

# PUBLIC NOTICES

Find your notices online at: OrangeObserver.com, FloridaPublicNotices.com and BusinessObserverFL.com

THURSDAY, JUNE 4, 2020

## ORANGE COUNTY LEGAL NOTICES

### WEST ORANGE TIMES FORECLOSURE SALES

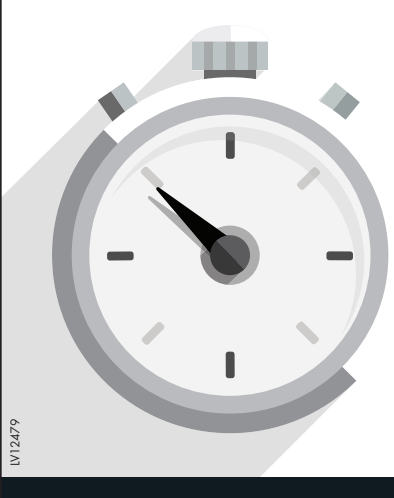
#### ORANGE COUNTY

Case No.	Sale Date	Case Name	Sale Address	Firm Name
2018-CA-013469-O	06/09/2020	Amerihome Mortgage vs. Victor Marrero Cheverez et al	Lot 22, Martin Place, PB 17 Pg 88	McCalla Raymer Leibert Pierce, LLC
2019-CA-011397-O	06/09/2020	Nationstar Mortgage vs. Verence Aracena et al	Lot 5, Robinswood, PB U Pg 5	McCalla Raymer Leibert Pierce, LLC
2017-CA-007404-O	06/09/2020	Wells Fargo vs. Jimmie Ezell Jr et al	1174 S Highland Ave, Apopka, FL 32703	Robertson, Anschutz & Schneid
2019-CA-001392-O	06/09/2020	Bank of America vs. Helen Keeling-Neal et al	Lot 3, Beeman Park, PB L Pg 91	Tromberg Law Group
2016-CA-002630	06/10/2020	U.S. Bank vs. Michaele D Magloire etc et al	Lot 82, Country Chase, PB 24 Pg 91	Diaz Anselmo Lindberg, P.A.
2016 CA 009298 O	06/10/2020	Wilmington Savings vs. Leonora Shea et al	14153 Oasis Cove Blvd 105, Windermere, FL 34786	Mandel, Manganeli & Leider, P.A.
19-CA-014769-O #33	06/10/2020	Holiday Inn Club vs. Muncey et al	Orange Lake CC Villas I, ORB 3300 Pg 2702	Aron, Jerry E.
	06/10/2020	Holiday Inn Club vs. Rogers et al	Orange Lake CC Villas III, ORB 5914 Pg 1965	Aron, Jerry E.
2018-CA-001795-O	06/16/2020	U.S. Bank vs. Yelena Kushnir et al	16077 Old Ash Loop, Orlando, FL 32828	Robertson, Anschutz & Schneid
2016-CA-000325-O	06/16/2020	Bank of New York Mellon vs. Randolph Morales et al	13800 Greenebridge Ct, Orlando, FL 32824	Robertson, Anschutz & Schneid
482018CA013960A0010X	06/17/2020	CitiMortgage vs. Mary Elizabeth Arnold et al	Unit 318-B, The Cloisters, ORB 2093 Pg 868	Brock & Scott, PLLC
2018-CA-008438-O	06/17/2020	Deutsche Bank vs. Iversen Dick, etc., et al.	Lot 192, Villages II at Eastwood Phase 3, PB 36 Pg 135-137	Brock & Scott, PLLC
	06/22/2020	"First American Title vs. Cypress Harbour CY54-HOA"		Harley Law Offices, PA
48-2018-CA-009429-O	06/25/2020	Fifth Third Bank vs. Minerva Ugalde Pernas et al	Lot 24, Imperial Estates, PB 2 Pg 149	McCalla Raymer Leibert Pierce, LLC
2018-CA-013612-O	06/25/2020	Navy FCU vs. Kenuth Robinson etc et al	Lot 140, Country Club Addition, PB G Pg 110	McCalla Raymer Leibert Pierce, LLC
2017-CA-009078-O	06/30/2020	Lakeview Loan vs. Melvin D Brummitt et al	Lot 28A, The Islands, PB 32 Pg 3	McCalla Raymer Leibert Pierce, LLC
2018-CA-006696-O	06/30/2020	Deutsche Bank vs. Christian A Torres et al	Lot 5, Orlo Vista Terrace, PB N Pg 96	Aldridge Pite, LLC
2016-CA-001113-O	07/06/2020	U.S. Bank vs. SMC Capital et al	Lot 391, Pepper Mill, PB 12 Pg 111	Aldridge Pite, LLC
2019-CA-005431-O	07/08/2020	Roundpoint Mortgage vs. Janice C Smith etc Unknowns et al	Section 9, Township 20 South, Range 27 East	Choice Legal Group P.A.
2013-CA-005926-O	07/09/2020	Wells Fargo Bank vs. Heriberto Vargas et al	Lot 77, Camellia Gardens PB 3 Pg 77	Brock & Scott, PLLC
2019-CA-009685-O	07/15/2020	Walden Palms vs. Alex Rivera et al	4772 Walden Cir #213, Orlando, FL 32811	JD Law Firm; The
2020-CC-001820-O	07/21/2020	Sandpoint vs. Ana Maria Gomez et al	1217 Sandbrook Dr, Orlando, FL 32824	JD Law Firm; The

## ORANGE COUNTY LEGAL NOTICES

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF PUBLIC SALE:</b> Universal Towing &amp; Recovery gives Notice of Lien and intent to sell these vehicles at 8:00 a.m. at 206 6th Street, Orlando, FL 32824 pursuant to subsection 713.78 of the Florida Statutes. Universal Towing &amp; Recovery reserves the right to accept or reject any and/or all bids. 2017 RIYA VIN# LEHTCB01HHR000615 SALE DATE 6/30/2020 2004 DODG VIN# 1D7HA18N14S753445 SALE DATE 7/1/2020 2008 NISS VIN# 1N4AL21E88C200691 SALE DATE 7/1/2020 2014 ZHNG VIN# L5YTCKPA3E1112543 SALE DATE 7/3/2020 2014 VOLK VIN# 3VWU07AJ6EM299917 SALE DATE 7/3/2020 2004 CHEV VIN# 1GNEC13Z04R143858 SALE DATE 7/3/2020 2006 ZZN VIN# YDV56015E606 SALE DATE 7/3/2020 1996 ZZN VIN# ZZNJ2648D696 SALE DATE 7/3/2020 TRAILER VIN# 5DKPB1211BN027108 SALE DATE 7/3/2020 2003 MAZD VIN# 4F4YR16D13TM20045 SALE DATE 7/4/2020 June 4, 2020 20-02141W</p>	<p><b>NOTICE UNDER FICTITIOUS NAME LAW</b> Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Lawn Marshall, located at 2932 Bower Road, in the City of Winter Park, County of Orange, State of Florida, 32792, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 1 of June, 2020. Marshall Allen Carter 2932 Bower Road Winter Park, FL 32792 June 4, 2020 20-02130W</p>	<p><b>Notice Under Fictitious Name Law</b> According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CAST MEMBER DEALS located at 14422 SHORESIDE WAY STE 110 PMB 131 in the City of WINTER GARDEN, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 29th day of May, 2020. Aaron Casey June 4, 2020 20-02126W</p>	<p><b>NOTICE UNDER FICTITIOUS NAME LAW</b> Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of EMS Electro Mist Sanitizing, located at 14144 Econ Woods Lane, in the City of Orlando, County of Orange, State of Florida, 32826, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 1 of June, 2020. Paul John McLea 14144 Econ Woods Lane Orlando, FL 32826 June 4, 2020 20-02131W</p>	<p><b>NOTICE OF PUBLIC SALE.</b> Notice is hereby given that the following vehicles will be sold at public auction pursuant to F.S. 713.78 on the sale dates at the locations below at 9:00 a.m. to satisfy towing and storage charges. 1997 NISSAN JN8AR05Y7VW182149 2005 HONDA JHLRD78575C051539 Sale Date:06/16/2020 Location:Wonder World Express Towing and Storage Corp Inc 308 S Ring Rd Orlando, FL 32811 Lienors reserve the right to bid. June 4, 2020 20-02145W</p>	<p><b>NOTICE OF PUBLIC SALE</b> TOW PROS OF ORLANDO gives Notice of Foreclosure of Lien and intent to sell these vehicles on 3/4/2019, 9:00 a.m. at 11424 SPACE BLVD., ORLANDO, FL 32837, pursuant to subsection 713.78 of the Florida Statutes. TOW PROS OF ORLANDO reserves the right to accept or reject any and/or all bids. 2015 NISSAN 5N1AT2MT1FC927183 LOCATION: 11424 SPACE BLVD. ORLANDO, FL 32837 Phone: 321-287-1094 June 4, 2020 20-02146W</p>
<p><b>FIRST INSERTION</b> NOTICE OF PUBLIC HEARING You will please take notice that on Friday, June 23rd, 2020 at 4:00 pm, the West Orange Healthcare District will hold a virtual district meeting via teleconference Meeting ID: 853 4638 7580; Dial-in: 253-215-8782. (To be held by telephone conference in light of the COVID-19 state of emergency and Executive Order 20-69 issued on March 20, 2020 by Governor DeSantis providing that entities subject to Sunshine may utilize communication media technology.) At that time, they will consider such business as may properly come before them. West Orange Healthcare District Board of Trustees June 4, 2020 20-02120W</p>	<p><b>FIRST INSERTION</b> NOTICE OF PUBLIC SALE SLY'S TOWING &amp; RECOVERY gives Notice of Foreclosure of Lien and intent to sale the following vehicles, pursuant to the Fl Statutes 713.78 on 06/18/2020 at 10:00 a.m. at 119 5th Street, Winter Garden, Fl 34787. SLY'S TOWING &amp; RECOVERY reserves the right to accept or reject any and/or all bids. 1FDXE4FS5JDC04704 2018 FORD 1FMZU35P9XZB25891 1999 FORD 1HGES163X4L005901 2004 HONDA 1HGFA168X6L091832 2006 HONDA 1J4GX48S04C242602 2004 JEEP 2T1BR30E46C678910 2006 TOYOTA JM3LW28J850542532 2005 MAZDA WBSEK93527CY78056 2007 BMW June 4, 2020 20-02122W</p>	<p><b>FIRST INSERTION</b> Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of WhiteSands Alcohol &amp; Drug Rehab Orlando located at 56 E. Pine Street, in the County of Orange, in the City of Orlando, Florida 32801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Broward County, Florida, this 29th day of May, 2020. SUNSPIRE HEALTH FLORIDA, LLC June 4, 2020 20-02128W</p>	<p><b>FIRST INSERTION</b> NOTICE OF PUBLIC SALE SLY'S TOWING &amp; RECOVERY gives Notice of Foreclosure of Lien and intent to sale the following vehicles, pursuant to the Fl Statutes 713.78 on 06/25/2020 at 10:00 a.m. at 119 5th Street, Winter Garden, Fl 34787. SLY'S TOWING &amp; RECOVERY reserves the right to accept or reject any and/or all bids. 1FAPF53U01G130893 2001 FORD 1GLJH52F227451574 2002 CHEVROLET IGTDS196148173476 2004 GENERAL MOTORS CORP 1HGCM55465A122181 2005 HONDA 55SWF4JB1FU083592 2015 MERCEDES-BENZ JTKDE177560115464 2006 TOYOTA MOTOR SALES USA KMHCU5AEXDU089286 2013 HYUNDAI KMHDU4AD8AU898531 2010 HYUNDAI YV1JS8838R1151620 1994 VOLVO June 4, 2020 20-02123W</p>	<p><b>FIRST INSERTION</b> Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" on April 29 at 10AM June 30, 2020 at 10AM Factory Finish 1114 Satellite Blvd 15 FORD 1FA6P0H79F5110084 \$7163.48 19 NISS 3N1AB7AP6KY384672 \$13379.80 17 TOYT 4T1BF1FKXHU649469 \$10174.96 13 VOLK 1VWAP7A34DC047339 \$4995.00 June 4, 2020 20-02147W</p>	

**SAVE TIME**  
E-mail your Legal Notice  
Business Observer  
legal@businessobserverfl.com




# SAVE TIME

## EMAIL YOUR LEGAL NOTICES

Sarasota County • Manatee County • Hillsborough County • Charlotte County  
Pinellas County • Pasco County • Polk County • Lee County  
Collier County • Orange County

legal@businessobserverfl.com



**Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County**

ORANGE  
COUNTY



There's a public hearing to decide if  
**your kids are going  
to a different school  
next year.**

*Wouldn't you want to know?*

**Did you know?**

Local school boards place notices about public hearings for proposed school district rezoning in newspapers.

**Be Informed!**

Read the public notices in this newspaper and at [FloridaPublicNotices.com](http://FloridaPublicNotices.com) to know what's going on in your community.



[FloridaPublicNotices.com](http://FloridaPublicNotices.com)

















ORANGE COUNTY  
SUBSEQUENT INSERTIONS

**SECOND INSERTION**  
NOTICE OF APPLICATION FOR TAX DEED  
NOTICE IS HEREBY GIVEN that 5T WEALTH PARTNERS LP the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2017-14126  
YEAR OF ISSUANCE: 2017  
DESCRIPTION OF PROPERTY: BLOSSOM PARK CONDO 6853/1897 UNIT 2207 BLDG F  
PARCEL ID # 34-23-29-0750-62-207  
Name in which assessed: CARMEN M GONZALEZ, IRMARIE DEL CARMEN DIAZ GONZALEZ  
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 09, 2020.  
Dated: May 21, 2020  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
May 28; June 4, 11, 18, 2020  
20-02044W

**SECOND INSERTION**  
NOTICE OF APPLICATION FOR TAX DEED  
NOTICE IS HEREBY GIVEN that 5T WEALTH PARTNERS LP the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2017-14127  
YEAR OF ISSUANCE: 2017  
DESCRIPTION OF PROPERTY: BLOSSOM PARK CONDO 6853/1897 UNIT 2208 BLDG F  
PARCEL ID # 34-23-29-0750-62-208  
Name in which assessed: SAM MICHELLE WEALTH MANAGEMENT LLC  
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 09, 2020.  
Dated: May 21, 2020  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
May 28; June 4, 11, 18, 2020  
20-02045W

**SECOND INSERTION**  
NOTICE OF APPLICATION FOR TAX DEED  
NOTICE IS HEREBY GIVEN that 5T WEALTH PARTNERS LP the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2017-14136  
YEAR OF ISSUANCE: 2017  
DESCRIPTION OF PROPERTY: BLOSSOM PARK CONDO 6853/1897 UNIT 3204 BLDG F  
PARCEL ID # 34-23-29-0750-63-204  
Name in which assessed: PRAVIN C TAWAR  
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 09, 2020.  
Dated: May 21, 2020  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
May 28; June 4, 11, 18, 2020  
20-02046W

**SECOND INSERTION**  
NOTICE OF APPLICATION FOR TAX DEED  
NOTICE IS HEREBY GIVEN that 5T WEALTH PARTNERS LP the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2017-14139  
YEAR OF ISSUANCE: 2017  
DESCRIPTION OF PROPERTY: BLOSSOM PARK CONDO 6853/1897 UNIT 3208 BLDG F  
PARCEL ID # 34-23-29-0750-63-208  
Name in which assessed: HARI SREEDHARAN  
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 09, 2020.  
Dated: May 21, 2020  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
May 28; June 4, 11, 18, 2020  
20-02047W

**SECOND INSERTION**  
NOTICE OF APPLICATION FOR TAX DEED  
NOTICE IS HEREBY GIVEN that 5T WEALTH PARTNERS LP the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2017-14141  
YEAR OF ISSUANCE: 2017  
DESCRIPTION OF PROPERTY: BLOSSOM PARK CONDO 6853/1897 UNIT 3211 BLDG F  
PARCEL ID # 34-23-29-0750-63-211  
Name in which assessed: ADELA M MARRERO ROSADO  
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 09, 2020.  
Dated: May 21, 2020  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
May 28; June 4, 11, 18, 2020  
20-02048W

**SECOND INSERTION**  
NOTICE OF APPLICATION FOR TAX DEED  
NOTICE IS HEREBY GIVEN that 5T WEALTH PARTNERS LP the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2017-14158  
YEAR OF ISSUANCE: 2017  
DESCRIPTION OF PROPERTY: BLOSSOM PARK CONDO 6853/1897 UNIT 2187 BLDG G  
PARCEL ID # 34-23-29-0750-72-187  
Name in which assessed: EMSA INVESTMENTS LLC  
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 09, 2020.  
Dated: May 21, 2020  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
May 28; June 4, 11, 18, 2020  
20-02049W

**SECOND INSERTION**  
NOTICE OF APPLICATION FOR TAX DEED  
NOTICE IS HEREBY GIVEN that 5T WEALTH PARTNERS LP the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2017-14170  
YEAR OF ISSUANCE: 2017  
DESCRIPTION OF PROPERTY: BLOSSOM PARK CONDO 6853/1897 UNIT 3184 BLDG G  
PARCEL ID # 34-23-29-0750-73-184  
Name in which assessed: SAM MICHELLE WEALTH MANAGEMENT LLC  
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 09, 2020.  
Dated: May 21, 2020  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
May 28; June 4, 11, 18, 2020  
20-02050W

**SECOND INSERTION**  
SECOND NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CASE NO.: 2018-CA-008645-O  
LEMON TREE- I CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit Corporation, Plaintiff, vs.  
RUSSELL P. ROBERTS, UNKNOWN SPOUSE IF ANY OF RUSSEL P. ROBERTS, RENNY ROBERTS AND UNKNOWN SPOUSE IF ANY OF RENNY ROBERTS, Defendants.  
TO: Renny Roberts  
10520 Bridlewood Ave.  
Orlando, FL 32825  
Renny Roberts  
965 Sierra Road  
York, SC 29745-7390  
YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Orange County, Florida:  
THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS BUILDING NO. 7, UNIT F, TOGETHER WITH AN UNDIVIDED INTEREST IN THE LAND, COMMON ELEMENTS, AND THE COMMON EXPENSES APPURTENANT TO SAID UNIT, ALL IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND

**SECOND INSERTION**  
OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF THE LEMON TREE SECTION I, A CONDOMINIUM, AS RECORDED IN O.R. BOOK 2685, PAGES 1427-1487, AND EXHIBITS THERETO, AND THE CONDOMINIUM PLAT PLANS RECORDED IN CONDOMINIUM BOOK 3, PAGES 141-148, ALL OF THE PUBLIC RECORDS OF ORANGE 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 FRANK J. LACQUANITI, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 140 N. WESTMONTE DR., SUITE 203, ALTAMONTE SPRINGS, FL 32714, within thirty (30) days after the first publication of this notice XXXXXXXXXXXX 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 Lien Foreclosure Complaint.  
TIFFANY MOORE RUSSELL  
Clerk of the Circuit and County Court  
By: Sandra Jackson, Deputy Clerk  
2020-05-20 09:21:43  
As Deputy Clerk  
425 North Orange Ave.  
Suite 350  
Orlando, Florida 32801  
May 28; June 4, 2020 20-02052W

**SECOND INSERTION**  
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 2019-CA-006502-O  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs.  
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET M. ROSS, DECEASED AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOAN T. MORAN, DECEASED, et al. Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 07, 2020, and entered in 2019-CA-006502-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and RICHARD ROSS; UNKNOWN SPOUSE OF RICHARD ROSS; SAWMILL HOMEOWNER'S ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on June 09, 2020, the following described property as set forth in said Final Judgment, to wit:

**SECOND INSERTION**  
LOT 272, SAWMILL PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 86, 87, & 88, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 6737 SAWMILL BLVD., OCOEE, FL 34761  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
IMPORTANT  
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.  
Dated this 21 day of May, 2020.  
By: \S\ Nicole Ramjattan  
Nicole Ramjattan, Esquire  
Florida Bar No. 89204  
Communication Email: nramjattan@rasflaw.com  
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: mail@rasflaw.com  
19-279212 - RuC  
May 28; June 4, 2020 20-02053W

**THIRD INSERTION**  
NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CASE NO. 2020-CA-001718-O  
GHOLAM REZA KHAN, Plaintiff, v.  
PASHA KHAN, LLC, a Florida limited liability company, and FARANAK KHAN, individually Defendants.  
TO: FARANAK KHAN  
YOU ARE NOTIFIED that an action for declaratory judgment as to the rights and obligations of FARANAK KHAN in PASHA KHAN, LLC, a Florida limited liability company, and in the real property located at 2152 S. Orange Blossom Trail, Apopka, FL 32703, with a parcel ID No. 24-21-28-3508-06-000, and as more particularly described in the Complaint, has been filed against you and you are required to serve a copy of your written defenses, if any, to it upon C. Nick Asma, Esq., Asma & Asma, P.A., 884 S. Dillard Street, Winter Garden, FL 34787, on or before July 9, 2020, and file the original with the Clerk of Court either before service or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
TIFFANY MOORE RUSSELL  
CLERK OF COURT  
By: Sandra Jackson, Deputy Clerk  
Civil Court Seal  
2020-05-13 08:02:56  
Deputy Clerk  
425 North Orange Ave.  
Suite 350  
Orlando, Florida 32801  
May 21, 28; June 4, 11, 2020  
20-01934W

**SECOND INSERTION**  
NOTICE OF APPLICATION FOR TAX DEED  
NOTICE IS HEREBY GIVEN that EREBUS HOLDINGS LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2017-17326  
YEAR OF ISSUANCE: 2017  
DESCRIPTION OF PROPERTY: CROSSINGS AT CONWAY CONDOMINIUM 8706/0957 UNIT 4219 BLDG J  
PARCEL ID # 05-23-30-1833-04-219  
Name in which assessed: ORANGE COUNTY EAST MICHIGAN 4219 LAN  
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 09, 2020.  
Dated: May 21, 2020  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
May 28; June 4, 11, 18, 2020  
20-02051W

**SECOND INSERTION**  
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CASE NO.: 2019-CA-001391-O  
HIDDEN OAKS CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.  
KENT GLADDEN, et al., Defendants.  
NOTICE is hereby given pursuant to a In Rem Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated January 8, 2020, and entered in Case Number: 2019-CA-001391-O, of the Circuit Court in and for Orange County, Florida, wherein HIDDEN OAKS CONDOMINIUM ASSOCIATION, INC. is the Plaintiff, KENT GLADDEN ("Owner"); UNKNOWN SPOUSE OF KENT GLADDEN and THE SOTO LAW OFFICE, P.A., are the Defendants, the Orange County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.myorangeclerk.realforeclose.com, beginning at 11:00 o'clock A.M. on the 7th day of April, 2020 the following described property as set forth in said In Rem Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:  
Property Address: 7317 Forest Hill Court, Unit 235, Winter Park, Florida 32792  
Property Description: Condominium, Unit 235, Building 12B, of Hidden Oaks Condominium, according to the Declaration of Condominium in Official Records Book 3400, Pages 281-385, of the Public Records of Orange

**SECOND INSERTION**  
County, Florida, together with all appurtenances thereto and an undivided interest in the common elements of said Condominium as set forth in said Declaration.  
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 Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303, within two (2) working days of your receipt of this Notice of Foreclosure Sale. If you are hearing impaired call (800) 955-8771; if you are voice impaired, call (800) 955-8770.  
/s/ Patrick J. Burton  
John L. Di Masi  
Florida Bar No.: 0915602  
Patrick J. Burton  
Florida Bar No.: 0098460  
Brandon Marcus  
Florida Bar No.: 0085124  
Jennifer L. Davis  
Florida Bar No.: 0879681  
Toby Snively  
Florida Bar No.: 0125998  
Christopher Bertels  
Florida Bar No.: 0098267  
Jared McElwee  
Florida Bar No.: 1010553  
LAW OFFICES OF JOHN L. DI MASI, P.A.  
801 N. Orange Avenue,  
Suite 500  
Orlando, Florida 32801  
Ph (407) 839-3383 Fx (407) 839-3384  
Primary E-Mail: bmarcus@orlando-law.com  
Attorneys for Plaintiffs  
May 28; June 4, 2020 20-02091W

**SECOND INSERTION**  
County, Florida, together with all appurtenances thereto and an undivided interest in the common elements of said Condominium as set forth in said Declaration.  
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 Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303, within two (2) working days of your receipt of this Notice of Foreclosure Sale. If you are hearing impaired call (800) 955-8771; if you are voice impaired, call (800) 955-8770.  
/s/ Patrick J. Burton  
John L. Di Masi  
Florida Bar No.: 0915602  
Patrick J. Burton  
Florida Bar No.: 0098460  
Brandon Marcus  
Florida Bar No.: 0085124  
Jennifer L. Davis  
Florida Bar No.: 0879681  
Toby Snively  
Florida Bar No.: 0125998  
Christopher Bertels  
Florida Bar No.: 0098267  
Jared McElwee  
Florida Bar No.: 1010553  
LAW OFFICES OF JOHN L. DI MASI, P.A.  
801 N. Orange Avenue,  
Suite 500  
Orlando, Florida 32801  
Ph (407) 839-3383 Fx (407) 839-3384  
Primary E-Mail: bmarcus@orlando-law.com  
Attorneys for Plaintiffs  
May 28; June 4, 2020 20-02091W

**SECOND INSERTION**  
County, Florida, together with all appurtenances thereto and an undivided interest in the common elements of said Condominium as set forth in said Declaration.  
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 Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303, within two (2) working days of your receipt of this Notice of Foreclosure Sale. If you are hearing impaired call (800) 955-8771; if you are voice impaired, call (800) 955-8770.  
/s/ Patrick J. Burton  
John L. Di Masi  
Florida Bar No.: 0915602  
Patrick J. Burton  
Florida Bar No.: 0098460  
Brandon Marcus  
Florida Bar No.: 0085124  
Jennifer L. Davis  
Florida Bar No.: 0879681  
Toby Snively  
Florida Bar No.: 0125998  
Christopher Bertels  
Florida Bar No.: 0098267  
Jared McElwee  
Florida Bar No.: 1010553  
LAW OFFICES OF JOHN L. DI MASI, P.A.  
801 N. Orange Avenue,  
Suite 500  
Orlando, Florida 32801  
Ph (407) 839-3383 Fx (407) 839-3384  
Primary E-Mail: bmarcus@orlando-law.com  
Attorneys for Plaintiffs  
May 28; June 4, 2020 20-02091W

**FOURTH INSERTION**  
Dillard Street Dental located at 516 S Dillard St, Winter Garden is now closed.  
Patient records have been transitioned to our new office, Chain of Lakes Family Dentistry located at 1805 Maguire Rd Suite 159 Windermere, FL 34786. You may call 407-876-6708 if you should have any questions.  
May 14, 21, 28; June 4, 2020  
20-01893W

OFFICIAL **COURTHOUSE** WEBSITES:  
MANATEE COUNTY: manateeclerk.com | SARASOTA COUNTY: sarasotaclerk.com  
CHARLOTTE COUNTY: charlotte.realforeclose.com | LEE COUNTY: leeclerk.org  
COLLIER COUNTY: collierclerk.com | HILLSBOROUGH COUNTY: hillsclerk.com  
PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.org  
POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com  
Check out your notices on:  
**www.floridapublicnotices.com**  
Business Observer

ORANGE  
COUNTY



There's a public hearing to decide if  
**your property taxes**  
are going up 50%.

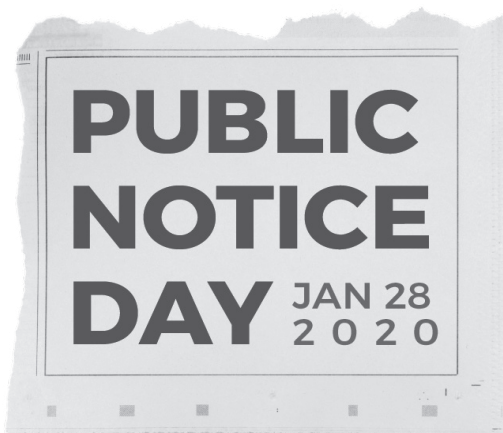
*Wouldn't you want to know?*

**Did you know?**

Local governments advertise notices of public hearings for proposed budgets and taxes in newspapers.

**Be Informed!**

Read the public notices in this newspaper and at [FloridaPublicNotices.com](http://FloridaPublicNotices.com) to know what's going on in your community.



[FloridaPublicNotices.com](http://FloridaPublicNotices.com)

ORANGE  
COUNTY

## PUBLIC NOTICES

## An American Tradition

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

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

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

*(Adapted from the Public Resource Notice Center)*

## Types of Public Notices

There are three standard types:

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

One such example is a public hearing notice.

• **Business and commerce notices**

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

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

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

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

## The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

## Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

## WHY NEWSPAPERS?

## Newspapers are the primary source

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

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

## Newspaper tradition

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

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

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

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

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

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

## Newspapers: The best medium for public notices

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

## THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

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

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

## Newspaper notices protect due process

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

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

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



## 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