

## ORANGE COUNTY LEGAL NOTICES

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that HANNAH ELIZABETH PEREIRA, OWNER, desiring to engage in business under the fictitious name of ODDLY CO. located at 6995 INTEGRA COVE BLVD, APT 330, ORLANDO, FLORIDA 32821 intends to register the said name in ORANGE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 8, 2021 21-00987W

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that AMETHYST PLACE, LLC, OWNER, desiring to engage in business under the fictitious name of AMETHYST PLACE SENIOR LIVING located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in ORANGE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 8, 2021 21-00982W

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that SHAHIRA GUIRGUIS, OWNER, desiring to engage in business under the fictitious name of SO DELIGHT located at 14518 VELLEUX DR., ORLANDO, FLORIDA 32837 intends to register the said name in ORANGE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 8, 2021 21-01008W

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
PERSONAL PROPERTY OF THE FOLLOWING TENANTS WILL BE SOLD FOR CASH TO SATISFY RENTAL LIENS IN ACCORDANCE WITH FLORIDA STATUTES, SELF STORAGE FACILITY ACT, SECTIONS 83-806 AND 83-807: PERSONAL MINI STORAGE WINTER GARDEN  
47 EUGENE BOYD JR  
377 MICHAEL BASTIAN  
626 WENDER MONNELLY  
CONTENTS MAY INCLUDE TOOLS, FURNITURE, BEDDING, KITCHEN, LUGGAGE, TOYS, GAMES, HOUSEHOLD ITEMS, PACKED CARTONS, CLOTHING, VEHICLES, ETC.  
OWNERS RESERVE THE RIGHT TO BID ON UNITS. LIEN SALE TO BE HELD ONLINE ENDING TUESDAY APRIL 27TH, 2021 AT 12:00 P.M. VIEWING AND BIDDING WILL ONLY BE AVAILABLE ONLINE AT WWW.STORAGETREASURES.COM  
April 8, 15, 2021 21-00975W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN THAT COMIAN XIII TAX LIEN FUND 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:** 2014-23092  
**YEAR OF ISSUANCE:** 2014  
**DESCRIPTION OF PROPERTY:** BITHLO G/50 LOTS 25 THROUGH 28 BLK V SEE 3266/2394  
**PARCEL ID #** 22-22-32-0712-22-025  
**Name in which assessed:** WALLACE H THURSTON  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, May 20, 2021.  
  
Dated: Apr 01, 2021  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
April 8, 15, 22, 29, 2021 21-00961W

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that RTM OPERATING COMPANY, LLC, OWNER, desiring to engage in business under the fictitious name of ARBY'S #8137 located at 12835 NARCOOSSEE ROAD, ORLANDO, FLORIDA 32832 intends to register the said name in ORANGE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 8, 2021 21-00981W

**FIRST INSERTION**  
**NOTICE IS HEREBY GIVEN THAT STEPHANIE BARNES, OWNER, desiring to engage in business under the fictitious name of GLOW PERSONAL BEAUTY SERVICES located at 2505 NORTHUMBERLAND AVENUE, ORLANDO, FLORIDA 32804 intends to register the said name in ORANGE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.**  
April 8, 2021 21-00995W

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that OFFICIAL ESTEEM, LLC, OWNER, desiring to engage in business under the fictitious name of ESTEEM AFFIRMATIONS located at 966 E 10TH ST, APOPKA, FLORIDA 32703 intends to register the said name in ORANGE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 8, 2021 21-00984W

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on April 26, 2021 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.  
Locations of vehicles and the lienor's name, address and telephone number are: Y.Y. & R. Inc DBA Ruben's Tires, 555 N. Semoran Blvd. Phone 407-826-1711.  
Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only.  
The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 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.  
2002 CHRY 3C8FY68B52T307874  
Lien Amount: \$639.00  
SALE DAY 04-26-2021  
April 8, 2021 21-00979W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN THAT CLEAR CREEK 837 TAX RE 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:** 2017-18123  
**YEAR OF ISSUANCE:** 2017  
**DESCRIPTION OF PROPERTY:** CHARLIN PARK Z/130 LOT 40  
**PARCEL ID #** 14-23-30-9560-00-400  
**Name in which assessed:** SHIRLEY A GLOSSENGER ESTATE  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, May 20, 2021.  
  
Dated: Apr 01, 2021  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
April 8, 15, 22, 29, 2021 21-00962W

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE.** 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.  
2004 Lexus  
TJJB20X140033603  
Sale Date:04/26/2021  
Location:Wonder World Express Towing and Storage LLC  
308 Ring Rd  
Orlando, FL 32811  
Lienors reserve the right to bid.  
April 8, 2021 21-01009W

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Property owner gives notice and intent to sell for reasonable storage/advertising costs the below abandoned property per FL Statute 715.104, 715.105, 715.106 & 715.109 on 4/21/21 at 8:30 AM at 3004 Logger Ct, Orlando, FL 32817.  
Said property owner reserves the right to accept/reject any and all bids.  
06 HOND  
VIN# SHSRD68536U407912  
April 8, 15, 2021 21-00976W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN THAT NICHOLAS CERYANCE 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:** 2014-12993  
**YEAR OF ISSUANCE:** 2014  
**DESCRIPTION OF PROPERTY:** ANGEHLT ADDITION H/79 LOT 10 BLK 4  
**PARCEL ID #** 03-23-29-0180-04-100  
**Name in which assessed:** NADER S NSENGIYUMVA

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, May 20, 2021.  
  
Dated: Apr 01, 2021  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
April 8, 15, 22, 29, 2021 21-00960W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN THAT CLEAR CREEK 837 TAX RE 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:** 2017-21182  
**YEAR OF ISSUANCE:** 2017  
**DESCRIPTION OF PROPERTY:** CAPE ORLANDO ESTATES UNIT 12A 4/66 LOT 14 BLK 14  
**PARCEL ID #** 10-23-32-1184-14-140  
**Name in which assessed:** LINDA VELAZQUEZ, EDGARD RODRIGUEZ  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, May 20, 2021.  
  
Dated: Apr 01, 2021  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Hildebrandt  
Deputy Comptroller  
April 8, 15, 22, 29, 2021 21-00963W

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that JOSE R MENDEZ, OWNER, desiring to engage in business under the fictitious name of SECURITY AND PROTECTION SERVICE located at 2129 ROSE BLVD, ORLANDO, FLORIDA 32939 intends to register the said name in ORANGE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
April 8, 2021 21-00986W

**FIRST INSERTION**  
**NOTICE OF NONDISCRIMINATORY POLICY TO PARENTS**  
Notice of Nondiscriminatory Policy As To Students - The West Orlando Baptist Church Child Discovery Center admits students of any race, color, national and ethnic origin to all the rights, privileges, programs, and activities generally accorded or made available to students at the school. It does not discriminate on the basis of race, color, national and ethnic origin in administration of its educational policies, admissions policies, and other school-administered programs.  
April 8, 2021 21-00978W

**FIRST INSERTION**  
**NOTICE OF PUBLIC HEARING**  
CITY OF WINTER GARDEN, FLORIDA  
Pursuant to the Florida Statutes, notice is hereby given that the City of Winter Garden City Commission will, on April 22, 2021 at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to consider the adoption of the following ordinance(s):  
**ORDINANCE 21-12**  
AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.487 +/- ACRES HAVING ORANGE COUNTY TAX PARCEL IDENTIFICATION NUMBERS 23-22-27-8199-00-225 AND 23-22-27-8199-00-226 LOCATED AT 859 SOUTH LAKEVIEW AVENUE BOTH PARCELS BEING SOUTH LAKEVIEW AVENUE, EAST OF ACCESS ROAD, WEST OF VINELAND ROAD, SOUTH OF WEST PALMETTO STREET, AND NORTH OF WEST MORGAN STREET INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.  
**ORDINANCE 21-13**  
AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.487 +/- ACRES HAVING ORANGE COUNTY TAX PARCEL IDENTIFICATION NUMBERS 23-22-27-8199-00-225 AND 23-22-27-8199-00-226 LOCATED AT 859 SOUTH LAKEVIEW AVENUE BOTH PARCELS BEING SOUTH LAKEVIEW AVENUE, EAST OF ACCESS ROAD, WEST OF VINELAND ROAD, SOUTH OF WEST PALMETTO STREET, AND NORTH OF WEST MORGAN STREET FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY RESIDENTIAL NEIGHBORHOOD COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.  
**ORDINANCE 21-14**  
AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.487 +/- ACRES HAVING ORANGE COUNTY TAX PARCEL IDENTIFICATION NUMBERS 23-22-27-8199-00-225 AND 23-22-27-8199-00-226 LOCATED AT 859 SOUTH LAKEVIEW AVENUE BOTH PARCELS BEING SOUTH LAKEVIEW AVENUE, EAST OF ACCESS ROAD, WEST OF VINELAND ROAD, SOUTH OF WEST PALMETTO STREET, AND NORTH OF WEST MORGAN STREET FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-NC RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.  
You can attend in person or to participate in the City Commission's virtual public hearing, please click on the link to register online at: <http://www.cwgd.com/agendacenter>  
Please visit the aforementioned website(s) in the days prior to the scheduled public hearings for more information about the public hearings, including any potential changes to the meeting location.  
Copies of the proposed ordinance(s) (which includes the legal description in metes and bounds of the proposed site) may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida. For more information, please call Shane Friedman at 656-4111 ext. 2026.  
Interested parties may appear at the meetings and be heard with respect to the proposed ordinance(s). Written comments will be accepted before or at the public hearings. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.  
LOCATION MAP



April 8, 2021

21-00977W

**HOW TO PUBLISH YOUR LEGAL NOTICE**  
IN THE BUSINESS OBSERVER

**CALL 941-906-9386**  
and select the appropriate County name from the menu option  
or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**

LV10248

OFFICIAL  
**COURTHOUSE**  
WEBSITES:

MANATEE COUNTY: [manateeclerk.com](http://manateeclerk.com) | SARASOTA COUNTY: [sarasotaclerk.com](http://sarasotaclerk.com) | CHARLOTTE COUNTY: [charlotte.realforeclose.com](http://charlotte.realforeclose.com)  
LEE COUNTY: [leeclerk.org](http://leeclerk.org) | COLLIER COUNTY: [collierclerk.com](http://collierclerk.com) | HILLSBOROUGH COUNTY: [hillsclerk.com](http://hillsclerk.com)  
Check out your notices on:  
**www.floridapublicnotices.com**  
PASCO COUNTY: [pasco.realforeclose.com](http://pasco.realforeclose.com) | PINELLAS COUNTY: [pinellasclerk.org](http://pinellasclerk.org)  
POLK COUNTY: [polkcountyclerk.net](http://polkcountyclerk.net) | ORANGE COUNTY: [myorangeclerk.com](http://myorangeclerk.com)

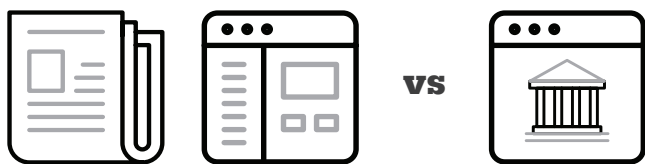
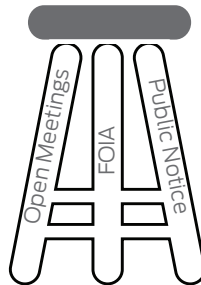
**Business Observer**

LV10171

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

**three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



**Accessibility**



**Independence**

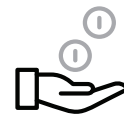


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



Newspapers remain the primary vehicle for public notice in **all 50 states**



## Types Of Public Notices

### Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- Zoning, Annexation and Land Use Changes

### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

**Stay Informed, It’s Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



# ORANGE COUNTY

## FIRST INSERTION

**NOTICE OF PUBLIC SALE:**  
 Universal Towing & 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 & Recovery reserves the right to accept or reject any and/or all bids.

1998 FORD  
 VIN# 1FTYR14U1WPB38674  
 SALE DATE 4/24

1999 FORD  
 VIN# 1FAFP42X9XF105642  
 SALE DATE 4/24

2006 HONDA  
 VIN# 5FNYP28196B043191  
 SALE DATE 4/24

2012 HYUNDAI  
 VIN# 5NPED4AC3CH406992  
 SALE DATE 4/24

2013 NISSAN  
 VIN# 1N4AA5AP0DC828764  
 SALE DATE 4/24

2005 FORD  
 VIN# 1FMPU165X5LA02223  
 SALE DATE 4/24

2016 HYUNDAI  
 VIN# 5NPDH4AE2GH706749  
 SALE DATE 4/30

2005 JEEP  
 VIN# 1J4GK48K05W504083  
 SALE DATE 4/30

2003 NISSAN  
 VIN# JN8AZ08T63W103793  
 SALE DATE 4/30

2003 FORD  
 VIN# 1FBSS31L13HA34990  
 SALE DATE 4/30

2012 JEEP  
 VIN# 1C4NJPBA9CD605682  
 SALE DATE 4/30

2016 MITSUBISHI  
 VIN# JA4AD3A32GZ036047  
 SALE DATE 4/30

2019 FORD  
 VIN# 1FA6P8CFXK5108318  
 SALE DATE 5/22

2002 VW  
 VIN# 3VWCB21C22M460656  
 SALE DATE 5/1

2010 CHEVY  
 VIN# 1G1ZC5EB7AF122450  
 SALE DATE 5/1

2002 FORD  
 VIN# 1FMZU63E22UA27777  
 SALE DATE 5/7

2002 AUDI  
 VIN# WAULT68E12A124621  
 SALE DATE 5/7

2017 SWEETWAT  
 VIN# 1RCGX4724H1001804  
 SALE DATE 5/7

2016 FORD  
 VIN# 1FTBW2ZM8GKA85192  
 SALE DATE 5/7

2004 CHEVY  
 VIN# 1GNDS13SX42373952  
 SALE DATE 5/7

1997 HONDA  
 VIN# 1HGCD7139VA022536  
 SALE DATE 5/7

2008 NISSAN  
 VIN# 1N4BL24E08C185653  
 SALE DATE 5/8

2000 CHEVY  
 VIN# 2G1FP22K2Y2148086  
 SALE DATE 5/8

2010 HYUNDAI  
 VIN# KMHFNAC5AU490956  
 SALE DATE 5/8

April 8, 2021 21-00989W

## FIRST INSERTION

Notice of Public Auction  
 Pursuant to Ch 713.585(6) F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve

Inspect 1 week prior @ lienor facility; cash or cashier check; 28% buyer premium; any person interested ph (954) 563-1999

Sale date April 30, 2021 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

35528 2009 Lexus VIN#: JTHBK262592090494 Lienor: El Po: Scratch Repair 3951 Forsyth Td #C7 Winter Park 407-556-7864

35529 2015 Mitsubishi VIN#: 4A4A-P4AU3FE009580 Lienor: Fountain Auto Mall 8701 S OBT Orlando 407-240-3800

Sale date May 7, 2021 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

35557 2012 Ford VIN#: 1FAHP-3J2XCL426982 Lienor: KDK Performance Automotive 6550 Edgewater Dr Orlando 407-298-2706

Licensed Auctioneers FLAB422 FLAU 765 & 1911  
 April 8, 2021 21-00991W

## FIRST INSERTION

Notice of Public Sale: Notice is hereby given that on dates and times listed below, the vehicles will be sold at public auction for monies owed on vehicle repair and storage coast 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" All Public Sales begin at 10AM

04/26/21 CCP Service 5817 Beggs Rd Orlando FL 32810

05 TOYT  
 JTEBU14R858033778  
 \$7468.79

04/30/21 Auto Master Repair  
 1892 Kentucky Ave Winter Park FL 32789

14 CHEV  
 1G1PK5SB5E7420848  
 \$1457.65

05/03/21 Michael Paint & Body  
 Inc 1041 Amber Rd Orlando FL 32807

11 TOYT  
 4T1BF3EK1BU164268  
 \$860.00

05/05/21 Factory Finish  
 1505 Pine Ave Orlando FL 32824

04 MG  
 GHN5UC264488G  
 \$12423.00

April 8, 2021 21-00992W

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
 Pursuant to F.S. 713.78, Airport Towing Service will sell the following vehicles and/or vessels. Seller reserves the right to bid. Sold as is, no warranty. Seller guarantees no title, terms cash. Seller reserves the right to refuse any or all bids.

**SALE DATE 04/19/2021, 11:00 AM**

**Located at 6690 E. Colonial Drive, Orlando FL 32807:**

2013 KIA RIO  
 KNADC125136272112  
 2003 VOLKSWAGEN  
 3VWTH69MX3M119171

**Located at 4507 E. Wetherbee Rd, Orlando, FL 32824**

2006 BMW  
 WBAVB13546KX43607  
 2002 SATURN  
 1G8ZH528X2Z234722  
 2014 INFINITI  
 JN1CV6EL7EM130851  
 1994 FORD  
 1FTX15Y2RKB98233  
 1994 PLYMOUTH  
 1P4GH44R1RX335307

**SALE DATE 04/20/2021, 11:00 AM**

**Located at 6690 E. Colonial Drive, Orlando FL 32807:**

2001 TOYOTA  
 1NXBR12E51Z483312  
 2007 DODGE  
 1B3HB484B7D508101

1994 FORD  
 1FTFE24H2RHB36670  
 2007 DODGE  
 2B3KA43G67H645068  
 2011 CHEVROLET  
 1G1PE5S98B7302101  
 2003 FORD  
 1FAFP55U13G237838  
 1996 HONDA  
 2HGEJ6677TH524404

**SALE DATE 04/21/2021, 11:00 AM**

**Located at 6690 E. Colonial Drive, Orlando FL 32807:**

1990 ENCLOSED

**Located at 4507 E. Wetherbee Rd, Orlando, FL 32824**

1990 HOMEMADE

**SALE DATE 04/23/2021, 11:00 AM**

**Located at 6690 E. Colonial Drive, Orlando FL 32807:**

1994 HARLEY DAVIDSON  
 1HD1FDL19RY114X22  
 2006 AUDI  
 WAUMF78P86A110126  
 2009 HONDA  
 1HGCP26749A199779

**Located at 4507 E. Wetherbee Rd, Orlando, FL 32824**

2017 HEARTLAND  
 5SFE3323HE328135  
 April 8, 2021 21-00990W

## 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 True Heading Home Inspections located at 16507 Wingspread Loop in the City of Winter Garden, FL, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of April, 2021.  
 Andrew Butts  
 April 8, 2021 21-00994W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2021-CP-918**  
**IN RE: ESTATE OF JUSTINE ABRAMSON, Deceased.**

The administration of the estate of JUSTINE ABRAMSON, deceased, whose date of death was March 24, 2020, is pending in the Circuit Court for Orange County Florida, Probate Division, the address of which is 425 North Orange Avenue, Room 355, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 8, 2021.

**Personal Representative:**  
 /s/ Kimberli Sexton  
**Kimberli Sexton**  
 12673 Tucano Circle  
 Boca Raton, FL 33428  
 Attorney for Personal Representative:  
 /s/ Bradley J. Busbin  
 Bradley J. Busbin, Esquire  
 Florida Bar No. 0127504  
 Busbin Law Firm, P.A.  
 2295 S. Hiwassee Rd., Ste. 207  
 Orlando, FL 32835  
 Email: Brad@busbinlaw.com  
 Telephone: (407) 955-4595  
 Fax: (407) 627-0318  
 April 8, 15, 2021 21-01005W

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
 PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO. 2017-CA-006623-O**  
**SILVER PINES ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. LOLA BUILDERS, INC, et al, Defendant(s).**

**NOTICE IS HEREBY GIVEN** pursuant to Final Judgment of Foreclosure dated March 9, 2021 entered in Civil Case No.: 2017-CA-006623-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Orlando, Florida, Foreclosure Sale will be held online via the Internet at [www.myorangeclerk.com](http://www.myorangeclerk.com) pursuant to Judgment or Order of the Court and Chapter 45, Florida Statutes, at 11:00 AM on the 10TH DAY OF MAY, 2021 the following described property as set forth in said Summary Final Judgment, to-wit:  
 UNIT 101, SILVER PINES, PHASE 1, A CONDOMINIUM, ACCODING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OR BOOK 2204, PAGES 76-84, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
 A/K/A: 5401 IDLEWILD COURT #101, ORLANDO, FL 32801.

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

Dated: March 31, 2021.  
 /s/ Jared Block  
 Jared Block, Esq.  
 Fla. Bar No. 90297  
 Email: Jared@flclg.com  
 Florida Community Law Group, P.L.  
 Attorneys for Plaintiff  
 1855 Griffin Road, Suite A-423  
 Dania Beach, FL 33004  
 Telephone (954) 372-5298  
 Facsimile (866) 424-5348  
 April 8, 15, 2021 21-00965W

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
 407 Towing & Recovery services LLC gives Notice of Lien and intent to sell these vehicles at 8:00 a.m. at 110 Wetherbee Rd, Orlando, FL 32824 pursuant to subsection 713.78 of the Florida Statutes. 407 Towing & Recovery services LLC reserves the right to accept or reject any and/or all bids

2015 DODGE  
 VIN# 2C3CDZAG8FH709849  
 SALE DATE 5/4/2021

2019 CHEV  
 VIN# 1GCGSCEN0K1106413  
 SALE DATE 5/1/2021

April 8, 2021 21-00993W

## FIRST INSERTION

**NOTICE OF PUBLIC HEARING TO ADOPT ORDINANCE 2021-01**  
 The Town of Windermere, Florida, proposes to adopt Ordinance 2021-01. The Town Council of Windermere, Florida, will hold a public hearing at the Town Hall located at 520 Main Street, Windermere, Florida, on Tuesday, April 13, 2021 at 6:00 P.M. (or as soon thereafter as the matter may be considered) to hold a public hearing on and to consider passage of the proposed Ordinance 2021-01, the title of which reads as follows:

ORDINANCE NO. 2021-01

**AN ORDINANCE OF THE TOWN OF WINDERMERE, FLORIDA, PERTAINING TO REZONING; AMENDING THE TOWN OF WINDERMERE'S ZONING MAP FOR 2.17 ACRES MORE OR LESS OF REAL PROPERTY LOCATED WITHIN THE TOWN CENTER DISTRICT OVERLAY AT THE NORTHEAST CORNER OF MAIN STREET AND EAST 6TH AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN, FROM COMMERCIAL AND RESIDENTIAL ZONING TO PLANNED UNIT DEVELOPMENT; PROVIDING FOR APPLICABILITY; SEVERABILITY; CONFLICTS; CODIFICATION; AND AN EFFECTIVE DATE.**

Interested parties may appear at the meeting and be heard with respect to the proposed annexation.

This ordinance is available at the Town Clerk's Office, 501 Forest Street, Windermere, Florida, for inspection. Due to Covid-19, in person appointments are required. Please contact Dorothy Burkhalter, Town Clerk, Town of Windermere, at 407-876-2563, ext. 23 for an appointment or if there are any questions/concerns.

Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meeting.

Persons are advised, pursuant to Section 286.0105 of the Florida Statutes, that, if they decide to appeal any decision made by the Town Council at this public hearing, they may need to ensure that a verbatim record of the proceeding is made, which record should include testimony and evidence upon which an appeal is based.

April 8, 2021 21-01006W

## FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
 Notice is hereby given that MARIA D DUCLERC, LUIS R DUCLERC MONTANEZ, OWNERS, desiring to engage in business under the fictitious name of ON SITE VIP CATERING located at 6427 BREEZEWOOD STREET, ORLANDO, FLORIDA 32818 intends to register the said name in ORANGE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 8, 2021 21-00996W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2021-CP-966**  
**IN RE: ESTATE OF THEODORE JOSEPH SAFFRAN, Deceased.**

The administration of the estate of THEODORE JOSEPH SAFFRAN, deceased, whose date of death was April 19, 2019, is pending in the Circuit Court for Orange County Florida, Probate Division, the address of which is 425 North Orange Avenue, Room 355, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 8, 2021.

**Personal Representative:**  
 /s/ Kimberli Sexton  
**Kimberli Sexton**  
 12673 Tucano Circle  
 Boca Raton, FL 33428  
 Attorney for Personal Representative:  
 /s/ Bradley J. Busbin  
 Bradley J. Busbin, Esquire  
 Florida Bar No. 0127504  
 Busbin Law Firm, P.A.  
 2295 S. Hiwassee Rd., Ste. 207  
 Orlando, FL 32835  
 Email: Brad@busbinlaw.com  
 Telephone: (407) 955-4595  
 Fax: (407) 627-0318  
 April 8, 15, 2021 21-01005W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File Number: 2021-CP-000931-O**  
**In Re The Estate Of: JOHN ROGERS TIPPETT, Deceased.**

The formal administration of the Estate of JOHN ROGERS TIPPETT, deceased, File Number 2021-CP-000931-O, has commenced in the Probate Division of the Circuit Court, Orange County, Florida, the address of which is 425 N. Orange Avenue, Suite 350, Orlando, FL 32801. 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 has been served must file their claims with this court at the address set forth above WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON SUCH CREDITOR.

All other creditors or persons having claims or demands against decedent's estate on whom a copy of this notice has not been served must file their claims with this court at the address set forth above WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW.

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

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

The date of first publication of this notice is April 8, 2021.

**Personal Representative:**  
**BRENDA LEE SAFFRAN**  
 1020 Guernsey Street  
 Orlando, Florida 32804  
 Attorney for personal representative:  
 NORBERTO S. KATZ, ESQUIRE  
 Florida Bar No.: 399086  
 425 West Colonial Drive, Suite 104  
 Orlando, Florida 32804  
 Telephone: (407) 849-7072  
 Fax: (407) 849-7075  
 E-Mail: [velizkatz@velizkatzlaw.com](mailto:velizkatz@velizkatzlaw.com)  
 Secondary: [rabreu@velizkatzlaw.com](mailto:rabreu@velizkatzlaw.com)  
 April 8, 15, 2021 21-00974W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File Number: 2021-CP-000931-O**  
**In Re The Estate Of: JOHN ROGERS TIPPETT, Deceased.**

The formal administration of the Estate of JOHN ROGERS TIPPETT, deceased, File Number 2021-CP-000931-O, has commenced in the Probate Division of the Circuit Court, Orange County, Florida, the address of which is 425 N. Orange Avenue, Suite 350, Orlando, FL 32801. 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 has not been served must file their claims with this court at the address set forth above WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW.

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

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

The date of first publication of this notice is April 8, 2021.

**Personal Representative:**  
**BRENDA LEE SAFFRAN**  
 1020 Guernsey Street  
 Orlando, Florida 32804  
 Attorney for personal representative:  
 NORBERTO S. KATZ, ESQUIRE  
 Florida Bar No.: 399086  
 425 West Colonial Drive, Suite 104  
 Orlando, Florida 32804  
 Telephone: (407) 849-7072  
 Fax: (407) 849-7075  
 E-Mail: [velizkatz@velizkatzlaw.com](mailto:velizkatz@velizkatzlaw.com)  
 Secondary: [rabreu@velizkatzlaw.com](mailto:rabreu@velizkatzlaw.com)  
 April 8, 15, 2021 21-00974W

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



# ORANGE COUNTY

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2021-CP-000394-O**  
**IN RE: ESTATE OF EVE M. PLOCHAN, Deceased.**

The administration of the estate of EVE M. PLOCHAN, deceased, whose date of death was November 15, 2020; File Number 2021-CP-000394-O, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801. 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 THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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: April 8, 2021.

**Julie Ann Fernandez**  
**Personal Representative**  
12673 Tanja King Blvd.  
Orlando, FL 32828

Michael J. Presutti  
Attorney for Personal Representative  
Florida Bar No. 831580  
MICHAEL J. PRESUTTI, P.A.  
980 Elm Street  
Oviedo, Florida 32765  
Telephone: (407) 678-8765  
email: michael@mpresutti.com  
April 8, 15, 2021 21-01015W

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2021-CP-000869-O**  
**IN RE: ESTATE OF ARTURO TIRADO ELIAS, Deceased.**

The administration of the estate of ARTURO TIRADO ELIAS, deceased, whose date of death was October 19, 2019, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is: April 8, 2021.

**LOURDES TIRADO**  
**Personal Representative**  
13206 Boulder Woods Circle  
Orlando, FL 32824

Robert D. Hines, Esq.  
Attorney for Personal Representatives  
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:  
NTService@hnh-law.com  
April 8, 15, 2021 21-01013W

## FIRST INSERTION

### FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2021-CP-000632-O**  
**IN RE: ESTATE OF MARY VIRGINIA VAN DEN HEUVEL, Deceased.**

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

YOU ARE HEREBY NOTIFIED that an Order of Summary Administration has been entered in the estate of MARY VIRGINIA VAN DEN HEUVEL, deceased, File Number 2021-CP-000632-O, by the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801.

The total cash value of the estate is \$12,678.89 and that the names and addresses of those to whom it has been assigned by such Order are:

Kathryn Zinn,  
14457 North 36th Place,  
Phoenix, Arizona 85032  
George Kortjohn,  
230 West Birchwood Drive,  
Sanford, Michigan 48657  
ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THIS ESTATE WHO ARE SERVED WITH A COPY OF THIS NOTICE ARE REQUIRED TO FILE WITH THIS COURT SUCH CLAIM WITHIN THE LATER OF THREE 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 THAT PERSON.

PERSONS HAVING CLAIMS AGAINST THE ESTATE WHO ARE NOT KNOWN TO THE PETITIONER OR BENEFICIARY AND WHOSE NAMES OR ADDRESSES ARE NOT REASONABLY ASCERTAINABLE, MUST FILE ALL CLAIMS AGAINST THE ESTATE WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is: April 8, 2021.

Michael J. Presutti  
Attorney for Petitioner  
Florida Bar No. 831580  
MICHAEL J. PRESUTTI, P.A.  
980 Elm Street  
Oviedo, Florida 32765  
Telephone: (407) 678-8765  
email: michael@mpresutti.com  
April 8, 15, 2021 21-01016W

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 2021-CA-003083-O**  
**RAY E. LAIRD and ANGELA J. LAIRD husband and wife, Plaintiffs, v.**

**The Unknown Heirs of JEWELL M. KELLEY, JASPER C. KILGORE, ANDREW B. KILGORE, WARREN J. KILGORE, HOWARD W. KILGORE, DARWIN L. KILGORE, and MITTIE REE BAKER Defendants.**

TO: The Unknown Heirs of: JEWELL M. KELLEY, JASPER C. KILGORE, ANDREW B. KILGORE, WARREN J. KILGORE, HOWARD W. KILGORE, DARWIN L. KILGORE and MITTIE REE BAKER

YOU ARE NOTIFIED that an action to quiet title to the following property in Orange County, Florida:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 S., RANGE 28 E., ORANGE COUNTY FLORIDA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF S 00°11'35" E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 347.50 FT.; THENCE RUN 89° 44' 01" E 113. 75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 89° 44' 01" E, 247. 75 FEET; THENCE RUN S 00° 15' 58"E 3.42 FEET THENCE RUN N 89° 28' 39" W, 247.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.010 ACRES, MORE OR LESS. has been filed against you. You are required to serve a copy of your written defenses, if any, to it on Mary D. Solik, Plaintiffs attorney, whose address is 121 S. Orange Avenue, Suite 1500 Orlando, Florida 32801, on or before June 1, 2021 and file the original with the clerk of this court either before service on Plaintiffs' attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated: April 6, 2021  
Tiffany Moore Russell  
As Clerk of the Court  
/s/ Sandra Jackson  
As Deputy Clerk  
425 North Orange Ave.  
Suite 350  
Orlando, Florida 32801  
April 8, 15, 22, 29, 2021 21-01017W

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2021-CP-000919-O**  
**Division Probate**  
**IN RE: ESTATE OF NANCY LEE ADY Deceased.**

The administration of the estate of Nancy Lee Ady, deceased, whose date of death was December 4, 2020, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Room 340, Orlando, Florida 32801. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 8, 2021.

**Co-Personal Representatives:**  
**Marc S. Ady**  
1824 Wind Harbor Road  
Belle Isle, Florida 3209  
**Lori Adams**  
2032 Gold Leaf Parkway  
Canton, Georgia 30114  
Attorney for co-Personal Representatives:  
Regina Rabitaille, Esquire  
Email Address:  
regina.rabitaille@nelsonmullins.com  
Florida Bar No. 86469  
Nelson Mullins Riley & Scarborough LLP  
390 North Orange Avenue, Suite 1400  
Orlando, Florida 32801  
April 8, 15, 2021 21-00972W

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File Number:**  
**48 - CP - 2021 - 000879 - O**  
**Division: Probate Division**  
**In Re The Estate Of:**

**Jerrie Lynn Mitchell, a/k/a Jerrie L. Mitchell, Deceased.**

The formal administration of the Estate of Jerrie Lynn Mitchell a/k/a Jerrie L. Mitchell, deceased, File Number 48 - CP - 2021 - 000879 - O, has commenced in the Probate Division of the Circuit Court, Orange County, Florida, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. 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 has been served must file their claims with this Court at the address set forth above WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON SUCH CREDITOR.

All other creditors or persons having claims or demands against decedent's estate on whom a copy of this notice has not been served must file their claims with this Court at the address set forth above WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW.

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

The date of first publication of this notice is April 8, 2021.

**Personal Representative:**  
**Rebecca M. Henley**  
297 Ingleside Drive  
Madison, MS 39110  
Attorney for Personal Representative:  
BLAIR M. JOHNSON  
Blair M. Johnson, P.A.  
Post Office Box 770496  
Winter Garden, Florida 34777-0496  
(407) 656-5521  
E-mail: Blair@westorangelaw.com  
Florida Bar Number: 296171  
April 8, 15, 2021 21-00971W

## FIRST 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.**  
**2015-CA-006594-O**  
**Arvest Central Mortgage Company fka Central Mortgage Company, Plaintiff, vs.**

**Jeffrey Stine a/k/a Jeffrey P. Stine, et al., Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2015-CA-006594-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Arvest Central Mortgage Company fka Central Mortgage Company is the Plaintiff and Jeffrey Stine a/k/a Jeffrey P. Stine; Nancy W. Stine; Sweetwater Country Club Homeowners' Association, Inc.; Les Chateaux Homeowners' Association, Inc.; Lake Highland Preparatory School, Inc.; United States of America, Department of the Treasury-Internal Revenue Service are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangeclerk.com, beginning at 11:00 AM on the 29th day of April, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK D, SWEETWATER COUNTRY CLUB, UNIT-V, PHASE-I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 64, OF THE PUBLIC RECORDS OF ORANGE 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 ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, 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 5th day of April, 2021.

By /s/ Mehwish Yousuf  
Mehwish Yousuf, Esq.  
Florida Bar No. 92171

By /s/ Julie Anthousis  
Julie Anthousis, Esq.  
Florida Bar No. 55337

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 6133  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
File # 11-F00216  
April 8, 15, 2021 21-00999W

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2021-CP-000718-O**  
**IN RE: ESTATE OF MINH TAM VU Deceased.**

The administration of the estate of Minh Tam Vu, deceased, whose date of death was February 4, 2021, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 355, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 8, 2021.

**Personal Representative:**  
**Huy Vu**  
3850 Hunter's Isle Dr.  
Orlando, Florida 32837  
Attorney for Personal Representative:  
Haneen Kutub, Esq.  
Attorney  
Florida Bar Number: 120564  
Law Offices of Petrovitch & Kutub  
101 NE 3rd Ave.  
Suite 1500  
Ft. Lauderdale, FL 33301  
Telephone: (978) 210-9161  
E-Mail: haneen@pklegalgroup.com  
Secondary:  
jennifer@pklegalgroup.com  
April 8, 15, 2021 21-00970W

## FIRST 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. 482018CA009143A0010X**  
**Deutsche Bank Trust Company Americas As Indenture Trustee for the registered holders of Saxon Asset Securities Trust 2006-3 Mortgage Loan Asset Backed Notes, Series 2006-3, Plaintiff, vs.**

**The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Luc Cadet a/k/a Luc Derisme Cadet a/k/a Andre Luc Derisme Cadet, Deceased, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 482018CA009143A0010X of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Deutsche Bank Trust Company Americas As Indenture Trustee for the registered holders of Saxon Asset Securities Trust 2006-3 Mortgage Loan Asset Backed Notes, Series 2006-3 is the Plaintiff and The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Luc Cadet a/k/a Luc Derisme Cadet a/k/a Andre Luc Derisme Cadet, Deceased; Linda Cadet; Caleb Cadet; The Independent Savings Plan Company d/b/a ISPC are the Defendants, that Tiffany Russell, Orange County Clerk

of Court will sell to the highest and best bidder for cash at, www.myorangeclerk.com, beginning at 11:00 AM on the 28th day of April, 2021, the following described property as set forth in said Final Judgment, to wit:  
LOT 14, BLOCK D, PINE RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 81, PUBLIC RECORDS OF ORANGE 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 ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, 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 April, 2021.

By /s/ Julie Anthousis  
Julie Anthousis, Esq.  
Florida Bar No. 55337

## FIRST INSERTION

NOTICE OF SALE IN THE 9TH JUDICIAL CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA  
**Case No. 2016-CA-006767-O**  
**21ST MORTGAGE CORPORATION, Plaintiff, VS.**

**ATHENA BARTON; UNKNOWN SPOUSE OF ATHENA BARTON; and UNKNOWN TENANT Defendant(s).**

NOTICE IS GIVEN pursuant to a Final Judgment dated March 5, 2018, entered in Case No. 2016 CA 6767 0, of the Circuit Court in and for Orange County, Florida, wherein ATHENA BARTON, is the Defendant, that Tiffany Moore Russell, Orange County Clerk of Courts, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Orange County, at www.orangeclerk.com, on May 6, 2021 11:00 a.m., the following described real property as set forth in the Final Judgment: Legal:

LOT 4, BLOCK 7, CHRISTMAS GARDENS DEVELOPMENT MAP NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK P, PAGE(S) 62, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE NORTHEASTERLY 1/2 OF THE UNNAMED PLATTED ROAD LYING ON THE WESTERLY

SIDE OF SAID LOT 4. INCLUDING A 2000 COASTAL MODULAR BUILDING MANUFACTURED HOME, 72X24 WITH SERIAL NUMBER 16754 AND 16755.

NOTICE ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

NOTICE If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Orange County Courthouse, 425 N Orange Avenue, Suite 2130, Orlando, Florida 32801, telephone 407-836-2303, within two working days of your receipt of this notice; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

By: Leslie White, for the firm  
Florida Bar No. 521078  
Telephone 407-841-1200  
Facsimile 407-423-1831  
primary email:  
lwhite@deanmead.com secondary email:  
bransom@deanmead.com  
April 8, 15, 2021 21-00964W



# ORANGE COUNTY

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

**CASE NO.: 2019-CA-2994-O**  
**BANK OF AMERICA, N.A., Plaintiff, v.**  
**MD HUSSAIN ALI; GEORGES A. SALLOUM, ET AL., Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 23, 2021 entered in Civil Case No. 2019-CA-2994-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein BANK OF AMERICA, N.A., Plaintiff and MD HUSSAIN ALI; GEORGES A. SALLOUM; REGIONS BANK; UNKNOWN SPOUSE OF MD HUSSAIN ALI N/K/A/JAHIDA ALI; UNKNOWN SPOUSE OF GEORGES A. SALLOUM N/K/A ELOREIN WOLLSGRAN; REGIONS BANK; CITIBANK, N.A., SUCCESSOR BY MERGER TO CITIBANK (SOUTH DAKOTA) N.A.; STONEBRIDGE LAKES CONDOMINIUM ASSOCIATION, INC.; THE PROMEDNADES PROPERTY OWNERS' ASSOCIATION, INC.; METROWEST MASTER ASSOCIATION, INC., are defendants, Tiffany Moore Russell, Clerk of Court, will sell the property at public sale at [www.myorangeclerk.realforeclose.com](http://www.myorangeclerk.realforeclose.com) beginning at 11:00 AM on May 26, 2021 the following described property as set forth in said Final Judgment, to-wit:

UNIT 107, BUILDING 17, PHASE 17, OF STONEBRIDGE LAKES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 7527, PAGE 3877, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ALL RECORDED AND UNRECORDED AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST OF SHARE IN THE COMMON ELEMENTS

APPURTENANT THERETO.  
 Property Address:  
 3401 Shallot Drive, Unit 107,  
 Orlando, FL 32835

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN A COURT PROCEEDING OR EVENT, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: ADA COORDINATOR, HUMAN RESOURCES, ORANGE COUNTY COURTHOUSE, 425 N. ORANGE AVENUE, SUITE 510, ORLANDO, FLORIDA, (407) 836-2303, FAX: 407-836-2204; AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING NOTIFICATION IF THE TIME BEFORE YOUR SCHEDULED COURT APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING IMPAIRED OR VOICE IMPAIRED, CALL 711 TO REACH THE TELECOMMUNICATIONS RELAY SERVICE.

/s/ Jason M. Vanslette  
 Jason M Vanslette, Esq.  
 FBN: 92121

Kelley Kronenberg  
 10360 West State Road 84  
 Fort Lauderdale, FL 33324  
 Phone: (954) 370-9970  
 Fax: (954) 252-4571  
 Service E-mail:  
[flrealprop@kelleykronenberg.com](mailto:flrealprop@kelleykronenberg.com)  
 April 8, 15, 2021 21-00967W

## FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA. CIVIL DIVISION

**CASE NO. 2017-CA-006868-O**  
**JPMORGAN CHASE BANK NATIONAL ASSOCIATION, Plaintiff, vs.**  
**MARGARITO CORONADO; DULCE M. CORONADO; FORD MOTOR CREDIT COMPANY; WYNNDHAM LAKES ESTATES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 25, 2018 and an Order Resetting Sale dated March 29, 2021 and entered in Case No. 2017-CA-006868-O of the Circuit Court in and for Orange County, Florida, wherein JPMORGAN CHASE BANK NATIONAL ASSOCIATION is Plaintiff and UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash [www.myorangeclerk.realforeclose.com](http://www.myorangeclerk.realforeclose.com), 11:00 A.M., on May 6, 2021, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 11, BLOCK 1, WYNNDHAM LAKES ESTATES, UNIT 1,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 29-38, OF THE PUBLIC RECORDS OF ORANGE 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, 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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
 DATED April 5, 2021.

By: /s/ Fazia Corsbie  
 Fazia S. Corsbie  
 Florida Bar No.: 978728  
 Roy Diaz, Attorney of Record  
 Florida Bar No. 767700

Diaz Anselmo Lindberg P.A.  
 Attorneys for Plaintiff  
 499 NW 70th Ave., Suite 309  
 Fort Lauderdale, FL 33317  
 Telephone: (954) 564-0071  
 Facsimile: (954) 564-9252  
 Service E-mail: [answers@dallegal.com](mailto:answers@dallegal.com)  
 1460-179374 / VMR  
 April 8, 15, 2021 21-01004W

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION  
**CASE NO:**  
**2019-CA-008130-O**  
**WELLS FARGO BANK, N.A., AS TRUSTEE, FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WCW1, Plaintiff, vs.**

**NAILA SHOUMAN; THAAR M. SHOUMAN; EASTWOOD COMMUNITY ASSOCIATION, INC.; GEORGE SAWAF; DEL-AIR HEATING, AIR CONDITIONING & REFRIGERATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF JUSTICE; STATE OF FLORIDA; CLERK OF THE COURT OF ORANGE COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale Date entered in Civil Case No. 2019-CA-008130-O of the Circuit Court of the 9TH Judicial Circuit in and for Orange County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE, FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WCW1 is Plaintiff and SHOU-MAN, NAILA, et al, are Defendants. The Clerk, TIFFANY RUSSELL, shall sell to the highest and best bidder for cash at Orange County's On Line Public Auction website: [www.myorangeclerk.realforeclose.com](http://www.myorangeclerk.realforeclose.com), at 11:00 AM on May 04 2021, in accordance with Chapter 45, Florida Statutes, the following described property located in ORANGE

County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure, to-wit:

LOT 16, VILLAGES II AT EASTWOOD PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 16, 17, AND 18 OF THE PUBLIC RECORDS OF ORANGE 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. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204 at least 7 days before your scheduled court appearance, or immediately if you receive less than a 7 day notice to appear. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

Matthew Edward Hearne, Esq.  
 FL Bar #: 84251

FRENKEL LAMBERT WEISS  
 WEISMAN & GORDON, LLP  
 One East Broward Boulevard,  
 Suite 1111  
 Fort Lauderdale, Florida 33301  
 Telephone: (954) 522-3233 |  
 Fax: (954) 200-7770  
 FL Bar #: 84251  
 DESIGNATED PRIMARY E-MAIL  
 FOR SERVICE  
 PURSUANT TO FLA. R. JUD.  
 ADMIN 2.516  
[fleservice@flwlaw.com](mailto:fleservice@flwlaw.com)  
 04-087588-F00  
 April 8, 15, 2021 21-00966W

## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA

CIVIL DIVISION  
**CASE NO: 2017-CA-4834-O**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs.**

**HELEN FAVORITE A/K/A HELEN A. FAVORITE; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELEN FAVORITE A/K/A HELEN A. FAVORITE, DECEASED; CITIBANK, N.A. F/K/A CITIBANK [USA], N.A.; RUSS RAZZANI; DEBRA MUMM; AND ROXANNE RAZZANI-ELLIS, Defendants.**

TO: ROXANNE RAZZANI-ELLIS  
 LAST KNOWN ADDRESS:  
 1305 Morgan Stanley Ave.,  
 Winter Park, FL 32789

You are hereby notified that an action for foreclosure of a mortgage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Gennifer L. Bridges, Esq. of BURR & FORMAN, LLP, Plaintiff's Attorney, whose address is 200 S. Orange Avenue, Suite 800, Orlando, Florida 32801. Telephone: 407-540-6600; email address: [gbridges@burr.com](mailto:gbridges@burr.com), within 30 days from the first date of publication of this notice, and file the original with the Clerk of this Court either before service of the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

The Defendants in this action are as follows: HELEN FAVORITE A/K/A HELEN A. FAVORITE; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDI-

TORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELEN FAVORITE A/K/A HELEN A. FAVORITE, DECEASED; CITIBANK, N.A. F/K/A CITIBANK [USA], N.A.; RUSS RAZZANI; DEBRA MUMM; and ROXANNE RAZZANI-ELLIS.

These proceedings were initiated in the Ninth Judicial Circuit Court in and for Orange County, FL, Wilmington Savings Fund Society, etc. v. Helen Favorite, et al., Case No. 2017-CA-4834-O.

The real property at issue in this action is described as follows: LOT 107, THE PALMS, SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 98, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

A/K/A 1966 Palm View Drive, Apopka, Florida 32712

AMERICANS WITH DISABILITIES ACT. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding or program, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator in the Human Resources Office of the Court, Orange County Courthouse, 425 N. Orange Ave., Suite 510, Orlando, FL 32801 as far in advance as possible, but preferably at least seven (7) working days before your scheduled court appearance or other court activity; or immediately upon receiving your notification if the time before the scheduled appearance is less than seven (7) working days; the telephone number is 407-836-2303. If you are hearing or voice impaired, call 1-800-955-8771, Fax is 407-836-2204, E-mail at [ctadm2@ocnjcc.org](mailto:ctadm2@ocnjcc.org).

TIFFANY MOORE RUSSELL  
 CLERK OF THE COURT  
 By: /s/ Sandra Jackson  
 Deputy Clerk  
 425 North Orange Ave.  
 Suite 350  
 Orlando, Florida 32801  
 April 8, 15, 2021 21-01003W

## FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION

**CASE NO:**  
**2020CC-9456-O**  
**CYPRESS SPRINGS VILLAGES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v.**  
**JOSEPH CEBOLLERO, Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered in this case in the Circuit Court of Orange County, Florida, the real property described as:

LOT 75, CYPRESS SPRINGS VILLAGE S, according to the Plat thereof as recorded in Plat Book 43, Page 124, Public Records of Orange County, Florida.

Property address 2550 Cypress Trace Cir, Orlando, FL 32825, will be sold at public sale, to the highest and best bidder for cash, on-line at [www.orange.realforeclose.com](http://www.orange.realforeclose.com), on May 17, 2021, at 11:00 a.m.

Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 North Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least seven (7) days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 DATE: April 5th, 2021.

Robert J. Stanz, Esq.  
 Florida Bar No. 0175196  
 ROBERT J. STANZ, P.A.  
 5121 South Lakeland Drive, Ste. 2  
 Lakeland, Florida 33813  
 Telephone: 863-709-0206  
 Facsimile: 863-709-0249  
 Email: [rjstanz@stanzlaw.com](mailto:rjstanz@stanzlaw.com)  
 Attorney for Plaintiff  
 April 8, 15, 2021 21-01001W

## FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA

CIVIL DIVISION  
**CASE NO. 2018-CA-009155-O**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC2, MORTGAGE-PASS THROUGH CERTIFICATES, SERIES 2007-NC2, Plaintiff, vs.**

**UNKNOWN HEIRS OF MAURICE DAVIS, JR. A/K/A MAURICE DAVIS, ET AL. Defendants**

NOTICE IS HEREBY GIVEN pursuant to an Order dated March 4, 2021, and entered in Case No. 2018-CA-009155-O, of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC2, MORTGAGE-PASS THROUGH CERTIFICATES, SERIES 2007-NC2 (hereafter "Plaintiff"), is Plaintiff and UNKNOWN HEIRS OF MAURICE DAVIS, JR. A/K/A MAURICE DAVIS; UNKNOWN SPOUSE OF MAURICE DAVIS, JR. A/K/A MAURICE DAVIS; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURTS, ORANGE COUNTY, FLORIDA; ADVANTAGE ONE MORTGAGE CORPORATION; DONALD KISER A/K/A DONALD RAYNARD KISER A/K/A DONALD R KISER; TROY KISER; MAURICE DAVIS, III A/K/A MAURICE DAVIS; DEIRDRE M. CANADA; SHALANIA LAMPKINS-KISER A/K/A SHALANIA S. LAMPKINS; FLORIDA CENTRAL CREDIT UNION, are defendants. Tiffany M. Russell, Clerk of the Circuit Court for ORANGE County, Florida will sell to the highest and best bidder for cash via the Internet at [www.myorangeclerk.realforeclose.com](http://www.myorangeclerk.realforeclose.com), at 11:00 a.m., on the 10TH day of MAY, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 16, ROSEBORO FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF LOT 16 CONVEYED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4566, PAGE 3713, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING

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 29 day of March, 2021.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, ROSEBORO FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 41 MINUTES 50 SECONDS EAST, 11.99 FEET; THENCE NORTH 88 DEGREES 56 MINUTES 15 SECONDS EAST, 441.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88 DEGREES 56 MINUTES 15 SECONDS EAST, 176.00 FEET SOUTH 00 DEGREES 41 MINUTES 12 SECONDS EAST, 23.04 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 30 SECONDS WEST, ALONG THE LAND OF THE GRANTEE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2500, PAGE 588, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA 176.00 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 13 SECONDS WEST, 21.44 FEET TO THE POINT OF BEGINNING.

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.

IMPORTANT: In accordance with the 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, 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 5th day of April 2021.

/s/ Tammi Calderone  
 Tammi M Calderone, Esq.  
 Florida Bar #: 849296  
 Email: [TCalderone@vanlawfl.com](mailto:TCalderone@vanlawfl.com)

VAN NESS LAW FIRM, PLC  
 1239 E. Newport Center Drive,  
 Suite 110  
 Deerfield Beach, Florida 33442  
 Ph: (954) 571-2031  
 PRIMARY EMAIL:  
[Pleadings@vanlawfl.com](mailto:Pleadings@vanlawfl.com)  
 PHH11515-18/tro  
 April 8, 15, 2021 21-01002W

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

**CASE NO.: 2013-CA-006891-O**  
**U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, Plaintiff, vs.**  
**GWEN S. ROWE MAGYAR; et al., Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was

awarded on April 24, 2014 in Civil Case No. 2013-CA-006891-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST is the Plaintiff, and GWEN S. ROWE MAGYAR; UNKNOWN SPOUSE OF GWEN S. ROWE MAGYAR; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.  
 The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at [www.myorangeclerk.realforeclose.com](http://www.myorangeclerk.realforeclose.com) on April 27, 2021 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
 LOT 9 AND THE EAST 20 FEET OF LOT 8, BLOCK E, DOMMERICH ESTATES, THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 12, OF THE PUBLIC RECORDS OF

ORANGE 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.

IMPORTANT  
 AMERICANS WITH DISABILITIES ACT: 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 29 day of March, 2021.

By: Digitally signed by  
 Zachary Ullman  
 Date: 2021-03-29 12:31:10  
 Zachary Y. Ullman  
 FBN: 106751  
 Primary E-Mail:  
[ServiceMail@aldridgepите.com](mailto:ServiceMail@aldridgepите.com)  
 ALDRIDGE | PITE, LLP  
 Attorney for Plaintiff  
 1615 South Congress Avenue  
 Suite 200  
 Delray Beach, FL 33445  
 Telephone: 561-392-6391  
 Facsimile: 561-392-6965  
 1143-217B  
 April 8, 15, 2021 21-00997W



ORANGE COUNTY

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION

CASE NO.: 2018-CA-011692-O THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-1 Plaintiff(s), vs.

ANGELA M. SNOWDNA/K/A ANGELA SNOWDEN A/K/A ANGELA M. LAMB; DLJ MORTGAGE CAPITAL, INC.; JOSE AUGUSTO GARUTTI; ITAYLHEADREA DILLY P.A.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN PARTY #1; UNKNOWN PARTY #2; UNKNOWN PARTY #3; UNKNOWN PARTY #4 THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION; Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on April 5, 2019 in the above-captioned action, the Clerk of Court, Tiffany Moore Russel, will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of May, 2021 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 36-38, J.L. Dillard Subdivision Section A, as per plat there-

of, recorded in Plat Book K, Page 37, of the Public Records of Orange County, Florida.

Property address: 124 Agnes Street, Winter Garden, FL 34787 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.

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: ADA COORDINATOR, HUMAN RESOURCES, ORANGE COUNTY COURTHOUSE, 425 N. ORANGE AVENUE, SUITE 510, ORLANDO, FLORIDA, (407) 836-2303, FAX: 407-836-2204; 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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgett-lawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

Respectfully submitted, STEVEN G. HURLEY, ESQ. Florida Bar # 99802

PADGETT LAW GROUP 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com TDP File No. 20-028984-1 April 8, 15, 2021 21-01012W

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2021-CA-000781-O

JAMES W. LOUITTIT; JANE H. LOUITTIT, Plaintiff, v.

NANCY WALLIN CALDWELL; RICHARD H. CRITCHLOW, AS TRUSTEE OF THE FAMILY TRUST OF ROBERT J. CALDWELL A/K/A ROBERT JOHN CALDWELL, DECEASED; CATHARINE ASHLEY CALDWELL A/K/A CATHARINE CALDWELL; FULLERTON; UNKNOWN HEIRS, BENEFICIARIES AND DEVISEES OF THE ESTATE OF BERNICE LEGGETT, DECEASED; UNKNOWN HEIRS, BENEFICIARIES AND DEVISEES OF THE ESTATE OF KATHERINE L. KLINGENHAGEN F/K/A KATHERINE LEGGETT, DECEASED; FRED KLINGENHAGEN; UNKNOWN HEIRS, BENEFICIARIES AND DEVISEES OF THE ESTATE OF RAYMOND LEGGETT, DECEASED; KEITH LEGGETT; TERRY LEGGETT, Defendants.

TO: Unknown Heirs, Beneficiaries and Devisees of the Estate of Bernice Leggett, Deceased Last known address; 851 Lake Catherine Drive, Maitland, FL 32751 Unknown Heirs, Beneficiaries and Devisees of the Estate of Katherine L. Klingenhagen f/k/a Katherine Leggett, Deceased Last known address; 851 Lake Catherine Drive, Maitland, FL 32751 Unknown Heirs, Beneficiaries and Devisees of the Estate of Raymond Leggett, Deceased Last known address; 851 Lake Catherine Drive, Maitland, FL 32751

YOU ARE HEREBY NOTIFIED THAT an action to foreclose a mortgage on the following described property in Orange County, Florida: Parcel 1/Lot 5: Lot 5, Lake Catherine Shores, according to the plat thereof as recorded in Plat Book R, Page 47, of the public records of Orange County, Florida.

Parcel 2/Lot 5-B: Begin at the Southeast corner of Lot 5, Lake Catherine Shores, according to the plat thereof as recorded in Plat Book R, Page 47, of the public records of Orange County, Florida; thence run South 05 degrees 21 minutes 53 seconds West to the waters of Lake Eulalie; thence Northwesterly along the water's edge to a point which bears South 19 degrees 27 minutes 53 seconds East from the Southwest corner of said Lot 5; thence North 19

degrees 27 minutes 53 seconds West to the Southwest corner of said Lot 5; thence North 75 degrees 48 minutes 10 seconds East along the South line of said Lot 5, a distance of 67.45 feet to the point of beginning.

And, Parcel 3/Lot 5-A: Begin at the Northeast corner of Lot 5, Lake Catherine Shores, according to the plat thereof as recorded in Plat Book R, Page 47, of the public records of Orange County, Florida; thence run thence North 5 degrees 21 minutes 53 seconds East to the waters of Lake Catherine; thence run thence Northwesterly along the water's edge to a point which is North 19 degrees 52 minutes 25 seconds East of the Northwest corner of said Lot 5; thence run South 19 degrees 52 minutes 25 seconds West to the Northwest corner of said Lot 5; thence run Southeasterly to the point of beginning. Less and except that part lying within the right of way of Lake Catherine Drive. The Property is located at 851 Lake Catherine Dr., Maitland, FL 32751.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Suzanne Paulus Miller, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of 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; or 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 ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, Email: ctadmd2@ocnjcc.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled court appearance is less than 7 days; if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Orange County, Florida, this 31 day of March, 2021.

Tiffany Moore Russell as Clerk of the Circuit Court of Orange County, Florida By: /s/ Sandra Jackson, DEPUTY CLERK 425 North Orange Ave. Suite 350 Orlando, Florida 32801 April 8, 15, 22, 29, 2021 21-00968W

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO: 2016-CA-006343-O HOLIDAY INN CLUB VACATIONS INCORPORATED, Plaintiff v.

STACEY LYNN RUDY, Defendant(s),

NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure dated March 23, 2021, in the above-styled cause, the Clerk of Circuit Court Tiffany Moore Russell, shall sell the subject property at public sale on the 6th day of May, 2021, at 11 a.m., to the highest and best bidder for cash, at www.myorangeclerk.realforeclose.com for the following described property:

Odd Year, Biennial Week/ Unit(s): 34/5256 of ORANGE LAKE COUNTRY CLUB VILLAS IV, a Condominium (the "Condominium"), together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 9040, Page 662, in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 43, Pages 39, until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate, TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the Unit Weeks in the above described

Condominium in the percentage interest established in the Declaration of Condominium.

TOGETHER with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property are herein referred to as the "Property".

Property Address: 8505 W. Irlo Bronson Memorial Hwy., Odd Year, Biennial Week 34/Unit 5256, Kissimmee, FL 34747.

The aforesaid sale will be made pursuant to the final judgment of foreclosure as to the above listed counts, respectively, in Civil Action No. 2016-CA-006343-O.

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

Dated: April 5, 2021. /s/ Teris McGovern Teris McGovern, Esquire Florida Bar No.: 111898 tmcgovern@bitman-law.com mcmcdonald@bitman-law.com BITMAN, O'BRIEN & MORAT, PLLC 255 Primera Blvd., Suite 128 Lake Mary, Florida 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-2635 Attorney for Plaintiff April 8, 15, 2021 21-01011W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION

CASE NO.: 2016-CA-003301-O

WELLS FARGO BANK, N.A., Plaintiff, v.

DILIP LAL, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that pursuant to a Consent Summary Final Judgment of Mortgage Foreclosure dated October 13, 2016, entered in Case No. 2016-CA-003301-O of the Circuit Court of the NINTH Judicial Circuit in and for ORANGE County, Florida, wherein WELLS FARGO BANK, N.A. is the Plaintiff and DILIP LAL; UNKNOWN SPOUSE OF DILIP LAL; MIRABELLA AT VIZCAYA HOMEOWNERS ASSOCIATION INC ; UNKNOWN TENANT 1; UNKNOWN TENANT 2, are the Defendants.

The Clerk of the Court, TIFFANY MOORE RUSSELL, will sell to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, at public sale on May 25, 2021, at 11:00 A.M. to the highest bidder for cash at www.myorangeclerk.realforeclose.com after having first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in said Summary Final Summary Judgment, to wit:

LOT 55, MIRABELLA AT VIZCAYA PHASE THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 32, PUBLIC RECORDS

OF ORANGE COUNTY, FLORIDA..

Property address: 8142 Via Rosa, Orlando, FL 32836

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.

In accordance with the Americans with Disabilities Act of 1990 (ADA). 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 ADA Coordinator at Orange County Courthouse, 425 N. Orange Avenue, Suite #510, Orlando, FL 32802 (407) 836-2303; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding, 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 2 day of April, 2021.

By: /s/ Matthew Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLawFL.com

HOWARD LAW GROUP 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com April 8, 15, 2021 21-01000W

ORANGE COUNTY SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2020-CA-012694-O NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD R. LEZOTTE, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD R. LEZOTTE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 91, CYPRESS SPRINGS UNIT 3 PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE(S) 126 THROUGH 128, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

WITNESS my hand and the seal of this Court at Otange County, Florida, this 30 day of March, 2021

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT BY: /s/ Sandra Jackson, DEPUTY CLERK 425 North Orange Ave. Suite 350 Orlando, Florida 32801 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com April 1, 8, 2021 21-00957W

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2021-CA-001390-O NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT LEE HUGHES, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT LEE HUGHES, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following property:

LOT 343, MONTPELIER VILLAGE - PHASE 1 WILLIAMSBURG AT ORANGEWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 41 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

WITNESS my hand and the seal of this Court at Otange County, Florida, this 30 day of March, 2021

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT BY: /s/ Sandra Jackson, DEPUTY CLERK 425 North Orange Ave. Suite 350 Orlando, Florida 32801 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com April 1, 8, 2021 21-00959W

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2019-CA-013486-O

WELLS FARGO BANK, N.A., Plaintiff, vs.

PSK GROUP, INC. ET AL., Defendants.

Notice is given that pursuant to a Summary Final Judgment as to Count I, Foreclosure of Mortgage on Non-Residential Property, and Assessment of Reasonable Attorneys' Fees dated February 3, 2021 ("Final Judgment"), entered in Case No. 2019-CA-013486-O of the Circuit Court for Orange County, Florida, in which WELLS FARGO BANK, N.A. is the Plaintiff and PSK GROUP, INC.; PURE SKIN DERMATOLOGY, LLC, n/k/a PURE SKIN DERMATOLOGY AND AESTHETICS, LLC; PHOENICIA CENTER CONDOMINIUM ASSOCIATION, INC.; and UNKNOWN TENANT #1 n/k/a CANNAMD FLORIDA LLC are the Defendants, Tiffany Moore Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at https://www.myorangeclerk.realforeclose.com, at 11:00 a.m. on May 3, 2021, the following-described property set forth in the order of Final Judgment:

Condominium Unit 205, PHOENICIA CENTER CONDOMINIUM, A COMMERCIAL CONDOMINIUM, together with an undivided interest in the common elements, according to

the Declaration of Condominium thereof recorded in Official Records Book 8343, Page 1665, as amended from time to time, of the Public Records of Orange County, Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Ave., Suite 510, Orlando, Florida (407) 836-2215, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Bradley J. Anderson Bradley J. Anderson, Esquire Florida Bar No.: 00105695 banderson@zkslawfirm.com jwenhold@zkslawfirm.com service@zkslawfirm.com ZIMMERMAN, KISER & SUTCLIFFE, P.A. 315 E. Robinson St., Suite 600 (32801) P.O. Box 3000 Orlando, FL 32802 Telephone: (407) 425-7010 Facsimile: (407) 425-2747 Counsel for Plaintiff April 1, 8, 2021 21-00898W



**ORANGE COUNTY**  
**SUBSEQUENT INSERTIONS**

**SECOND INSERTION**

**NOTICE OF FORECLOSURE SALE** IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 2020-CC-010782-O**  
**WALDEN PALMS CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. NATHANIEL WALDROP, et al, Defendant(s)**  
NOTICE IS HEREBY GIVEN pursuant to the Order Granting Plaintiff's Motion to Reset Sale and for Disbursement of Deposit Funds from the Registry dated March 23, 2021, and entered in 2020-CC-010782-O, of the County Court in and for Orange County Florida, wherein Walden Palms Condominium Association, Inc., is Plaintiff and Nathaniel Waldrop and Unknown Spouse of Nathaniel Waldrop, are Defendant(s), the Orange County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on April 27, 2021 at 11:00 A.M., on-line at [www.myorangeclerk.com](http://www.myorangeclerk.com), the following described property:  
UNIT NO. 23, BUILDING 9, WALDEN PALMS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 8444, PAGE 2553, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 4744 Walden Cir Unit 923, Orlando, FL 32811  
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.  
By: /s/ D. Jefferson Davis  
D. Jefferson Davis, Esq.  
Fla. Bar No.: 0073771  
  
The JD Law Firm  
Attorney for Plaintiff - Walden Palms Condominium Association, Inc.  
P.O. Box 696  
Winter Park, FL 32790  
(407) 864-1403  
[Jeff@TheJDLaw.com](mailto:Jeff@TheJDLaw.com)  
April 1, 8, 2021 21-00894W

 **SAVE TIME**  
E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**SECOND INSERTION**

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2021-CP-583**  
**IN RE: ESTATE OF JAMES ARTHUR MOSS, SR., Deceased.**  
The administration of the estate of JAMES ARTHUR MOSS, SR., deceased, whose date of death was January 17, 2021, is pending in the Circuit Court for Orange County Florida, Probate Division, the address of which is 425 North Orange Avenue, Room 355, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is April 1, 2021.  
**Personal Representative:**  
**THERESA NEIL**  
4859 Victory Drive  
Orlando, Florida 32808  
Attorney for personal representative:  
NORBERTO S. KATZ, ESQUIRE  
Florida Bar No.: 399086  
425 West Colonial Drive, Suite 104  
Orlando, Florida 32804  
Telephone: (407) 849-7072  
Fax: (407) 849-7075  
E-Mail: [velizkatz@velizkatzlaw.com](mailto:velizkatz@velizkatzlaw.com)  
Secondary: [rabreu@velizkatzlaw.com](mailto:rabreu@velizkatzlaw.com)  
April 1, 8, 2021 21-00905W

**SECOND INSERTION**

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 2017-CA-007818-O**  
**MARIE SOLANGE LOUIS, Plaintiff(s), v. THE ESTATE OF BENJAMIN WILLIAMS, ANY UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BENJAMIN WILLIAMS, et al. Defendants.**  
TO: THE ESTATE OF PAULINE WILLIAMS  
1611 Holly Street  
Zellwood, FL 32798  
YOU ARE HEREBY NOTIFIED that an action to Quiet Title on the following real property in Orange County, Florida:  
GAINES SUB C/65 W 66 2/3 FT OF E 399.99 FT OF SE1/4 OF SW1/4 (LESS S 30 FT FOR RW) Parcel ID No.: 16-20-27-2912-00-070  
Has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Justin R. Clark, Esq. of Attorneys Justin Clark & Associates, PLLC., Plaintiff's attorney, whose address is 500 Winderley Place, Suite 100, Maitland, FL 32751, telephone number (321) 282-1055, on or before May 20, 2021, 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.  
WITNESS my hand and seal of the said court on the 22nd day of March, 2021.  
  
Tiffany Moore Russell  
CLERK OF THE CIRCUIT COURT  
By: /s/ RAMONA VELEZ  
As Deputy Clerk  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
April 1, 8, 15, 22, 2021 21-00892W

**SECOND INSERTION**

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2021-CP-696**  
**IN RE: ESTATE OF DIANE SUE ROCK, Deceased.**  
The administration of the estate of DIANE SUE ROCK, deceased, whose date of death was November 19, 2020, is pending in the Circuit Court for Orange County Florida, Probate Division, the address of which is 425 North Orange Avenue, Room 355, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is April 1, 2021.  
**Personal Representative:**  
**DAVID W. VELIZ**  
425 West Colonial Drive Suite 104  
Orlando, Florida 32804  
Attorney for personal representative:  
NORBERTO S. KATZ, ESQUIRE  
Florida Bar No.: 399086  
425 West Colonial Drive, Suite 104  
Orlando, Florida 32804  
Telephone: (407) 849-7072  
Fax: (407) 849-7075  
E-Mail: [velizkatz@velizkatzlaw.com](mailto:velizkatz@velizkatzlaw.com)  
Secondary: [rabreu@velizkatzlaw.com](mailto:rabreu@velizkatzlaw.com)  
April 1, 8, 2021 21-00906W

**SECOND INSERTION**

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2021-CP-000987**  
**IN RE: ESTATE OF RAMON LUGO, Deceased.**  
The administration of the estate of RAMON LUGO, deceased, whose date of death was January 13, 2021, and whose social security number is XXX-XX-5473, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is April 1, 2021.  
**Personal Representative:**  
**Ramon Lugo, III**  
345 River Island Street  
Merritt Island, Florida 32953  
Attorney for Personal Representative:  
Anthony J. Scaletta, Esq., Attorney  
Florida Bar No. 058246  
The Scaletta Law Firm, PLLC  
618 E. South Street, Suite 110  
Orlando, Florida 32801  
Telephone: (407) 377-4226  
April 1, 8, 2021 21-00953W

**SECOND INSERTION**

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2021-CP-834**  
**IN RE: ESTATE OF DESIREE ALL, Deceased.**  
The admjnstration of the estate of DESIREE ALL, deceased, whose date of death was February 25, 2019, is pending in the Circuit Court for Orange County Florida, Probate Division, the address of which is 425 North Orange Avenue, Room 355, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is April 1, 2021.  
**Personal Representative:**  
**SHAMEEZA EMBRY**  
306 Champlain Drive  
Deltona, Florida 32725  
Attorney for personal representative:  
NORBERTO S. KATZ, ESQUIRE  
Florida Bar No.: 399086  
425 West Colonial Drive, Suite 104  
Orlando, Florida 32804  
Telephone: (407) 849-7072  
Fax: (407) 849-7075  
E-Mail: [velizkatz@velizkatzlaw.com](mailto:velizkatz@velizkatzlaw.com)  
Secondary: [rabreu@velizkatzlaw.com](mailto:rabreu@velizkatzlaw.com)  
April 1, 8, 2021 21-00907W

**SECOND INSERTION**

**NOTICE TO CREDITORS** IN THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**File No.: 2021-CP-000914-O**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF NATHANIEL BELL SR. Deceased.**  
The administration of the estate of NATHANIEL BELL SR., deceased, File Number: 2021-CP-000914-O, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is April 1, 2021.  
**Personal Representative**  
**/s/ Candy M. Bell**  
**CANDY M. BELL**  
Attorney for Personal Representative:  
**JORDAN W. JACOB, ESQ.**  
Florida Bar No. 110051  
The Law Office of Jordan W. Jacob  
9314 Forest Hill Blvd. #44  
Wellington, FL 33411  
Tel.: (561) 717-9854  
Email: [jordan@jwjacoblaw.com](mailto:jordan@jwjacoblaw.com)  
April 1, 8, 2021 21-00950W

**SECOND INSERTION**

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2021-CP-000846-O**  
**IN RE: ESTATE OF ROSA LOPEZ, Deceased.**  
The administration of the estate of Rosa Lopez, deceased, whose date of death was October 14, 2019, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is April 1, 2021.  
**Personal Representative:**  
**Anthony Lopez**  
340 Quince Avenue, The Bronx  
New York 10465-3012  
Attorney for Personal Representative:  
Paula F. Montoya, Attorney  
Florida Bar Number: 103014  
7345 W Sand Lake Rd. Suite 318  
Orlando, FL 32819  
Telephone: (407) 906-9126  
Fax: (407) 906-9126  
E-Mail: [paula@paulamontoyalaw.com](mailto:paula@paulamontoyalaw.com)  
Secondary E-Mail: [info@paulamontoyalaw.com](mailto:info@paulamontoyalaw.com)  
April 1, 8, 2021 21-00904W

**SECOND INSERTION**

**AMENDED NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2018-CP-796**  
**IN RE: ESTATE OF CESARIO RAMON LOPEZ LOPEZ, Deceased.**  
The administration of the estate of CESARIO RAMON LOPEZ LOPEZ, deceased, whose date of death was April 21, 2016, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Room 355, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is April 1, 2021.  
**Personal Representative:**  
**THERESA HURTADO**  
6023 Fairlawn Drive  
Orlando, FL 32809  
Attorney for Personal Representative:  
NORBERTO S. KATZ, ESQUIRE  
Florida Bar No.: 399086  
425 West Colonial Drive, Suite 104  
Orlando, Florida 32804  
Telephone: (407) 849-7072  
Fax: (407) 849-7075  
E-Mail: [velizkatz@velizkatzlaw.com](mailto:velizkatz@velizkatzlaw.com)  
Secondary: [rabreu@velizkatzlaw.com](mailto:rabreu@velizkatzlaw.com)  
April 1, 8, 2021 21-00955W

**SECOND INSERTION**

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2021-CP-000738-O**  
**IN RE: ESTATE OF CAROL RAY DAVIS, Deceased.**  
The administration of the estate of CAROL RAY DAVIS, deceased, whose date of death was January 14, 2020, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is April 1, 2021.  
**MICHAEL DAVIS**  
**Personal Representative**  
819 Oak Chase Drive  
Orlando, FL 32828  
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](mailto:rhines@hnh-law.com)  
Secondary Email:  
[jrivera@hnh-law.com](mailto:jrivera@hnh-law.com)  
April 1, 8, 2021 21-00901W

**SECOND INSERTION**

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO.: 2021-CP-000769-O**  
**DIVISION: 1**  
**IN RE: ESTATE OF AMBER LYNN SUTORUS, Deceased.**  
The administration of the Estate of Amber Lynn Sutorus, deceased, whose date of death was September 3, 2020, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is April 1, 2021.  
**Personal Representative:**  
**Jody Labare**  
**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@bj-a-law.com](mailto:LMuralt@bj-a-law.com)  
April 1, 8, 2021 21-00900W

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER** **CALL 941-906-9386** and select the appropriate County name from the menu option or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



# ORANGE COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2020-CP-003088-O**  
**IN RE: ESTATE OF JEANNIE MENDEZ-FOY Deceased.**

The administration of the estate of Jeannie Mendez-Foy, deceased, whose date of death was September 19, 2020, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 1, 2021.

**Personal Representative:**  
**Carlina Beverly**  
 2208 Brightseat Rd., #101  
 Landover, MD 20785  
 Attorney for Personal Representative:  
 /s/ Alexander Platt  
 Alexander Platt Attorney  
 Florida Bar Number: 119583  
 DI PIETRO PARTNERS, PLLC  
 901 E. LAS OLAS BLVD.  
 Suite 202  
 FORT LAUDERDALE, FL 33301  
 Telephone: (954) 712-3070  
 Fax: (954) 337-3824  
 E-Mail: service@ddpalaw.com  
 Secondary E-Mail:  
 paralegal@ddpalaw.com  
 April 1, 8, 2021 21-00948W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA.

**CASE No. 2018-CA-004520-O**  
**DITECH FINANCIAL LLC,**  
**PLAINTIFF, VS.**  
**THE UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**GRANTEES, ASSIGNORS,**  
**CREDITORS AND TRUSTEES**  
**OF THE ESTATE OF YVONNE THOMPSON A/K/A YVONNE M. THOMPSON A/K/A YVONNE MAUD THOMPSON (DECEASED), ET AL.**  
**DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 16, 2021 in the above action, the Orange County Clerk of Court will sell to the highest bidder for cash at Orange, Florida, on April 20, 2021, at 11:00 AM, at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes for the following described property:

Lot 45, Votaw Village Phase 1, according to the Plat thereof, as recorded in Plat Book 18, at Pages 2 and 3, of the Public Records of Orange 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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Orange County, Human Resources at 407-836-2303, fax 407-836-2204 or at ctadmd2@ocnjec.org, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida 32810 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.

By: Amina M McNeil, Esq.  
 FBN 67239  
 Tromberg Law Group, P.A.  
 Attorney for Plaintiff  
 1515 South Federal Highway, Suite 100  
 Boca Raton, FL 33432  
 Telephone #: 561-338-4101  
 Fax #: 561-338-4077  
 Email: eservice@tmppllc.com  
 Our Case #: 17-002098-FNMA-FSCST  
 April 1, 8, 2021 21-00946W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY

GENERAL JURISDICTION DIVISION  
**CASE NO. 2020-CA-008013-O**  
**APEX BANK,**  
**Plaintiff, vs.**  
**STUART IAN PATTERSON A/K/A**  
**STUART PATTERSON, ET AL.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 16, 2021 in Civil Case No. 2020-CA-008013-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Orlando, Florida, wherein APEX BANK is Plaintiff and STUART IAN PATTERSON A/K/A STUART PATTERSON, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of May 2021 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Condominium Unit Number 3305A, in WORLDQUEST RESORT, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 8739, Page 4258, of the Public Records of Orange 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 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 (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.

Sara B. Collins, Esq.  
 Fla. Bar No.: 0146803  
 McCalla Raymer Leibert Pierce, LLC  
 Attorney for Plaintiff  
 110 SE 6th Street, Suite 2400  
 Fort Lauderdale, FL 33301  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRSservice@mccalla.com  
 6738857  
 20-00607-2  
 April 1, 8, 2021 21-00897W

SECOND INSERTION

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

**File No. 2021-CP-000885-O**  
**IN RE: ESTATE OF SANDRA KAY TODD,**  
**Deceased.**

The administration of the estate of SANDRA KAY TODD, deceased, whose date of death was February 12, 2021, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 1, 2021.

Signed on this 24th day of March, 2021.

/s/ Cleatous Simmons  
**CLEATOUS SIMMONS**  
**Personal Representative**  
 116 Worthington Court  
 Winter Park, Florida 32789  
 /s/ Julia L. Frey  
**JULIA L. FREY**  
 Attorney for Personal Representative  
 Florida Bar No. 350486  
 Lowndes Drosdieck Doster Kantor & Reed, P.A.  
 215 N. Eola Drive  
 Orlando, FL 32801  
 Telephone: 407-843-4600/  
 Fax: (407)843-4444  
 Email: julia.frey@lowndes-law.com  
 Secondary Email:  
 suzanne.dawson@lowndes-law.com  
 April 1, 8, 2021 21-00903W

SECOND INSERTION

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

**File Number:**  
**48 - 2021 - CP - 000695 - 0**  
**Division: Probate Division**  
**In Re The Estate Of: James A. Nelson, a/k/a James Anthony Nelson, a/k/a James Nelson, Deceased.**

The formal administration of the Estate of James A. Nelson a/k/a James Anthony Nelson, a/k/a James Nelson, deceased, File Number 48 - 2021 - CP - 000695 - 0, has commenced in the Probate Division of the Circuit Court, Orange County, Florida, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. 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 has been served must file their claims with this Court at the address set forth above WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON SUCH CREDITOR.

All other creditors or persons having claims or demands against decedent's estate on whom a copy of this notice has not been served must file their claims with this Court at the address set forth above WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW.

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

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

The date of first publication of this notice is April 1, 2021.

**Personal Representative:**  
**Robert A. Nelson**  
 94 Mapes Avenue  
 Nutley, New Jersey 07110  
 Attorney for Personal Representative:  
 BLAIR M. JOHNSON  
 Blair M. Johnson, P.A.  
 Post Office Box 770496  
 Winter Garden, Florida 34777-0496  
 (407) 656-5521  
 E-mail: Blair@westorangelaw.com  
 Florida Bar Number: 296171  
 April 1, 8, 2021 21-00902W

SECOND INSERTION

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

**File No.: 21-CP-000972-O**  
**IN RE: ESTATE OF PARKS L. REINHARDT**  
**a/k/a PARKS LEMONDE**  
**REINHARDT,**  
**Deceased.**

The administration of the estate of PARKS L. REINHARDT a/k/a PARKS LEMONDE REINHARDT, deceased, whose date of death was December 4, 2020, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Avenue #340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 1, 2021.

Signed on this 30th day of March, 2021.

**Tamra R. Gay**  
**TAMRA R. GAY,**  
**Personal Representative**  
 2701 Phillips Park Court  
 Winter Park, Florida 32789  
 s/ Michael B. Schwartz  
 MICHAEL B. SCHWARTZ  
 Attorney for Personal Representative  
 Florida Bar No. 108377  
 Foley & Lardner LLP  
 100 North Tampa Street, Ste. 2700  
 Tampa, Florida 33602  
 Telephone: (813) 229-2300  
 Email: mbschwartz@foley.com  
 Secondary Email: lgarrard@foley.com  
 April 1, 8, 2021 21-00951W

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA.

**CIVIL DIVISION**  
**CASE NO.**  
**2019-CA-002650-O**  
**FLAGSTAR BANK FSB,**  
**Plaintiff, vs.**  
**JOSE R CRUZ ROMAN; ZULAY**  
**EDMEE LA LUZ ANAYA; THE**  
**HUNTER'S CREEK, LLC.;**  
**UNKNOWN TENANT #1 IN**  
**POSSESSION OF THE SUBJECT**  
**PROPERTY; UNKNOWN TENANT**  
**#2 IN POSSESSION OF THE**  
**SUBJECT PROPERTY;**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 5, 2021, and entered in Case No. 2019-CA-002650-O of the Circuit Court in and for Orange County, Florida, wherein FLAGSTAR BANK FSB is Plaintiff and JOSE R CRUZ ROMAN; ZULAY EDMEE LA LUZ ANAYA; THE HUNTER'S CREEK, LLC.; UNKNOWN TENANT #1 IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY, are Defendants, TIFFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.myorangeclerk.realforeclose.com, 11:00 A.M., on May 3, 2021, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 133, HUNTER'S CREEK TRACT 545, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 56-58, OF THE PUBLIC RECORDS OF ORANGE 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, 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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
 DATED March 30, 2021.  
 Diaz Anselmo Lindberg P.A.  
 Attorneys for Plaintiff  
 499 NW 70th Ave., Suite 309  
 Fort Lauderdale, FL 33317  
 Telephone: (954) 564-0071  
 Facsimile: (954) 564-9252  
 Service E-mail: answers@dallegal.com  
 By: /s/ Richard P. Cohn  
 Richard P. Cohn  
 Florida Bar No.: 093459  
 Roy Diaz, Attorney of Record  
 Florida Bar No. 767700  
 2491-179405 / BJB  
 April 1, 8, 2021 21-00944W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

**CASE NO.: 2019-CA-007896-O**  
**WILMINGTON SAVINGS**  
**FUND SOCIETY, FSB, D/B/A**  
**CHRISTIANA TRUST, NOT**  
**INDIVIDUALLY BUT AS TRUSTEE**  
**FOR PRETIUM MORTGAGE**  
**ACQUISITION TRUST,**  
**Plaintiff, v.**  
**MARIO TOZZI, ET AL.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated February 17, 2021 entered in Civil Case No. 2019-CA-007896-O in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff and MARIO TOZZI; SHERRI TOZZI; REN SCOTT; SOUTHCHASE PHASE 1B COMMUNITY ASSOCIATION, INC.; SOUTHCHASE PARCELS 40 AND 45 MASTER ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A NICHOLAS TOZZI are defendants, Tiffany Moore Russell, Clerk of Court, will sell the property at public sale at www.myorangeclerk.realforeclose.com beginning at 11:00 AM on June 17, 2021 the following described property as set forth in said Final Judgment, to-wit:

LOT 48, SOUTHCHASE PHASE 1B VILLAGE 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 68, 69, AND 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 162 KASSIK CIR, ORLANDO, FL 32824

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN A COURT PROCEEDING OR EVENT, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: ADA COORDINATOR, HUMAN RESOURCES, ORANGE COUNTY COURTHOUSE, 425 N. ORANGE AVENUE, SUITE 510, ORLANDO, FLORIDA, (407) 836-2303, FAX: 407-836-2204; AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING NOIFICATION IF THE TIME BEFORE YOUR SCHEDULED COURT APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING IMPAIRED OR VOICE IMPAIRED, CALL 711 TO REACH THE TELECOMMUNICATIONS RELAY SERVICE

/s/ Jason M. Vanslette  
 Jason M Vanslette, Esq.  
 FBN: 92121  
 Kelley Kronenberg  
 10360 West State Road 84  
 Fort Lauderdale, FL 33324  
 Phone: (954) 370-9970  
 Fax: (954) 252-4571  
 Service E-mail:  
 fltrealprop@kelleykronenberg.com  
 File No: SF19005-JMV  
 April 1, 8, 2021 21-00896W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

**CASE NO.: 2014-CA-007181-O**  
**FEDERAL NATIONAL MORTGAGE**  
**ASSOCIATION,**  
**Plaintiff, VS.**  
**ROZINA KHAN; FIFTH et al.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 26, 2018 in Civil Case No. 2014-CA-007181-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, FEDERAL NATIONAL MORTGAGE ASSOCIATION is the Plaintiff, and ROZINA KHAN; FIFTH THIRD BANK (CENTRAL FLORIDA); BAY HILL PROPERTY OWNERS ASSOCIATION, INC.; HASSAN KHAN; STATE OF FLORIDA; ORANGE COUNTY CLERK OF THE COURT; UNKNOWN TENANT #1 N/K/A HORACE KHAN; ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on April 19, 2021 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 46, OF BAYVIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 5-6,

OF THE PUBLIC RECORDS OF ORANGE 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.

IMPORTANT  
 AMERICANS WITH DISABILITIES ACT: 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 22 day of March, 2021.

By: Digitally signed by Zachary Ullman  
 Date: 2021-03-22 12:06:03  
 FBN: 106751  
 Primary E-Mail: ServiceMail@aldridgepitt.com  
 ALDRIDGE | PITE, LLP  
 Attorney for Plaintiff  
 1615 South Congress Avenue Suite 200  
 Delray Beach, FL 33445  
 Telephone: 561-392-6391  
 Facsimile: 561-392-6965  
 1092-6742B  
 April 1, 8, 2021 21-00888W

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**  
**CALL 941-906-9386**  
 and select the appropriate County name from the menu option  
 or e-mail legal@businessobserverfl.com  
 Business Observer



# ORANGE COUNTY

**SECOND INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT IN AND  
FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 2021-CP-000802-O**  
IN RE: ESTATE OF  
**LUCILLE Y. OUELLETTE**  
**a/k/a LUCILLE YVETTE**  
**OUELLETTE,**  
**Deceased.**

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

The administration of the estate  
of, deceased, File Number 2021-CP-  
000802-O, is pending in the Circuit  
Court for Orange County, Florida, Pro-  
bate Division, the address of which is  
425 N. Orange Avenue, Orlando, FL  
32801. The names and addresses of the  
personal representative and the person-  
al representative's attorney are set forth  
below.

ALL INTERESTED PERSON ARE  
NOTIFIED THAT:

All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate, including un-  
matured, contingent or unliqui-  
dated claims, on whom a copy of this  
notice is served must file their claims  
with this Court WITHIN THE LATER  
OF THREE MONTHS AFTER THE  
DATE OF THE FIRST PUBLICATION  
OF THIS NOTICE OR THIRTY DAYS  
AFTER THE DATE OF SERVICE  
OF A COPY OF THIS NOTICE ON  
THEM.

All other creditors of the decedent  
and persons having claims or demands  
against decedent's estate, including un-  
matured, contingent or unliqui-  
dated claims, must file their claims with  
this Court WITHIN THREE MONTHS  
AFTER THE DATE OF THE FIRST  
PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS  
NOT SO FILED WILL BE FOREVER  
BARRED.

The date of first publication of this  
notice is April 1, 2021.

**Personal Representative:**  
**Blair Elisala**  
**DONALD K. OUELLETTE**  
**Personal Representative**  
8907 N. Dinino Court  
Waddell, AZ 85355  
Frank G. Finkbeiner, Attorney  
Florida Bar No. 146738  
108 Hillcrest Street  
P.O. Box 1789  
Orlando, FL 32802-1789  
(407) 423-0012  
Attorney for Personal Representative  
Designated: frank@fgfatlaw.com  
Secondary: charlese@fgfatlaw.com  
April 1, 8, 2021 21-00949W

**SECOND INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT IN AND  
FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO.: 2021-CP-000597-O**  
DIVISION: 1  
IN RE: ESTATE OF  
**STARR MAE ELISALA-LEBLANC,**  
**Deceased.**

The administration of the Estate of  
Starr Mae Elisala-Leblanc, deceased,  
whose date of death was March 7, 2019,  
is pending in the Circuit Court for Or-  
ange County, Florida, Probate Division,  
the address of which is 425 N. Orange  
Avenue, Orlando, FL 32801. The names  
and addresses of the personal representa-  
tive 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  
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  
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 April 1, 2021.

**Personal Representative:**  
**Blair Elisala**  
**c/o BENNETT, JACOBS &**  
**ADAMS, P.A.**  
Post Office Box 3300  
Tampa, FL 33601  
Attorney for Personal Representative:  
Linda C. Muralt, Esquire  
Florida Bar No.: 0031129  
LMuralt@bj-law.com  
BENNETT, JACOBS & ADAMS, P.A.  
Post Office Box 3300  
Tampa, FL 33601  
Phone 813-272-1400  
Facsimile 866-844-4703  
April 1, 8, 2021 21-00899W

**SECOND INSERTION**

**NOTICE OF SALE AS TO:**  
IN THE CIRCUIT COURT,  
IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO. 20-CA-004214-O #34**

**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs.**  
**KIMEMIA ET AL.,**  
**Defendant(s).**

COUNT	DEFENDANTS	WEEK /UNIT
I	LEAH FAEDRA WAKONYO KIMEMIA, PETER KIMEMIA WAINAINA	33/087861
II	FAYE ALLISON HARRY JOHN D MCGUIRE,	23/087756, 41/087721
IV	KIMBERLY E MCGUIRE ANAHY TLAMAXCO NAVA A/K/A AA. TLAMAXCO, OMAR LUNA CORTES	5-EVEN/086343
VII	SHIRLEY ANN TOWLER MARC ANTONIO TREJO Y DE LA HOZ, ERDMUTH RENATE SCHLOEGL	40-ODD/086735 48/003672
VIII		
IX	BENEMANN	16/086356

Notice is hereby given that on 4/28/21 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 28, page 84-92, until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 20-CA-004214-O #34.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL (407) 836-2303, 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 26th day of March, 2021.

Jerry E. Aron, Esq.  
Attorney for Plaintiff  
Florida Bar No. 0236101

JERRY E. ARON, P.A.  
2505 Metrocentre Blvd., Suite 301  
West Palm Beach, FL 33407  
Telephone (561) 478-0511  
Facsimile (561) 478-0611  
jaron@aronlaw.com  
mevans@aronlaw.com  
April 1, 8, 2021 21-00890W

**SECOND INSERTION**

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
9TH JUDICIAL CIRCUIT, IN AND  
FOR ORANGE COUNTY, FLORIDA  
CIVIL DIVISION

**CASE NO. 2019-CA-012517-O**  
**BANK OF NEW YORK MELLON**  
**TRUST COMPANY, N.A. AS**  
**TRUSTEE FOR MORTGAGE**  
**ASSETS MANAGEMENT SERIES**  
**I TRUST,**  
**Plaintiff, vs.**

**ALL UNKNOWN HEIRS,**  
**CREDITORS, DEVISEES,**  
**BENEFICIARIES, GRANTEES,**  
**ASSIGNEES, LIENORS, TRUSTEES**  
**AND ALL OTHER PARTIES**  
**CLAIMING AN INTEREST**  
**BY, THROUGH, UNDER OR**  
**AGAINST THE ESTATE OF MARY**  
**E. MARONEY A/K/A MARY**  
**L. MARONEY, DECEASED;**  
**JOHN E. MARONEY; LYNN A.**  
**MARONEY; MICHAEL TIMOTHY**  
**MARONEY; PAISY A. MARONEY;**  
**UNITED STATES OF AMERICA,**  
**ACTING ON BEHALF OF THE**  
**SECRETARY OF HOUSING AND**  
**URBAN DEVELOPMENT; SKY**  
**LAKE SOUTH HOMEOWNER'S**  
**ASSOCIATION, INC.; UNKNOWN**  
**PERSON(S) IN POSSESSION OF**  
**THE SUBJECT PROPERTY; ALL**  
**UNKNOWN HEIRS, CREDITORS,**  
**DEVISEES, BENEFICIARIES,**  
**GRANTEES, ASSIGNNEES,**  
**LIENORS, TRUSTEES AND ALL**  
**OTHER PARTIES CLAIMING**  
**AN INTEREST BY, THROUGH,**  
**UNDER OR AGAINST THE**  
**ESTATE OF GEORGE EDWARD**  
**MARONEY, JR., DECEASED;**  
**GEORGE EDWARD MARONEY,**  
**III; SHAWN MARONEY;**  
**STEPHANIE MARONEY; NANCY**  
**VICKERS,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 16, 2021 and entered in Case No. 2019-CA-012517-O, of the Circuit Court of the 9th 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 Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENE- FICIARIES, GRANTEES, ASSIGNNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY E. MARONEY A/K/A MARY L. MARONEY, DECEASED; JOHN E. MARONEY; LYNN A. MARONEY; MICHAEL TIMOTHY MARONEY; PAISY A. MARONEY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SKY LAKE SOUTH HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GEORGE EDWARD MARONEY, JR., DECEASED; GEORGE EDWARD MARONEY, III; SHAWN MARONEY; STEPHANIE MARONEY; NANCY VICKERS, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 16, 2021 and entered in Case No. 2019-CA-012517-O, of the Circuit Court of the 9th 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 Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENE- FICIARIES, GRANTEES, ASSIGNNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY E. MARONEY A/K/A MARY L. MARONEY, DECEASED; JOHN E. MARONEY; LYNN A. MARONEY; MICHAEL TIMOTHY MARONEY; PAISY A. MARONEY; UNKNOWN PERSON(S) IN POSSESSION OF

THE SUBJECT PROPERTY; ALL UN- KNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GEORGE EDWARD MARONEY, JR., DECEASED; GEORGE EDWARD MARONEY, III; SHAWN MARONEY; STEPHANIE MARONEY; NANCY VICKERS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SKY LAKE SOUTH HOMEOWNER'S ASSOCIATION, INC.; are defendants. TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MYORANGE-CLERK.REALFORECLOSE.COM, at 11:00 A.M., on April 28, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 218, SKY LAKE SOUTH, UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 90-92, OF THE PUBLIC RECORDS OF ORANGE 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. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, 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 24th day of March, 2021.  
By: Eric M. Knopp, Esq  
Bar. No.: 709921

Submitted By:  
Eric Knopp, Esq.  
Bar. No.: 709921  
Kahane & Associates, P.A.  
8201 Peters Road, Suite 3000  
Plantation, Florida 33324  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 19-01134 CLNK  
April 1, 8, 2021 21-00895W

**SECOND INSERTION**

**NOTICE OF SALE**  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF  
THE NINTH JUDICIAL CIRCUIT  
IN AND FOR ORANGE COUNTY  
FLORIDA.  
CIVIL DIVISION  
**CASE NO.**

**482020CA002816A0010X**  
**WILMINGTON SAVINGS**  
**FUND SOCIETY, FSB, D/B/A**  
**CHRISTIANA TRUST, AS**  
**OWNER TRUSTEE ON BEHALF**  
**OF CSMC 2018-RPL12 TRUST,**  
**Plaintiff, vs.**  
**KEVIN C. SWIGER; UNKNOWN**  
**TENANT NO. 1; UNKNOWN**  
**TENANT NO. 2; and ALL**  
**UNKNOWN PARTIES CLAIMING**  
**INTERESTS BY, THROUGH,**  
**UNDER OR AGAINST A NAMED**  
**DEFENDANT TO THIS ACTION,**  
**OR HAVING OR CLAIMING TO**  
**HAVE ANY RIGHT, TITLE OR**  
**INTEREST IN THE PROPERTY**  
**HEREIN DESCRIBED,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 22, 2021, and entered in Case No. 482020CA002816A0010X of the Circuit Court in and for Orange County, Florida, wherein WILMING- TON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS OWNER TRUSTEE ON BEHALF OF CSMC 2018-RPL12 TRUST is Plaintiff and KEVIN C. SWIGER; UNKNOWN TENANT NO. 1; UN- KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN- DER OR AGAINST A NAMED DE- FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTER- EST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIF- FANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.myorangeclerk.realforeclose.com, 11:00 A.M., on April 27, 2021 , the following described property as set

forth in said Order or Final Judg- ment, to-wit:  
LOT 124, ELMER'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 61 AND 62 OF THE PUBLIC RECORDS OF ORANGE 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, 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 im- paired, call 711.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED March 24, 2021.  
By: /s/ Fazia S. Corsbie  
Fazia S. Corsbie  
Florida Bar No.: 978728  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1460-175898 / VMR  
April 1, 8, 2021 21-00893W

**SECOND INSERTION**

**NOTICE OF SALE AS TO:**  
IN THE CIRCUIT COURT,  
IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO. 20-CA-003338-O #35**

**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs.**  
**ASSALIA ET AL.,**  
**Defendant(s).**

COUNT	DEFENDANTS	WEEK /UNIT
I	AHMAD ASSALIA, ANAT ILIVITZKI	2/004211
II	ARTO HEIKKI AUTTI, ANNE MAARIA AUTTI	45/003031
III	AUGUSTINE C CHUKWU, OGE N AUSTIN-CHUKWU	43/000007
IV	MICHAEL C. COTTON, KAREN S. COTTON	16/000102
V	DANIEL CREASEY, LAWRENCE R FLAITZ,	36/003215
VI	WILHELMINA E ROHR AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILHELMINA E. ROHR	38/003224
VII	ORLANDO E FUENMAYOR A/K/A ORLANDO ENRIQUE MAVAREZ FUENMAYOR, INES D MAVAREZ A/K/A INES DELIA PADRON DE MAVAREZ	21/004254
VIII	JORGE JESUS HERNANDEZ LOZANO, AURORA HERRERA NAVARRO	29/004260
IX	SIOBHAN R. KNOWLES 29/000508	
XI	TERENCE A. PAUL, LORETTA P. PAUL	46/005306
XII	MARIO CESAR PINEDA GONZALEZ	44/003065
XIII	KULWINDER KAUR SIDHU	45/004019

NOTICE IS HEREBY GIVEN that on 4/28/21 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 7, page 59, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 20-CA-003338-O #35.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, 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 26th day of March, 2021.

Jerry E. Aron, Esq.  
Attorney for Plaintiff  
Florida Bar No. 0236101

JERRY E. ARON, P.A.  
2505 Metrocentre Blvd., Suite 301  
West Palm Beach, FL 33407  
Telephone (561) 478-0511  
Facsimile (561) 478-0611  
jaron@aronlaw.com  
mevans@aronlaw.com  
April 1, 8, 2021 21-00889W

**SECOND INSERTION**

**RE-NOTICE OF SALE**  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT IN  
AND FOR ORANGE COUNTY,  
FLORIDA.  
CIVIL DIVISION

**CASE NO. 2018-CA-001263-O**  
**HSBC BANK USA, NATIONAL**  
**ASSOCIATION AS TRUSTEE**  
**FOR DEUTSCHE ALT-A**  
**SECURITIES, INC., MORTGAGE**  
**PASS-THROUGH CERTIFICATES**  
**SERIES 2006-AR3,**  
**Plaintiff, vs.**

**THE UNKNOWN SPOUSES,**  
**HEIRS, DEVISEES, GRANTEES,**  
**CREDITORS, AND ALL OTHER**  
**PARTIES CLAIMING BY,**  
**THROUGH, UNDER OR AGAINST**  
**THE ESTATE OF CHARLES A.**  
**MOORE A/K/A CHARLES MOORE**  
**A/K/A CHARLES ANTHONY**  
**MOORE, DECEASED; HOME**  
**EQUITY OF AMERICA, INC.;**  
**LARRY HARRISON; GARY FLOYD**  
**HARRISON; UNKNOWN TENANT**  
**NO. 1; UNKNOWN TENANT NO.**  
**2; and ALL UNKNOWN PARTIES**  
**CLAIMING INTERESTS BY,**  
**THROUGH, UNDER OR AGAINST**  
**A NAMED DEFENDANT TO**  
**THIS ACTION, OR HAVING OR**  
**CLAIMING TO HAVE ANY RIGHT,**  
**TITLE OR INTEREST IN THE**  
**PROPERTY HEREIN DESCRIBED,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pur-  
suant to an Order or Summary Fi-  
nal Judgment of foreclosure dated  
April 22, 2019 and an Amended  
Order Resetting Sale dated March  
19, 2021 and entered in Case No.  
2018-CA-001263-O of the Circuit  
Court in and for Orange County,  
Florida, wherein HSBC BANK  
USA, NATIONAL ASSOCIATION  
AS TRUSTEE FOR DEUTSCHE  
ALT-A SECURITIES, INC., MORT-  
GAGE PASS-THROUGH CER-  
TIFICATES SERIES 2006-AR3  
is Plaintiff and THE UNKNOWN  
SPOUSES, HEIRS, DEVISEES,  
GRANTEES, CREDITORS, AND  
ALL OTHER PARTIES CLAIM-  
ING BY, THROUGH, UNDER  
OR AGAINST THE ESTATE OF  
CHARLES A. MOORE A/K/A  
CHARLES MOORE A/K/A  
CHARLES ANTHONY MOORE,  
DECEASED; HOME EQUITY OF  
AMERICA, INC.; LARRY HARRI-  
SON; GARY FLOYD HARRISON;  
UNKNOWN TENANT NO. 1; UN-  
KNOWN TENANT NO. 2; and ALL  
UNKNOWN PARTIES CLAIMING  
INTERESTS BY, THROUGH, UN-  
DER OR AGAINST A NAMED DE-

FENDANT TO THIS ACTION, OR  
HAVING OR CLAIMING TO HAVE  
ANY RIGHT, TITLE OR INTER-  
EST IN THE PROPERTY HEREIN  
DESCRIBED, are Defendants, TIF-  
FANY MOORE RUSSELL, Clerk  
of the Circuit Court, will sell to the  
highest and best bidder for cash www.  
myorangeclerk.realforeclose.com,  
11:00 A.M., on April 22, 2021, the fol-  
lowing described property as set forth  
in said Order or Final Judgment, to-  
wit:

LOTS 31 AND 32, BLOCK G, ORLO  
VISTA HEIGHTS ADDITION, AC-  
CORDING TO THE MAP OR PLAT  
THEREOF AS RECORDED IN  
PLAT BOOK L, PAGE 75, OF THE  
PUBLIC RECORDS OF ORANGE  
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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, 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 im- paired, call 711.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED March 30, 2021.  
Diaz Anselmo Lindberg P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
By: /s/ Richard P. Cohn  
Richard P. Cohn  
Florida Bar No.: 093459  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
1396-166882 / VMR  
April 1, 8, 2021 21-00945W



ORANGE COUNTY

SECOND INSERTION
NOTICE OF PUBLIC SALE
Property owner gives notice and intent to sell for reasonable storage/advertising costs the below abandoned double wide mobilehome property per FL Statute 715.104, 715.105, 715.106 & 715.109 on 4/14/21 at 8:30 AM at 17228 Mercury Rd, Orlando, FL 32833

SECOND INSERTION
Notice of Self Storage Sale
Please take notice US Storage Centers - Orlando - Sligh located at 924 Sligh Blvd., Orlando, FL 32806 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an on-line auction via www.storagecenters.com on 4/20/2021 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Glynis Anthony unit #1227; Kathy Kelley unit #2149. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

SECOND INSERTION
Notice of Self Storage Sale
Please take notice US Storage Centers - Orlando - Narcoossee located at 6707 Narcoossee Rd., Orlando FL 32822 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an on-line auction via www.storagecenters.com on 4/20/2021 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. John Velez unit #1002; Jose Lugo unit #1013; Luis Marrero unit #2098; Yariel Aponte unit #3088; Thomas Jay Fourman unit #3145; Victor M Fernandez unit #4022; Vito Phillip Buccina unit #4066. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

SECOND INSERTION
NOTICE OF PUBLIC SALE
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:
1971 Mobile Home, VIN 60121602 and the contents therein, if any, abandoned by previous owners and tenants, Ludwig Henry Andrews and Heather Dawn Andrews.
On April 29, 2021 at 9:00am at Oakridge Village Mobile Home Park, 6064 Nashua Avenue, Lot 107, Orlando, FL 32809.
THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard, Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for
Oakridge Village Mobile Home Park
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
April 1, 8, 2021 21-00940W

SECOND INSERTION
NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2021-DR-3245
IN THE MATTER OF: RICARDO JELISES NAVARRO, Minor
TO: Jeannie Navarro Fernandez Unknown
Father of Child Unknown
YOU ARE NOTIFIED that an action for Temporary Custody of Child, Ricardo Jelises Navarro, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on DAVID W. VELIZ, ESQUIRE, Petitioner's attorney, whose address is 425 West Colonial Drive, Suite 104, Orlando, Florida 32804, on or before 5/20/2021, and file the original with the clerk of this court at Orange County Courthouse, 425 N. Orange Avenue, Orlando Florida 32801, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.
DATED this 23RD day of March 2021.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
By: /s/ MARC LARUSSO
Deputy Clerk
425 North Orange Ave. Suite 320
Orlando, Florida 32801
April 1, 8, 15, 22, 2021 21-00908W

SECOND INSERTION
NOTICE OF PUBLIC SALE
Property owner gives notice and intent to sell for reasonable storage/advertising costs the below abandoned property per FL Statute 715.104, 715.105, 715.106 & 715.109 on 4/14/21 at 8:30 AM at 1521 Renee Ave, Orlando, FL 32825.
Said property owner reserves the right to accept/reject any and all bids.
1985 TIFF VIN# 3FCLF53G4SJA11165
April 1, 8, 2021 21-00943W

SECOND INSERTION
Notice of Self Storage Sale
Please take notice US Storage Centers - Winter Park located at 7000 Aloma Avenue Winter Park, FL 32792 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an on-line auction via www.storagecenters.com on 4/20/2021 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Joseph Campos unit #C835; Johnathan Muriel unit #E362. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2017-CA-007818-0 MARIE SOLANGE LOUIS, Plaintiff(s), v. THE ESTATE OF BENJAMIN WILLIAMS, ANY UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BENJAMIN WILLIAMS, et al. Defendants.
TO: THE ESTATE OF BENJAMIN WILLIAMS
P.O. Box 37 Zellwood, FL 32798
YOU ARE HEREBY NOTIFIED that an action to Quiet Title on the following real property in Orange County, Florida:
GAINES SUB C/65 W 66 2/3 FT OF E 399.99 FT OF SE1/4 OF SW1/4 (LESS S 30 FT FOR RW) Parcel ID No.: 16-20-27-2912-00-070
Has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Justin R. Clark, Esq. of Attorneys Justin Clark & Associates, PLLC., Plaintiff's attorney, whose address is 500 Winderley Place, Suite 100, Maitland, FL 32751, telephone number (321) 282-1055, on or before May 20, 2021, 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.
WITNESS my hand and seal of the said court on the 22nd day of March, 2021.
Tiffany Moore Russell
CLERK OF THE CIRCUIT COURT
By: /s/ RAMONA VELEZ
As Deputy Clerk
Civil Division
425 N. Orange Avenue Room 350
Orlando, Florida 32801
April 1, 8, 15, 22, 2021 21-00891W

SECOND INSERTION
NOTICE OF PUBLIC SALE
Please take notice US Storage Centers - Orlando - Narcoossee located at 6707 Narcoossee Rd., Orlando FL 32822 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an on-line auction via www.storagecenters.com on 4/20/2021 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. John Velez unit #1002; Jose Lugo unit #1013; Luis Marrero unit #2098; Yariel Aponte unit #3088; Thomas Jay Fourman unit #3145; Victor M Fernandez unit #4022; Vito Phillip Buccina unit #4066. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that PEBBLE ALTERNATIVE 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: 2014-9032
YEAR OF ISSUANCE: 2014
DESCRIPTION OF PROPERTY: WINTER PARK OAKS 32/27 LOT 26
PARCEL ID # 01-22-29-9421-00-260
Name in which assessed: XIAO NAN LIU
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, Apr 29, 2021.
Dated: Mar 11, 2021
Phil Diamond
County Comptroller
Orange County, Florida
By: M Hildebrandt
Deputy Comptroller
Mar. 18, 25; Apr. 1, 8, 2021
21-00742W

SECOND INSERTION
Notice of Self Storage Sale
Please take notice US Storage Centers - Orlando - Narcoossee located at 6707 Narcoossee Rd., Orlando FL 32822 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an on-line auction via www.storagecenters.com on 4/20/2021 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. John Velez unit #1002; Jose Lugo unit #1013; Luis Marrero unit #2098; Yariel Aponte unit #3088; Thomas Jay Fourman unit #3145; Victor M Fernandez unit #4022; Vito Phillip Buccina unit #4066. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2021-CP-000851-0 IN RE: ESTATE OF JONATHAN M. SPRANKLE, Deceased.
The administration of the estate of JONATHAN M. SPRANKLE, deceased, whose date of death was December 29, 2020, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 355, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 1, 2021
Personal Representative: ROBIN SPRANKLE
1455 Mission Drive West
Clearwater, Florida 33759
Attorney for Personal Representative: TIFFANY M. CERNIGLIO
Florida Bar Number: 121791
HARRIS BARRETT MANN & DEW
7309 First Avenue South
St. Petersburg, FL 33707
Telephone: (727)892-3100
Fax: (727) 898-0227
E-Mail: tiffany@hbmdlaw.com
Secondary E-Mail: evelyn@hbmdlaw.com
April 1, 8, 2021 21-00952W

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2021-CP-000818-0 Division PROBATE IN RE: ESTATE OF BENJAMIN C. BURTON a/k/a BEN CATO BURTON Deceased.
The administration of the estate of BENJAMIN C. BURTON a/k/a Ben Cato Burton, deceased, whose date of death was December 16, 2020, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 1, 2021
Personal Representative: KEITH F. BURTON
12175 Red Leaf Road
Parrish, Florida 34219
Attorney for Personal Representative: SAMANTHA SHEALY RAUBA, ESQ.
Attorney
Florida Bar Number: 59503
Schatt, McGraw, Rauba, Mutarelli, PA
P.O. Box 4440
Ocala, FL 34478
Telephone: (352) 789-6520
Fax: (352) 789-6570
E-Mail: Samantha@smrmlaw.com
April 1, 8, 2021 21-00954W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that MARIE S LOUIS 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: 2015-12685
YEAR OF ISSUANCE: 2015
DESCRIPTION OF PROPERTY: ANGEBILT ADDITION NO 2 J/124 LOT 10 BLK 100 (LESS W 35 FT THEREOF)
PARCEL ID # 03-23-29-0183-10-100
Name in which assessed: DENNIS E METZGAR
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, Apr 29, 2021.
Dated: Mar 11, 2021
Phil Diamond
County Comptroller
Orange County, Florida
By: M Hildebrandt
Deputy Comptroller
Mar. 18, 25; Apr. 1, 8, 2021
21-00743W

SECOND INSERTION
SALE NOTICE
Notice is hereby given that Stoneybrook West Storage will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 10:30 AM on Thursday, April 15th 2021, or thereafter. Units are believed to contain household goods, unless otherwise listed.
Stoneybrook West Storage
1650 Avalon Rd.
Winter Garden, FL 34787
Phone: 407-654-3037
It is assumed to be household goods, unless otherwise noted.
Unit # Tenant Name
Unit 1031 Andrew Hill
April 1, 8, 2021 21-00912W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that MARIE S LOUIS 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: 2016-4630
YEAR OF ISSUANCE: 2016
DESCRIPTION OF PROPERTY: THE S 20 FT OF THE W 449 FT OF FOLLOWING DESCRIPTION: THE N1/2 OF SW1/4 OF NE1/4 OF NW1/4 & S1/2 OF NW1/4 OF NE1/4 OF NW1/4 OF SEC 18-22-28 (LESS W 448 FT OF S 100 FT OF SAID N1/2 OF SW1/4 OF NE1/4 OF NW1/4) & (LESS LAND LYING ELY OF CENTERLINE OF DITCH DESC AS COMM 343.60 FT N OF SE COR OF SAID NW1/4 OF SEC 18-22-28 TH S89-02-48W 55.17 FT N51-44-12W 996.47 FT N00-57-42W 298.70 FT N00-30-18E 290.02 FT N00-46-42W 255.38 FT N07-33-18E 318.12 FT N04-59-18E 149.98 FT N13-21-18E 152.42 FT N02-18-42W 150.80 FT TO END OF LINE)
PARCEL ID # 18-22-28-0000-00-098
Name in which assessed: JAMEY E RICHARDS
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, Apr 29, 2021.
Dated: Mar 11, 2021
Phil Diamond
County Comptroller
Orange County, Florida
By: M Hildebrandt
Deputy Comptroller
Mar. 18, 25; Apr. 1, 8, 2021
21-00745W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that MARIE S LOUIS 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: 2015-12685
YEAR OF ISSUANCE: 2015
DESCRIPTION OF PROPERTY: ANGEBILT ADDITION NO 2 J/124 LOT 10 BLK 100 (LESS W 35 FT THEREOF)
PARCEL ID # 03-23-29-0183-10-100
Name in which assessed: DENNIS E METZGAR
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, Apr 29, 2021.
Dated: Mar 11, 2021
Phil Diamond
County Comptroller
Orange County, Florida
By: M Hildebrandt
Deputy Comptroller
Mar. 18, 25; Apr. 1, 8, 2021
21-00744W

SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2021-CA-000442-0 U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2006-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE7, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DESMOND H. BROWN A/K/A DESMOND BROWN, DECEASED, et. al. Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DESMOND H. BROWN A/K/A DESMOND BROWN, DECEASED
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, 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 FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ORANGE, STATE OF FLORIDA, TO WIT: LOT 10, WOODSTOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 105, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
BEING THE SAME PROPERTY CONVEYED TO SHARON W. BROWN AND DESMOND H. BROWN, WIFE AND HUSBAND BY DEED FROM ENID E. EWAN RECORDED 01/07/2003 IN DEED BOOK 6734
PAGE 4904, IN THE PUBLIC RECORDS OF ORANGE 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
WITNESS my hand and the seal of this Court at Otago County, Florida, this 30 day of March, 2021
Tiffany Moore Russell
CLERK OF THE CIRCUIT COURT
BY: /s/ Sandra Jackson,
DEPUTY CLERK
425 North Orange Ave. Suite 350
Orlando, Florida 32801
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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
IV 02/28



**ORANGE  
COUNTY**



# KEEP PUBLIC NOTICES IN PUBLIC.

The informed find public notices in newspapers. Don't place them inside government-run websites where they can be hidden and manipulated. Keep public notices front and center, in print, where they can be accessed and referenced.

**DON'T LET FLORIDA LAWMAKERS  
REMOVE YOUR RIGHT TO KNOW!**

*Call your legislators and voice your opinion today.*



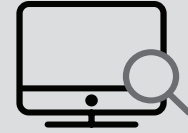
To learn more, visit [www.floridapublicnotices.com](http://www.floridapublicnotices.com)





**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

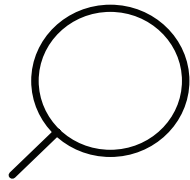


**Citizens continue to learn about vital civic matters from newspaper notices.**

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

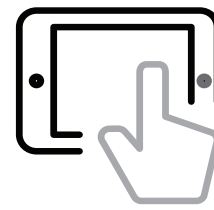
**Verifying publication is difficult-to-impossible on the web.**

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



**Types Of Public Notices**

**Citizen Participation Notices**

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- Zoning, Annexation and Land Use Changes

**Commercial Notices**

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

**Court Notices**

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

**Stay Informed, It's Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)