-

erwise a default will be entered against

you for the relief demanded in the

who needs any accommodation in or

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days; if you

are hearing or voice impaired, call

(SEAL) Stacy M. Butterfield

POLK COUNTY, FLORIDA

/s/ Kenleigh Mathis

24-00049K

CLERK OF THE CIRCUIT COURT

Default Date: 01/26/2024

801 Northpoint Parkway. Suite 64.

West Palm Beach, Florida, 33407

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on Diaz Anselmo

& Associates, P.A., Plaintiff's attorneys,

whose address is P.O. BOX 19519, Fort

Lauderdale, FL 33318, (954) 564-0071,

answers@dallegal.com, within 30 days

from first date of publication, and file

the original with the Clerk of this Court

either before service on Plaintiff's at-

torneys or immediately thereafter; oth-

If you are a person with a disability

and any amendments thereto.

FIRST INSERTION

FIRST INSERTION

ing H,

Interest 1.923%%, Use Period

No./Unit No. 37/0070, Build-

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on Jerry E. Aron,

Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West

Palm Beach, Florida, 33407, within

thirty (30) days after the first publica-

tion of this Notice, and file the origi-

nal with the Clerk of this Court either

before service on Plaintiff's attorney

or immediately thereafter, otherwise a

default will be entered against you for

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days; if you

are hearing or voice impaired, call

CLERK OF THE CIRCUIT COURT

(SEAL) Stacy M. Butterfield

POLK COUNTY, FLORIDA

/s/ Kenleigh Mathis

24-00053K

Default Date: 01/26/2024

801 Northpoint Parkway, Suite 64,

West Palm Beach, Florida, 33407

Volume 6147, Page 325, Public

Records of Polk County, Florida

Interest 1.923%%, Use Period

No./Unit No. 12/0015, Building

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on Jerry E. Aron.

Plaintiff's attorney, whose address is

801 Northpoint Parkway, Suite 64, West

Palm Beach, Florida, 33407, within

thirty (30) days after the first publica-

tion of this Notice, and file the origi-

nal with the Clerk of this Court either

before service on Plaintiff's attorney

or immediately thereafter, otherwise a

default will be entered against you for

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days; if you

are hearing or voice impaired, call

CLERK OF THE CIRCUIT COURT

(SEAL) Stacy M. Butterfield

POLK COUNTY, FLORIDA

/s/ Kenleigh Mathis

24-00054K

Default Date: 01/26/2024

801 Northpoint Parkway, Suite 64,

West Palm Beach, Florida, 33407

the relief demanded in the Complaint.

and any amendments thereto.

711.

12/20/2023

Jerry E. Aron,

Β,

711.

FIRST INSERTION

12/20/2023

Jerry E. Aron,

Plaintiff's attorney.

January 12, 19, 2024

Plaintiff's attorney,

January 12, 19, 2024

the relief demanded in the Complaint.

NOTICE OF ACTION Count XI IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2023-CA-006230-0000-00 SILVERLEAF RESORTS, LLC. Plaintiff, vs. CATHCART ET.AL.,

24

Defendant(s). To: JULIA HILLIARD and DARRYL WILFORD

And all parties claiming interest by, through, under or against Defendant(s) JULIA HILLIARD and DARRYL WIL-FORD and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

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

FIRST INSERTION

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

53-2023-CA-006230-0000-00 SILVERLEAF RESORTS, LLC. Plaintiff, vs.

CATHCART ET.AL.,

Defendant(s).

To: JOHN JENKINS and PAMELA JENKINS AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAMELA JENKINS

And all parties claiming interest by, through, under or against Defendant(s) JOHN JENKINS and PAMELA JENKINS AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAMELA JENKINS and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, cove-nants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and

NOTICE OF ACTION Count I IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2023-CA-006229-0000-00 SILVERLEAF RESORTS, LLC. Plaintiff, vs. KILLINGSWORTH ET.AL.,

Interest 1.923%%, Use Period No./Unit No. 1/0013, Building

Β, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose ad-dress is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the fir publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. 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.

FIRST INSERTION NOTICE OF ACTION Count III

IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO .:

53-2023-CA-006230-0000-00 SILVERLEAF RESORTS, LLC. Plaintiff, vs. CATHCART ET.AL., Defendant(s).

To: GREGORI ARMSTRONG AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIM-ANTS OF GREGORI ARMSTRONG And all parties claiming interest by, through under or against Defendant(s) GREGORI ARMSTRONG AND ANY AND ALL UNKNOWN HEIRS, DEVI-SEES AND OTHER CLAIMANTS OF GREGORI ARMSTRONG

and all parties having or claiming to have any right, title or interest in the property herein described: YOU ARE NOTIFIED that an action

to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 2022CA00327000000 LAKEVIEW LOAN SERVICING.

Plaintiff, vs. EDGAR L. LIGHTSEY A/K/A EDGAR LIGHTSEY; THE UNKNOWN SPOUSES, HEIRS. DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GEORGE LINCOLN LIGHTSEY A/K/A GEORGE L. LIGHTSEY, DECEASED; ET AL.,

DEVISEES, GRANTEES, HEIRS, CREDITORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GEORGE LINCOLN LIGHTSEY A/K/A GEORGE L. LIGHTSEY, DE-CEASED

PINES SUBDIVISION, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED AT PLAT BOOK 119, PAGE 28, IN THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

FIRST INSERTION

Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period No./Unit No. 49/0064, Building H,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publica-tion of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT OF

FLORIDA, IN AND FOR POLK COUNTY CIVIL ACTION NO:

2023CA006061000000 **Civil Division** IN RE:

SERENO HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation,

Plaintiff, vs. IAN C. DAVEY; UNKNOWN SPOUSE OF IAN C. DAVEY, et al,

Defendant(s), TO: IAN C. DAVEY

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in POLK County, Florida:

LOT 59, OF SERENO PHASE ONE ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 146, PAGES 22-25, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORI-DA COMMUNITY LAW GROUP, P.L., Attorney for SERENO HOMEOWN-ERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before February 9, 2024 (or 30

days from the first date of publication. whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition. This notice shall be published once a

week for two consecutive weeks in The Polk County Business Observer (Newspaper)

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

WITNESS my hand and the seal of said court at POLK County, Florida on this 3rd day of January, 2024.

STACY M. BUTTERFIELD As Clerk, Circuit Court POLK County, Florida (SEAL) By: /s/ Asuncion Nieves As Deputy Clerk

Florida Community Law Group, P.L. Jared Block, Esq. P.O. Box 292965 Davie, FL 33329-2965 Phone: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com Fla Bar No.: 90297 24-00032K January 12, 19, 2024

Interest 1.923%%, Use Period

No./Unit No. 24/0014, Build-

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on Jerry E. Aron,

Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within

thirty (30) days after the first publica-tion of this Notice, and file the origi-

nal with the Clerk of this Court either

before service on Plaintiff's attorney

or immediately thereafter, otherwise a

default will be entered against you for

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days; if you

are hearing or voice impaired, call

(SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT

POLK COUNTY, FLORIDA

/s/ Kenleigh Mathis

24-00050K

Default Date: 01/26/2024

801 Northpoint Parkway, Suite 64,

West Palm Beach, Florida, 33407

711.

FIRST INSERTION

12/20/2023

Jerry E. Aron.

Plaintiff's attorney,

January 12, 19, 2024

the relief demanded in the Complaint.

FIRST INSERTION

ing B,

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

53-2023-CA-006230-0000-00 SILVERLEAF RESORTS, LLC. Plaintiff, vs.

CATHCART ET.AL.,

Defendant(s). To: LAWRENCE GARCIA and NOR-

MALINDA GARCIA And all parties claiming interest by, through, under or against Defendant(s) LAWRENCE GARCIA and NORMA-LINDA GARCIA and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Sup-plemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.

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

Case No.: 2023CA006583000000 GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-1

TRUST,

REDITORS, DEVISEES BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UN-DER, OR AGAINST CLATHA MAE ZIMMEL, VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC., THE VILLAS AT VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC., UNKNOWN **TENANT #1, UNKNOWN TENANT #2.**

ALL UNKNOWN HEIRS,

Plaintiff, vs.

Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer. P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the defenses with the Clerk of this Court, on or before the 30th day following the first publication of this notice January 29, 2024, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

You may also e-mail the written defenses to the Complaint to the following e-mail addresses: service@gary

impaired, call 711. Default Date: February 5, 2024 Stacy M. Butterfield Clerk of the Court

Defendant(s). TO: THE UNKNOWN SPOUSES,

to foreclose a mortgage on the follow ing described property in Polk County, Florida:

LOT 3, HIGHLAND PARK

Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com

1691-186688 / DP January 12, 19, 2024

NOTICE OF ACTION Count X IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.

CASE NO .: 53-2023-CA-006230-0000-00 SILVERLEAF RESORTS, LLC.

Plaintiff, vs. CATHCART ET.AL.,

Defendant

RESIDENCES UNKNOWN YOU ARE NOTIFIED that an action

erwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice DATED on 12/29/, 2023.

(SEAL) By: /s/ Asuncion Nieves

As Deputy Clerk

24-00039K

To: RICHARD S. KILLINGSWORTH and SUSAN APRIL KILLING-SWORTH

And all parties claiming interest by, through, under or against Defendant(s) RICHARD S. KILLINGSWORTH and SUSAN APRIL KILLINGSWORTH and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

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

12/20/2023

Default Date: 01/26/2024

(SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Kenleigh Mathis Jerry E. Aron,

Plaintiff's attorney 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 January 12, 19, 2024 24-00055K To: KIM HAMPTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KIM HAMPTON

And all parties claiming interest by, through, under or against Defendant(s) KIM HAMPTON AND ANY AND ALL UNKNOWN HEIRS. DEVISEES AND OTHER CLAIMANTS OF KIM HAMPTON and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, cove-nants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public

12/20/2023

Default Date: 01/26/2024

(SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Kenleigh Mathis

Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 January 12, 19, 2024 24-00052K

Defendants.

To: All Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, and all other parties claiming an interest by, through, under, or against Clatha Mae Zimmel Last Known Address: 2331 Salzburg Loop Winter Haven, Florida 33884 Current Address: 2331 Salzburg Loop Winter Haven, Florida 33884

YOU ARE HEREBY NOTIFIED that an action has been instituted to foreclose a Mortgage covering the following real and personal property described as follows, to wit:

123, VIENNA SQUARE Lot PHASE 1, according to the map or plat thereof as recorded in Plat Book 143, Page 36, Public Records of Polk County, Florida. Property Address: 2331 Salzburg Loop, Winter Haven, Florida 33884

Each Defendant is required to serve written defenses to the Complaint or singerlaw.com and/or singer@gar singerlaw.com.

This Notice should be published once a week for two consecutive weeks in the Business Observer.

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

WITNESS my hand and seal of said Court at Polk County, Florida, this 22 day of December, 2023.

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

Respectfully Submitted. LAW FIRM OF GARY M. SINGER, P.A. 12 SE 7th Street, Suite 820 Fort Lauderdale, FL 33301 Telephone: (954) 851-1448 Facsimile: (954) 252-2189 service@garysingerlaw.com singer@garysingerlaw.com By: /s/ Gary M. Singer Gary M. Singer, Esq. Florida Bar No.: 544906 24-00033K January 12, 19, 2024

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the app name from the mer

or email legal@businessobserverfl.com



NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2023CA004777000000 FREEDOM MORTGAGE

TO: Miguel E. D'Angelo A/K/A Miguel

128 Hawthorne Way, Davenport, FL

128 Hawthorne Way, Davenport, FL

TO: Unknown Spouse of Yvonne

128 Hawthorne Way, Davenport, FL

YOU ARE NOTIFIED that an action

for Foreclose of Mortgage on the follow-

cording to the plat as recorded in

Plat Book 163, Pages 31 through

35, of the Public Records of Polk

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it, on MILLER,

GEORGE & SUGGS PLLC Attor-

ney for Plaintiff, whose address is 210

AMENDED NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 23-CA-000147

BEYONCA WEST AUGUSTIN and

MARKEISHA SMITH,

PATRICIA HAYES; THE

UNKNOWN SPOUSE OF

SPOUSE OF GLORIA

PATRICIA HAVES: GLORIA

LUMPKIN; THE UNKNOWN

LUMPKIN; THE ESTATE OF

ALBERT L. HAYES; JACOB

ETHEL MAY HAYES; and all

unknown parties claiming by,

through, under or against

HAYES; THE UNKNOWN SPOUSE

OF JACOB HAYES; THE ESTATE

OF LEO HAYES; THE ESTATE OF

Defendants, whether living or not

and whether said unknown parties

capacity claiming by, through, under

YOU ARE HEREBY NOTIFIED that a

quiet title action to the following prop-

The real property is commonly known and is legally described as:

Address: 1301 Avenue L, Haines

Parcel ID No.: 27-27-21-752500-

Lot 1, Block A, of J.R. WAD-

SWORTH'S SUBDIVISION, ac-

cording to the map of plat there-of as recorded in Plat Book 8,

Page 49, Public Records of Polk

Address: Avenue L, Haines City,

Parcel ID No.: 27-27-21-752500-

Lot 2, Block A, of J.R. WAD-

SWORTH'S SUBDIVISION, ac-

or against the named Defendants,

claim as heirs, devisees, grantee,

assignees, licnors, creditors,

erties in Polk County, Florida:

City, Florida 33844

County, Florida.

trustees, or in any other

Defendants.

001010

and

FL 33844

001020

Plaintiffs, v.

ing described property: Lot 7, Tanglewood Preserve, ac-

MIGUEL E. D'ANGELO, ET AL.

Current Residence: UNKNOWN

Current Residence: UNKNOWN

Current Residence: UNKNOWN

CORPORATION,

PLAINTIFF, VS.

DEFENDANTS.

Last Known Address:

TO: Yvonne D'Angelo

Last Known Address:

Last Known Address:

County, Florida.

D'Angelo

33896

33896

D'Angelo

33896

FIRST INSERTION

POLK COUNTY

FIRST INSERTION

defenses, if any, to it on Diaz Anselmo

& Associates, P.A., Plaintiff's attorneys,

whose address is P.O. BOX 19519, Fort

Lauderdale, FL 33318, (954) 564-0071,

answers@dallegal.com, within 30 days

from first date of publication, and file

the original with the Clerk of this Court

either before service on Plaintiff's at-

torneys or immediately thereafter; oth-

erwise a default will be entered against

you for the relief demanded in the com-

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled at no cost to you.

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

DATED on 12/28, 2023.

Default Date: 02/05/2024

Diaz Anselmo & Associates, P.A.

Plaintiff's attorneys,

(954) 564-0071,

P.O. BOX 19519, Fort Lauderdale, FL 33318,

answers@dallegal.com

7230-194580 / VP2

January 12, 19, 2024

plaint or petition.

call 711.

BusinessObserverFL.com

FIRST INSERTION

NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO

SECTION 865.09, FLORIDA

STATUTES

NOTICE IS HEREBY GIVEN that

Pavton Brown will engage in business

under the fictitious name TALK OF

THE TOWN LAWN PRO , with a physical address 10040 Rachel cherie

drive Polk, FL 33868, with a mailing

address PO Box 783 kathleen rd. Kathleen, FL 33868, and already

registered the name mentioned above

with the Florida Department of State,

Division of Corporations.

January 12, 2024

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Connor Mulligan / TARP SHEPHERDS LLC will engage in business under the fictitious name Florida Roofing Company, with a physical address 3041 Woodstock Ave Lakeland , FL 33803, with a mailing address 3041 Woodstock Ave Lakeland, FL 33803, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 12, 2024 24-00041K

SUBSEQUENT INSERTIONS

24-00040K

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIR-CUIT IN AND FOR POLK COUNTY,

FLORIDA CASE NO .: 2023CC007325000000

ALLY BANK, Plaintiff, VS.

DEMOJNE L. ROBINSON; et al., Defendant(s).

TO: Demojne L. Robinson Last Known Residence: 1035 Baycrest Drive Lakeland FL 3805

YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Polk County, Florida:

2018 Hyundai Sonata, VIN 5NPE34AF8JH630604

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before January 29, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately

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

CASE NO. 532023CA004348000000 MIDFIRST BANK Plaintiff, v.

DIANNA LYNN POSEY A/K/A DIANNA L. POSEY F/K/A DIANNA L. MANNIS; UNKNOWN SPOUSE OF DIANNA LYNN POSEY A/K/A DIANNA L. POSEY F/K/A DIANNA L. MANNIS; UNKNOWN TENANT 1: UNKNOWN TENANT 2: GLEN A. MANNIS A/K/A GLEN ALLEN MANNIS; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 20, 2023, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: LOT 54, MADERA PARK SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 89, PAGE 50-51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 517 CIPRES CIR, WIN-

thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated on DEC 21 2023.

Stacy M. Butterfield As Clerk of the Court (SEAL) By: /s/ Asuncion Nieves

As Deputy Clerk ALDRIDGE PITE, LLP,

Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484

1693-125B Ref# 6310

Jan. 5, 12, 19, 26, 2024 24-00021K

SECOND INSERTION

at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on January 29, 2024 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 28 day of December, 2023. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Peter E. Lanning FL Bar: 562221 1000008868

January 5, 12, 2024 24-00016K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT

f Jacob Hayes

Any Unknown Heirs

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 receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on 1/05/2024 Stacy M. Butterfield, C.P.A. As Clerk of the Court (SEAL) By /s/ Tamika Joiner As Deputy Clerk January 12, 19, 2024 24-00023K

FIRST INSERTION

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

Springs, FL 33071, on or before February 5, 2024, within or before a date at least (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediatly therafter; otherwise, a default will be entered against you for the relief demanded in the complaint If you are a person with a disability

N. University Drive, Suite 900, Coral

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

WITNESS my hand and the seal of this Court this 29th day of December,

2023. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT Stacy M. Butterfield As Clerk of the Circuit Court (SEAL) By: /s/ Asuncion Nieves As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 January 12, 19, 2024 24-00031K

FIRST INSERTION

cording to the map or plat there-							
of as recorded in Plat Book 8,							
Page 49, Public Records of Polk							
County, Florida.							
Patricia Hayes							
Unknown Spouse of Patricia							
Hayes							
Gloria Lumpkin							
Unknown Spouse of Gloria							
Lumpkin							
Jacob Hayes							
Unknown Spouse of Jacob Haves							

Unknown Spouse of Jaco The Estate of Leo Hayes The Estate of Ethel May Hayes

has been filed against you and you are required to serve a copy of your written defenses, if any, to Cheyenne Whitfield, Esq., attorney for Plaintiff, located at 10150 Highland Manor Dr, Suite 200, Tampa FL 33610, and file the original with the clerk of this court either before service on the Petitioner or immediately thereafter on Feb 12, 2024 otherwise a default will be entered against you for the relief demanded in the complaint or

court appearance, or immediately upon

Cheyenne Whitfield, Esq., attorney for Plaintiff. 10150 Highland Manor Dr, Suite 200, Tampa FL 33610

whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. FLORIDA CIVIL DIVISION Case #: 532023CA006303000000 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff. vs. NARINE SUKLAL; VERNESSA KOWLESSAR; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; **UNKNOWN TENANT NO. l:** UNKNOWN TENANT NO. 2; and

UNKNOWN PERSONS IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s). TO: NARINE SUKLAL Last Known Address 111 HERRING LANE KISSIMMEE, FL 34759

Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow-ing described property in Polk County, Florida:

LOT 14, BLOCK 1050, POIN-CIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18 INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written

FIRST INSERTION

RENEWED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023CA004719000000 WELLS FARGO BANK, N.A., Plaintiff, vs.

MILDRED S. CRAWFORD, et al, Defendant(s).

MILDRED S. CRAWFORD Last Known Address:

2653 Sundance Cir Mulberry, FL 33860

Current Address: Unknown

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

LOT 68, SUNDANCE VILLAGE I PHASE TWO. ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGES 47 AND 48 OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

A/K/A 2653 SUNDANCE CIR MULBERRY FL 33860

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose

FIRST INSERTION

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice. and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceedin

Stacy Butterfield

(SEAL) By /s/ Asuncion Nieves Deputy Clerk

P.O. Box 23028 Tampa, FL 33623 NL - 23-003883

Clerk of the Circuit Court

Albertelli Law

No./Unit No. 13/0070, Building H,

address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer.

Stacy M. Butterfield

As Clerk of the Court

As Deputy Clerk

24-00029K

(SEAL) By: /s/ Kenleigh Mathis

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

mediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this court on this 4th day of January, 2024.

Default Date: February 12, 2024

January 12, 19, 2024

Defendants. 24-00030K

TER HAVEN, FL 33880-5687

written defenses, if any, to it on DI MASI | BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter: otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. This notice shall be published once a week for two consecutive weeks in Business Observer. DATED: 12/21/2023 Default Date: 01/29/2024

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

53-2023-CA-006230-0000-00 SILVERLEAF RESORTS, LLC. Plaintiff, vs.

CATHCART ET.AL.,

scribed:

Defendant(s). To: JOHN E. GRAY SR. And all parties claiming interest by, through, under or against Defendant(s) JOHN E. GRAY SR. and all parties hav-

CIVIL DIVISION CASE NO.: 2023-CA-005347 BRIDGET BRIGHT, Plaintiff, vs. DENISE M. EGERTON, LEONARD E. EGERTON, JACQUELINE WILLIAMS, NATHANIEL EGERTON, AND THE ESTATE OF DEBRA A. JOHNSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, LIENORS, CREDITORS, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST DEBRA A. JOHNSON,

Defendants.

NOTICE is hereby given that a civil action commenced on July 19, 2023, and is now pending as case number 2023-CA-005347 in the Circuit Court in the State of Florida, County of Polk.

The name of the unserved party to the action is:

THE ESTATE OF DEBRA A. JOHNSON

LAST KNOWN ADDRESSES

17 Foss Road, Gardner, MA 01440

72 Walnut Park Apt 1, Roxbury, Suffolk County, MA 02119

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

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Rod Martelo, Esq.,

the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said court at Polk County, Florida on the 19 day of December, 2023. default date: 01/25/2024 STACY M. BUTTERFIELD, CPA AS CLERK OF THE COURT BY /s/ Kenleigh Mathis As Deputy Clerk /s/Rod Martelo

Rod Martelo, Esq. Florida Bar No.: 1044957 Law Offices of Stephen K. Hachey, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096 E-service: rmartelo@hacheylawpa.com January 12, 19, 2024 24-00022K to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

YOU ARE NOTIFIED that an action

ing or claiming to have any right, title

or interest in the property herein de-

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions. Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period 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.

12/20/2023

Default Date: 01/26/2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Kenleigh Mathis

Jerry E. Aron,

Plaintiff's attorney,

801 Northpoint Parkway, Suite 64. West Palm Beach, Florida, 33407 January 12, 19, 2024 24-00051K

IN AND FOR Polk COUNTY. FLORIDA

CASE NO.: 2023-CA-005287 CALABAY PARC HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff. vs. BENJAMIN GUILIANI, individually; ANDREA É GUILIANI, individually;, Defendants.

TO: Benjamin Guiliani 207 Montara Drive Davenport, FL 33897 Benjamin Guiliani 447 Ocean Street South Portland, ME 04106

Andrea E Guiliani 207 Montara Drive Davenport, FL 33897 Andrea E. Guiliani

447 Ocean Street South Portland, ME 04106

YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Polk County Florida, commonly known as 207 Montara Drive, Davenport, 33897, and more particularly described

Lot 138, CALABAY PARC -UNIT ONE, according to the plat thereof recorded in Plat Book 113, Pages 26 and 27, Public Records of Polk County, Florida.

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

Stacy M. Butterfield Clerk of the Court for Polk County, Florida (Seal) By: /s/ Kenleigh Mathis

Deputy Clerk

DI MASI | BURTON, P.A. the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500. Orlando, Florida 32801 January 5, 12, 2024 24-00015K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE GIVEN IS HEREBY that the undersigned, desiring to engage in business under the Fictitious Name of NORTHSIDE CHRISTIAN PRESCHOOL located at 411 W. ROBSON STREET in the City of LAKELAND, Polk

FL 33805 intends register the said name with the Division of Corporations Department of State, Tallahassee, Florida.

Dated this 4th day of Janaury, 2024. NORTHSIDE CHURCH OF LAKE-LAND, INC, Doug Roth January 12, 2024 24-00027K

County.

of the

to as:



BUSINESS OBSERVER

SECOND INSERTION

NOTICE TO CREDITORS (Single Personal Representative) IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

File No.: 53-2023-CP-0045730000XX Probate Division: 14 IN RE: THE ESTATE OF CHRISTIAN TYLER ZEMAITIS, Deceased.

The administration of the Estate of CHRISTIAN TYLER ZEMAITIS, deceased, whose date of death was February 5, 2023, File Number: as referenced above, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §733.702 OF THE FLORIDA PRO-BATE 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 the first publication of

this Notice is January 5, 2024.

Personal Representative: /S DENISE L. ROMAN 613 Lemon Avenue

Dundee, FL 33838 Attorney for Personal Representative: /s ADAM S. GUMSON JUPITER LAW CENTER RiverPlace Professional Center 1003 W. Indiantown Road -Suite 210 Jupiter, Florida 33458-6851 Telephone :(561) 744 - 4600 Florida Bar No.: 906948 E-mail: asg@jupiterlawcenter.com January 5, 12, 2024 24-00006K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2023-CP-004120 **Division:** Probate IN RE: ESTATE OF JAEDEN TERRELL HILL

Deceased. The administration of the estate of Jaeden Terrell Hill, deceased, whose date of death was June 29, 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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 January 5, 2024. Personal Representative: Audrey Master 4725 Catfish Rd. Lake Wales, FL 33898 Attorney for Personal Representative: Aliana M. Payret Florida Bar No. 104377 Robinson, Pecaro & Mier, P.A.

201 N. Kentucky Avenue, #2 Lakeland, FL 33801 Email Address: apayret@lawdrive.com January 5, 12, 2024 24-00018K

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

POLK COUNTY

NOTICE.

BARRED.

PROBATE DIVISION FILE NO. 53-2023-CP-004274-0000-XX DIVISION: PROBATE IN RE: ESTATE OF GEORGE M. FOUTS, SR., DECEASED

The administration of the Estate of George M. Fouts, Sr., deceased, whose date of death was September 18, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 2023CP004155

IN RE: ESTATE OF GARY WILLIAM CATOGGE Decedent.

The administration of the estate of Gary William Catogge, decedent, whose date of death was April 27, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division; the address of which is Clerk of Court, 255 North Broadway, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent

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

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Beverly Gaffney 772 Martinique Circle

Lakeland, FL 33803

Attorney for Personal Representative:

Attorney for Personal Representative

Florida Bar Number: 71059

Telephone: (863) 687-2287

E-Mail: cwallace@mclements.com

310 East Main Street

Lakeland, FL 33801

Fax: (863) 682-7385

Secondary E-Mail:

January 5, 12, 2024

cross@mclements.com

Elder Law Firm of Clements &

DATE OF DEATH IS BARRED.

notice is January 5, 2024.

Carol J. Wallace

Wallace PL

NOTWITHSTANDING THE TIME

SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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

notice is January 5, 2024. Personal Representative:

/s/ Petra Hertha Catogge PETRA HERTHA CATOGGE 660 Queen Palm Drive

Attorney for Personal Representative: /s/ Stephen W. Screnci, Esq. Stephen W. Screnci, Esq. Stephen W. Screnci, P.A. Florida Bar No.: 0051802 6991 N. State Road 7. Suite 201 Parkland, FL 33073 Email: sws@screncilaw.com January 5, 12, 2024

and other persons having claims or de-

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN

ER BARRED.

Davenport, FL 33897

24-00008K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0046840000XX

24-00017K

Division 14 IN RE: ESTATE OF WILLIAM HERRON SHULER

a/k/a WILLIAM H. SHULER **Deceased.** The administration of the estate of

William Herron Shuler, deceased, whose date of death was September 5, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

SECOND INSERTION

ON THEM.

JANUARY 12 - JANUARY 18, 2024

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

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

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

notice is January 5, 2024. Personal Representative:

Graneashia Robinson c/o: Bennett Jacobs & Adams, P.A.

Post Office Box 3300 Tampa, Florida 33601 Attorney for Personal Representative: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bja-law.com January 5, 12, 2024 24-00005K

SECOND INSERTION

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

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

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

The date of first publication of this notice is January 5, 2024.

Personal Representative: Carolyn Burnett-Shuler 6834 Newman Circle West

Lakeland, Florida 33811

Attorney for Personal Representative: Christina Rhaney E-mail Addresses: crhaney@kasslaw.com, pclarke@kasslaw.com Florida Bar No. 1035269 Kass Shuler, P.A. 1505 N Florida Ave Tampa, Florida 33602

Telephone: (813) 229-0900 January 5, 12, 2024 24-00007K

SECOND 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. 2023CA004857000000 BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation,

Plaintiff, vs. SEAN STACK, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated December 20, 2023 in Case No. 2023CA004857000000in the Circuit Court in and for Polk County, Florida wherein BRIDGEWATER CROSS-ING HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and SEAN STACK, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M.

A/K/A: 669 LAKE SHORE PARKWAY, DAVENPORT, FL 33896.

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

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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION

CASE NO. 2019-CA-004819

Defendant.

ant to a Summary Final Judgment of Foreclosure entered May 15, 2023 in Civil Case No. 2019-CA-004819 of the Circuit Court of the TENTH JUDI-CIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC

SECOND INSERTION

DIVISION

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.

DAISY MOLINA A/K/A DAISY HERNANDEZ, et al.,

NOTICE IS HEREBY GIVEN pursu-

OF AS RECORDED IN PLAT BOOK 83, PAGE(S) 34, OF THE

PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Av-enue, 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; SECOND INSERTION

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

FLORIDA CASE NO. 2023CA005505000000 BANK OF AMERICA, N.A., Plaintiff, vs.

JASON G. DEESE; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN **DEVELOPMENT;** Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated December 5, 2023, and entered in Case No. 2023CA005505000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. BANK OF AMERICA, N.A., is Plaintiff and

CORDED IN PLAT BOOK 44,

PAGE 31. PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

impaired, call 711.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR

POLK COUNTY,

FLORIDA PROBATE DIVISION

FILE NO .:

2023CP0044640000XX

DIVISION: 10

IN RE: ESTATE OF

GRADY ROGER ROBINSON SR.,

Deceased.

The administration of the Estate of

Grady Roger Robinson Sr., deceased,

whose date of death was June 19.

2023, is pending in the Circuit Court

for Polk County, Florida, Probate Di-

vision, the address of which is P.O.

Box 9000, Bartow, FL 33831. The

names and addresses of the personal

resentative's attorney are set forth

All creditors of the Decedent and

other persons having claims or demands against Decedent's estate on

whom a copy of this notice is re-quired to be served must file their

claims with this court WITHIN THE

LATER OF 3 MONTHS AFTER

THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

representative and the personal rep-

below.

(Eastern Time) on JANUARY 24, 2024.	if you are hearing or voice impaired,	LOAN SERVICES, LLC is Plaintiff	if you are hearing or voice impaired,	JASON G. DEESE; UNITED STATES	Dated this 27th day of December,
() www.polk.realforeclose.com the	call 711.	and Daisy Molina a/k/a Daisy Hernan-	call 711.	OF AMERICA ON BEHALF OF THE	2023.
Clerk's website for online auctions after	Dated: December 27, 2023	dez, et al., are Defendants, the Clerk of	By: /s/Robyn Katz	SECRETARY OF HOUSING AND	VAN NESS LAW FIRM, PLC
first given notice as required by Section	FLORIDA COMMUNITY LAW	Court, STACY BUTTERFIELD, CPA,	Robyn Katz, Esq.	URBAN DEVELOPMENT, are defen-	1239 E. Newport Center Drive,
45.031, Florida Statutes, the following	GROUP, P.L.	will sell to the highest and best bidder	McCalla Raymer Leibert Pierce, LLC	dants. Stacy M. Butterfield, Clerk of the	Suite 110
described real property as set forth in	Attorneys for Plaintiff	for cash electronically at www.polk.	Attorney for Plaintiff	Circuit Court for POLK County, Florida	Deerfield Beach, Florida 33442
the Final Judgment, to wit:	P.O. Box 292965	realforeclose.com in accordance with	225 East Robinson Street,	will sell to the highest and best bidder	Ph: (954) 571-2031
LOT 2, WATERFORD AT	Davie, FL 33329-2965	Chapter 45, Florida Statutes on the	Suite 155	for cash via the Internet at www.polk.	PRIMARY EMAIL:
BRIDGEWATER, ACCORD-	Tel: (954) 372-5298	23rd day of January, 2024 at 10:00 AM	Orlando, FL 32801	realforeclose.com, at 10:00 a.m., on the	Pleadings@vanlawfl.com
ING TO THE MAP OR PLAT	Fax: (866) 424-5348	on the following described property as	Phone: (407) 674-1850	5TH day of FEBRUARY, 2024, the fol-	/ s / J. Anthony Van Ness
THEREOF, AS RECORDED	Email: jared@flclg.com	set forth in said Summary Final Judg-	Fax: (321) 248-0420	lowing described property as set forth	J. Anthony Van Ness, Esq.
IN PLAT BOOK 167, PAGE(S) 1	By: /s/ Jared Block	ment, to-wit:	Email: MRService@mccalla.com	in said Final Judgment, to wit:	Bar Number: 391832
THROUGH 3, INCLUSIVE, OF	Jared Block, Esq.	LOT 28, BLOCK B OF SUNNY	Fla. Bar No.: 146803	LOT 26, BLOCK D, CAROLO	Email: TVanness@vanlawfl.com
THE PUBLIC RECORDS OF	Florida Bar No. 90297	GLEN PHASE III, ACCORD-	23-06616FL	TERRACE, ACCORDING TO	CR18617-23/sap
POLK COUNTY, FLORIDA	January 5, 12, 2024 24-00001K	ING TO THE PLAT THERE-	January 5, 12, 2024 24-00002K	THE PLAT THEREOF RE-	January 5, 12, 2024 24-00004K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2019-CA-001191 **DIVISION: 8** JPMorgan Chase Bank, National Association Plaintiff, -vs.-Gregory Louis Crumbly a/k/a Gregory L. Crumbly a/k/a Gregory Crumbly; Mary Moffa Crumbly a/k/a Mary M. Crumbly a/k/a Mary Crumbly a/k/a Mary Moffa; Unknown Spouse of Gregory Louis Crumbly a/k/a Gregory L. Crumbly a/k/a Gregory Crumbly; JPMorgan Chase Bank, National Association, as

successor in interest to Washington Mutual Bank, a Federal Association; Capital One Bank (USA), N.A.; CitiBank, N.A., Successor in Interest to CitiBank (South Dakota), N.A.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said

Unknown Parties may claim an interest as Spouse, Heirs Devisees, Grantees, or Other Claimants

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019-CA-001191 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Gregory Louis Crumbly a/k/a Gregory L. Crumbly a/k/a Gregory Crumbly 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 January 25, 2024, the following

described property as set forth in said Final Judgment, to-wit: PART OF THE SOUTHWEST

OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN-SHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLOR-IDA, DESCRIBED AS FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4, RUN NORTH ALONG THE EAST BOUNDARY THEREOF 313.00 FEET TO THE POINT OF BE-GINNING, THENCE SOUTH 89 DEGREES 40 MINUTES 40 SECONDS WEST 285.83 FEET, THENCE NORTH 0 DEGREES 23 MINUTES 40 SECONDS WEST 419.65

FEET, THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST 288.73 FEET, THENCE SOUTH 419.65 FEET TO THE POINT OF BEGIN-NING. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 Av-enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 18-317282 FC01 SLE

January 5, 12, 2024 24-0003K 770

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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.

2 OUT OF 3

U.S. adults read a

Why try to fix something that isn't broken?







Keep Public Notices in Newspapers.

NEWS MEDIA ALLIANCE

www.newsmediaalliance.org

SP13862

POLK COUNTY

PUBLIC NOTICES NAmerican Tradition

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

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

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

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

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

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

(Adapted from the Public Resource Notice Center)

of housing trends.

conflict of interest.

Types of Public Notices

There are three standard types: Citizen participation notices inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

• Business and commerce notices

The history of public notices

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

Public notice supports due process

Public notices are integral to demo-

right to "due process of law" guaranteed

cratic governance and stem from the

by the federal and state constitutions.

cans' rights from arbitrary or wrongful

violations. This concept has two parts:

substantive due process and procedural

Substantive due process refers to the

Due process of law protects Ameri-

due process.

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

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

officials and outlying regions.

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

An important premise both in federal

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

use public powers or institutions in

tices of home mortgage foreclosures,

widespread credit problems, fraud in

underwriting and a basis for analyses

object to an appointment based on any

This notice allows the public to

which can provide a public alert of

some way. Examples include no-

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

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notifi-

THE RISKS OF NOTICES **ONLY ON THE INTERNET**

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

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

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

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

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

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

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

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

Newspapers are the primary source

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

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

cation 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. providing public notices to the population

WHY NEWSPAPERS?

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

through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the

vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content). Another reason for the

Business Observer

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

cessible, archivable notices. While Internet web

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

BACK

E C1 Bank

pers remain the primary source for publishing public notices.

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

Newspaper tradition

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

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

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 decisionmaking process to the public's eves. Without this oversight, local governments could enact controversial policies without input from the public.

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

Newspapers: The best medium for public notices

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

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

Notices become historical records

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

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

Newspaper notices protect due process

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

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

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