

PUBLIC NOTICES

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SECTION

THURSDAY, NOVEMBER 16, 2023

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ORANGE COUNTY LEGAL NOTICES

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WEST ORANGE TIMES FORECLOSURE SALES

ORANGE COUNTY

Case No.	Sale Date	Case Name	Sale Address	Firm Name
48-2023-CA-001002-O	11/16/2023	U.S. Bank vs. Ruben Mendez et al	Lot 662, Sky Lake South, PB 9 Pg 93	Diaz Anselmo & Associates, P.A.
2022-CA-002636-O	11/16/2023	Nationstar Mortgage vs. Robert Arnaz Rackard et al	Lot 1, Corrine Terrace, PB W Pg 106	Robertson, Anschutz, Schneid, Crane
2023-CA-011608-O	11/16/2023	Wells Fargo Bank vs. David N Smith etc et al	Unit 2, Woodcrest, ORB 3142 Pg 1034	Albertelli Law
2018-CA-005011-O	11/16/2023	Freedom Mortgage vs. Patrick Phelps Quakenbush et al	Lot 6, Pershing Manor, PB Z Pg 7	Diaz Anselmo & Associates, P.A.
48-2018-CA-013219-O	11/17/2023	Select Portfolio Servicing vs. Donald A Christoff et al	Lot 86, Northwood, PB 46 Pg 39	Albertelli Law
2022-CA-008946-O	11/20/2023	Wells Fargo Bank vs.Linda V Anderson et al	Lot 38, Rosemont, PB 8 Pg 114	eXL Legal PLLC
2016-CA-005293-O	11/21/2023	Deutsche Bank vs. Marcio Milanello Cicci etc et al	Lot 15, Brentwood Club, PB 25 Pg 150	McCabe, Weisberg & Conway, LLC
48-2009-CA-019262-O Div. 33	11/27/2023	U.S. Bank vs. Elaine Morris et al	Lot 98, Lakeview Heights, PB E Pg 39	Albertelli Law
23-CA-000064-O #35	11/28/2023	Holiday Inn Club vs. Antone-Quinn et al	Orange Lake CC Villas IV, ORB 9040 Pg 662	Aron, Jerry E.
22-CA-010963-O #35	11/28/2023	OLLAF 2020-1 vs. Finch et al	Orange Lake Land Trust dated December 15, 2017	Aron, Jerry E.
23-CA-991318-O #35	11/28/2023	Holiday Inn Club vs. Nowailati et al	Orange Lake CC Villas II, ORB 4846 Pg 1619	Aron, Jerry E.
2022-CA-007602-O	11/28/2023	Mortgage Assets vs. Sylene S Forbes etc Unknowns et al	Lot 31, Griffiths Addition, PB T Pg 5	Albertelli Law
2021-CA-009752-O	11/28/2023	Freedom Mortgage vs. Aracelia Ramos et al	Lot 37, Hiawassee Oaks, PB 20 Pg 9	Robertson, Anschutz, Schneid, Crane
2023-CA-000105-O	11/28/2023	Newrez vs. Jose R Vazquez et al	Lot 8, Charter Oaks, PB 9 Pg 3	Robertson, Anschutz, Schneid, Crane
48-2018-CA-000547-O	11/28/2023	Deutsche Bank vs. Paula Buchanan et al	Lot 201, The Willows, PB 8 Pg 26	Robertson, Anschutz, Schneid, Crane
2016-CA-008281-O	11/28/2023	Nationstar Mortgage vs. Estate of Alice Pereira et al	Lot 80, Rio Pinar Lakes, PB 25 Pg 96	Robertson, Anschutz, Schneid, Crane
48-2020-CA-008469-O	11/29/2023	U.S. Bank vs. Carmon L Ungaro et al	Lot 1, Dommerich Estates, PB U Pg 8	Robertson, Anschutz, Schneid, Crane
2014-CA-010665-O	11/29/2023	U.S. Bank vs. Maher Doud etc et al	Lot 33, Emerson Pointe, PB 58 Pg 93	Diaz Anselmo & Associates, P.A.
2022-CA-007044-O	11/29/2023	U.S. Bank vs. Valorie Coggins Brewer etc et al	Lot 4, John Logan Subdivision, PB Q Pg 119	McCalla Raymer Leibert Pierce, LLC
2022-CC-011287-O	11/29/2023	Magnolia Court vs. Oby Regina Ejidke et al	Unit B, Magnolia Court, ORB 8469 Pg 2032	JD Law Firm; The
2023-CA-012444-O	11/30/2023	U.S. Bank vs. Makry L Boykin etc et al	Lot 9, Hawthorne Manor, PB 10 Pg 21	De Cubas & Lewis, P.A.
2023-CA-001916	11/30/2023	SSA NE Assets vs. A.O.S. Holding et al	Lot 6, Regency Oaks, PB 55 Pg 34	Howard Law Group
48-2014-CA-005283-O	11/30/2023	U.S. Bank vs. Neker Joseph et al	Lot 129, Bonnie Brook, PB 4 Pg 54	Albertelli Law
2018-CA-009155-O	12/01/2023	Deutsche Bank vs. Maurice Davis Jr etc et al	Lot 16, Roseboro Forest, PB 30 Pg 97	Van Ness Law Firm, PLC
2019-CA-009161-O	12/04/2023	U.S. Bank vs. Henry King et al	Lot 23, Andover Lakes, PB 28 Pg 142	Marinosci Law Group, P.A.
2023-CA-012637-O	12/04/2023	Rocket Mortgage vs. Keenan Harmon et al	Lot 3, Engelwood Park, PB V Pg 133	McCalla Raymer Leibert Pierce, LLC
2018-CA-011859-O	12/05/2023	PHH Mortgage vs. Joseph P Andretti et al	Lot 1, Lexington Club, PB 22 Pg 61	Kelley Kronenberg, P.A.
2022-CA-011283-O	12/05/2023	Wesmere vs. Maria M Asturias et al	Lot 26, Hampton Woods, PB 36 Pg 123	Saydah Law Firm
482022CA008081A001OX	12/05/2023	US Bank vs. Melissa A Souliotis etc et al	Lot 92, Cypress Springs, PB 42 Pg 143	Diaz Anselmo & Associates, P.A.
23-CA-011862-O #33	12/06/2023	Holiday Inn Club vs. Lominy et al	Orange Lake CC Villas V, ORB 9984 Pg 71	Aron, Jerry E.
23-CA-011069-O #33	12/06/2023	Holiday Inn Club vs. May et al	Orange Lake Land Trust, ORDN 20180061276	Aron, Jerry E.
23-CA-011071-O #48	12/06/2023	Holiday Inn Club vs. Carolyn L Brown et al	Orange Lake CC Villas II, ORB 4846 Pg 1619	Aron, Jerry E.
2022-CA-001650-O	12/06/2023	JPMorgan Chase Bank vs. Estate of Smith Etienne et al	Lot 17, Meadow Woods, PB 17 Pg 93	Kahane & Associates, P.A.
2022-CA-003765-O	12/07/2023	West Coast Servicing vs. Jocelyne A Gabriel et al	Lot 555, Waterford Trails, PB 62 Pg 112	Ashland Medley Law, PLLC
2018-CA-012346-O	12/07/2023	Bank of New York Mellon vs. James D Welch etc et al	Lot 1, Sunshine Subdivision, PB X Pg 134	Van Ness Law Firm, PLC
2023-CA-000251-O	12/11/2023	Bank of America vs. Jesse C Muller et al	Lot 75, Malibu Groves, PB 2 Pg 82	Tromberg, Morris & Poulin, PLLC
2019-CA-013125-O	12/12/2023	U.S. Bank vs. William Click etc et al	Unit 201, Dockside, ORB 4208 Pg 249	Kelley Kronenberg, P.A.
2022-CA-005993-O	12/12/2023	Bank of America vs. Anne Maria Heelam et al	Lot 2, Silver Ridge, PB 15 Pg 1	Aldridge Pite, LLC

ORANGE COUNTY LEGAL NOTICES

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p>Notice is hereby given that KELLY'S HOMEMADE ICE CREAM, LLC, OWNER, desiring to engage in business under the fictitious name of KELLY'S ICE CREAM located at 3114 CORNINE DRIVE, ORLANDO, FLORIDA 32803 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.</p> <p>November 16, 2023 23-04384W</p>	<p>Notice is hereby given that KELLY'S HOMEMADE ICE CREAM, LLC, OWNER, desiring to engage in business under the fictitious name of KELLY'S HOMEMADE ICE CREAM located at 3114 CORNINE DRIVE, ORLANDO, FLORIDA 32803 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.</p> <p>November 16, 2023 23-04383W</p>	<p>NOTICE OF PUBLIC SALE Notice is hereby given that on 12/04/2023 at 10:30 am, the following vehicle will be sold for towing & storage charges pursuant to F.S. 713.78: 2007 CHRY PACIFICIA #2A8GM78X87R208164 Sale will be held at ABLE TOWING AND ROADSIDE LLC, 250 THORPE ROAD, ORLANDO, FL 32824. 407-866-3464. Lienor reserves the right to bid. November 16, 2023 23-04374W</p>	<p>Notice is hereby given that SPORTS FAN TBK, LLC DBA: PRO IMAGE SPORTS #721, OWNER, desiring to engage in business under the fictitious name of PRO IMAGE SPORTS #721 located at 9401 W COLONIAL DRIVE, #332, COCOE, FLORIDA 34761 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.</p> <p>November 16, 2023 23-04410W</p>	<p>Notice of Sale Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale date December 8, 2023 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 38710 2009 Acura VIN#: 2HNYD28229H513455 Lienor: El Potro Scratch Repair 3951 Forsyth Rd Winter Park 407-556-7864 Lien Amt \$3534.00</p> <p>38711 2012 Mercedes VIN#: 4JGBF2FEBCA776438 Lienor: Mercedes Benz of Orlando 810 N Orlando Ave Maitland 407-645-4222 Lien Amt \$2143.44 38712 2010 Toyota VIN#: 5TDZK3EH6AS003498 Lienor: Central Florida Toyota 11020 S OBT Orlando 407-472-5220 Lien Amt \$660.87 38713 2020 Chevrolet VIN#: 3GNCJKS4LL297955 Lienor: Starling Chevrolet 13155 S OBT Orlando 407-705-2552 Lien Amt \$706.50 38714 2020 Chevrolet VIN#: KL8CD6S8A8LC429103 Lienor: Starling Chevrolet 13155 S OBT Orlando 407-705-2552 Lien Amt \$1934.42 November 16, 2023 23-04376W</p>
<p>NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Lovely by jw, located at 2301 Emerald Springs Drive, in the City of Apopka, County of Orange, State of FL, 32712, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.</p> <p>Dated this 10 of November, 2023. Jeannie Wilson 2301 Emerald Springs Drive Apopka, FL 32712 November 16, 2023 23-04380W</p>	<p>NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Anthony Bentivegna / AVITA DRUGS FLORIDA LLC will engage in business under the fictitious name AVITA PHARMACY 1048, with a physical address 8601 Commodity Circle Suite 105 Orlando, FL 32819, with a mailing address 5700 Granite Parkway Suite 425 Plano, Texas 75024, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.</p> <p>November 16, 2023 23-04411W</p>	<p>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.</p> <p>SALE DATE 12/04/2023, 8:00 AM</p> <p>Located at 6690 E. Colonial Drive, Orlando FL 32807:</p> <p>2012 HONDA JHLRM4H74CC023114 2013 GMC 2GKALSEK8D6323277 2006 FORD 1FMYU02296KA74142 2006 FORD 1FAPP56U96A155121</p> <p>Located at 4507 E. Wetherbee Rd, Orlando, FL 32824</p> <p>2002 CHEVROLET 1GNES16SX26136920</p>	<p>2000 BMW WBADM534XYBY44612 2007 NISSAN JN8AZ08W47W639268 2012 FORD 3FAHP0HA1CR372131</p> <p>SALE DATE 12/07/2023, 8:00 AM</p> <p>Located at 6690 E. Colonial Drive, Orlando FL 32807:</p> <p>2006 SUZUKI JSIG176A862107044 2010 TOYOTA 5TDYK4CC5AS290065 2013 DODGE 1C3CDFBA7DD303001</p> <p>Located at 4507 E. Wetherbee Rd, Orlando, FL 32824</p> <p>2014 FORD 1FADP3F29EL378630 2017 HYUNDAI KMH84L4F9HU388671</p> <p>November 16, 2023 23-04373W</p>	<p>AT&T Mobility, LLC is proposing to construct a 43-foot overall height small cell pole telecommunications structure located at 8048 Dowden Road, Orlando, Orange County, Florida (N28° 25' 18.7", W81° 16' 24.4"). The pole will be lit utilizing FAA Style E lighting.</p> <p>AT&T Mobility, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice.</p> <p>In addition, any interested party may also request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1260005 when submitting the request and to view the specific information about the proposed action. 23-003533/HJF</p> <p>November 16, 2023 23-04412W</p>
<p>NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that ZILINA SAINTILMOND 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:</p> <p>CERTIFICATE NUMBER: 2020-12829</p> <p>YEAR OF ISSUANCE: 2020</p> <p>DESCRIPTION OF PROPERTY: PLAN OF BLK 1 PROSPER COLONY D/109 THE W 42 FT OF S 172 FT OF S1/2 LOT 9 (LESS S 30 FT & W 5 FT FOR RD R/W)</p> <p>PARCEL ID # 22-23-29-7268-09-004</p> <p>Name in which assessed: MALBEC II LLC</p> <p>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, Nov 30, 2023.</p> <p>THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)</p> <p>Dated: Nov 03, 2023 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller November 16, 2023 23-04355W</p>	<p>NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FTL INC 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:</p> <p>CERTIFICATE NUMBER: 2021-6156</p> <p>YEAR OF ISSUANCE: 2021</p> <p>DESCRIPTION OF PROPERTY: CANYON RIDGE PHASE 2 20/56 LOT 17</p> <p>PARCEL ID # 31-21-29-1171-00-170</p> <p>Name in which assessed: LAWRENCE W KONIECZKO</p> <p>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, Nov 30, 2023.</p> <p>THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)</p> <p>Dated: Nov 03, 2023 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller November 16, 2023 23-04356W</p>	<p>NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FTL INC 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:</p> <p>CERTIFICATE NUMBER: 2021-6156</p> <p>YEAR OF ISSUANCE: 2021</p> <p>DESCRIPTION OF PROPERTY: CANYON RIDGE PHASE 2 20/56 LOT 17</p> <p>PARCEL ID # 31-21-29-1171-00-170</p> <p>Name in which assessed: LAWRENCE W KONIECZKO</p> <p>ALL of said property being in the County of Orange, State of Florida. 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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, Nov 30, 2023.</p> <p>THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)</p> <p>Dated: Nov 03, 2023 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller November 16, 2023 23-04356W</p>	<p>TOWN OF OAKLAND FLORIDA The Town of Oakland, Florida will hold a General Election on Tuesday, March 19, 2024, for the following seats: Mayor Seat #2 Seat #3 Candidates may qualify using the petition process. The time period for candidates to qualify using the petition process begins on November 16, 2023, at 8:00 a.m. and ends on December 1, 2023, at 5:00 p.m. Candidates may qualify by paying a fee. The time period for candidates to qualify by paying a fee begins on December 4, 2023, at 8:00 a.m. and ends on December 7, 2023, at 3:00 p.m. Additional information can be found at https://oaklandfl.gov/164/Election-Information.</p> <p>La ciudad de Oakland, Florida, celebrará una elección general el martes 19 de marzo de 2024, para los siguientes escaños: Alcalde Asiento #2 Asiento #3 Los candidatos pueden calificar utilizando el proceso de petición. El periodo del tiempo para calificar utilizando el proceso de petición comienza el 16 de noviembre de 2023, a las 8:00 a.m. y termina el 1 de diciembre de 2023, a las 5:00 p.m. Los candidatos pueden calificar pagando una tarifa. El periodo del tiempo para calificar pagando una tarifa comienza el 4 de diciembre de 2023, a las 8:00 a.m. y termina el 7 de diciembre de 2023, a las 3:00 p.m. Puede encontrar mas información en https://oaklandfl.gov/164/Election-Information.</p> <p>November 16, 23, 2023 23-04387W</p>

ORANGE COUNTY

FIRST INSERTION

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

the following property: COMMENCING AT THE SOUTH-EAST CORNER OF LOT 39, W.R. MUNGERS PLAT OF SECTION 9, TOWNSHIP 24 SOUTH RANGE 28 EAST, ORANGE COUNTY, FLORIDA...

FEET; THENCE N 63° 54' 55" W A DISTANCE OF 44.06 FEET; THENCE N 26° 11' 20" E A DISTANCE OF 7.72 FEET; THENCE N 44° 36' 00" W A DISTANCE OF 62.34 FEET TO A POINT ON THE WEST LINE OF AFORESAID LOT 39...

FEET; THENCE S 00°01'28"E A DISTANCE OF 333.37 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 39; THENCE CONTINUE S 00°01'28"E A DISTANCE OF 6.57 FEET; THENCE S 27°41'29"W A DISTANCE OF 64.60 FEET...

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.

paid call 711. WITNESS my hand and the seal of this Court at County, Florida, this day of NOVEMBER 13, 2023.

FIRST INSERTION

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

ING DESCRIBED IN A DEED DATED 02/22/02 AND RECORDED 03/06/02 IN BOOK 6472 PAGE 2564, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE...

Prepared by and returned to: Jerry E. Aron, P.A. 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407

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

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

#2 N/K/A ZABRINA DIAZ are the Defendants. The Clerk of the Court, TIFFANY RUSSELL, will sell to the highest and best bidder for cash...

FIRST INSERTION

Prepared by and returned to: Jerry E. Aron, P.A. 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407

HARRISON ST, JASONVILLE, IN 47438 39 ODD/086745 Contract # 6293973 MANUEL DACRUZ and DENISE ANN DECRUZ A/K/A DENISE ANN DACRUZ

OCEANSIDE, NY 11572 and 280 E 91ST ST APT 1G, BROOKLYN, NY 11212 and 280 E 91ST ST. APT. 4G, BROOKLYN, NY 11212

RIET SAMUEL SMITH 216 TURKEY OAK CT, BLYTHELYN, SC 29016 45/086135 Contract # 6296450 ANDREA NATALIE VELA-ROSSMAN and BRIAN JAY LIENCZEWski

BELL/CAMPBELL N/A, N/A, 20160414362 \$ 18,215.83 \$ 6.08 CEDENO/CEDENO N/A, N/A, 20180302265 \$ 22,273.50 \$ 6.01 CHERY N/A, N/A, 20160267405 \$ 10,127.70

\$ 5.58 VELA-ROSSMAN/LIENCZEWski N/A, N/A, 20170461241 \$ 29,799.94 \$ 7.52 WILKERSON/WILKERSON N/A, N/A, 20160448365 \$ 22,915.38 \$ 6.15 WILLIAMS/WILLIAMS 10936, 8885, 20150309763 \$ 15,954.68 \$ 5.01 YAP, JR./OROCEO A/K/A SOFEENE ITO YAP 10723, 1875, 20140158069 \$ 10,228.67 \$ 3.66

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com Business Observer FLORIDA'S NEWSPAPER FOR THE C-SUITE

ORANGE COUNTY

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. 482019CA007267A0010X
Caliber Home Loans, Inc., Plaintiff,
vs.
Nicole Singh, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 482019CA007267A0010X of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Caliber Home Loans, Inc. is the Plaintiff and Nicole Singh; Aneel Singh; Paramount Equity Mortgage, LLC dba Loanpal; Vivint Solar Developer LLC; McCormick Reserve Homeowners Association, Inc. are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangeclerk.realforeclose.com, beginning at 11:00 AM on the 4th day of December, 2023, the following described property as set forth in said Final Judgment, to wit:
 BEING KNOWN AND DESIGNATED AS LOT 112 AS SHOWN ON PLAT ENTITLED, "MC-CORMICK RESERVE-PHASE TWO" AND RECORDED WITH THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA IN PLAT BOOK 90 PAGES 138 THROUGH 139.
 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 8th day of November, 2023.
 By /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St, Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 File # 19-F00907
 November 16, 23, 2023 23-04360W

FIRST INSERTION
 NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT IN AND FOR THE NINTH JUDICIAL CIRCUIT, ORANGE COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2023-CP-003540-O
IN RE: ESTATE OF RICHARD JUDE HENDERSON JR., Deceased.
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
 You are hereby notified that Petition for Summary Administration has been filed in the estate of RICHARD JUDE HENDERSON, JR., deceased, ("Decedent"), File Number 2023-CP-003540-O, by the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801 that the Decedent's date of death was August 11, 2023, that the total value of the estate is \$ Exempt and that the names and addresses of those to whom it has been assigned by such order are:
 Name Address
 MATTHEW RYAN HENDERSON
 14521 Tanja King Blvd.
 Orlando, FL 32828
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the estate of the Decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is November 16, 2023.
Person Giving Notice:
Matthew Henderson
MATTHEW RYAN HENDERSON
 14521 Tanja King Blvd.
 Orlando, FL 32828
 Attorney for Person Giving Notice
 IRENE PONS, ESQ.
 Florida Bar Number: 0048188
 STUART GLENN, ESQ.
 Florida Bar #: 010219
 1728 Salem Dr.
 Orlando, FL 32807
 407-632-1000
 E-Mail:
 stuart@myorlandolaw.com irene@myorlandolaw.com
 Attorney for Petitioner
 November 16, 23, 2023 23-04368W

FIRST INSERTION
 NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 48-2014-CA-006388-O
DIVISION: 34
FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs. CALVIN ELDER, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 17, 2023, and entered in Case No. 48-2014-CA-006388-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which Federal National Mortgage Association, is the Plaintiff and Calvin Elder, Helen R. Elder also known as Helen Elder, JPMorgan Chase Bank, National Association, Woodfield Oaks Community Association, Inc. are defendants, the Orange County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.myorangeclerk.realforeclose.com, Orange County, Florida at 11:00am on the December 5, 2023 the following described property as set forth in said Final Judgment of Foreclosure:
 LOT 154, WOODFIELD OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGES 53, 54, AND 55, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 A/K/A 1348 CRAWFORD DR, APOPKA, FL 32703
 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 15 day of November 2023.
 By: /s/ Justin Swosinski
 Florida Bar #96533
 Justin Swosinski, Esq.
ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 CT - 14-133499
 November 16, 23, 2023 23-04419W

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 9th JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 2023-CP-003441-O
IN RE: ESTATE OF PHILLIP MICHAEL MCCRIMMON-MARTIN, Deceased.
 The administration of the estate of Phillip Michael McCrimmon-Martin, deceased, whose date of death was November 22, 2022, 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is November 16, 2023.
FREDA MCCRIMMON
Personal Representative
 1915 Arlington Street
 Orlando, FL 32805
 /s/ Hung V. Nguyen
 HUNG V. NGUYEN, ESQ.
 Florida Bar Number 597260
 THE NGUYEN LAW FIRM
 Attorneys for Personal Representative
 2020 Ponce de Leon Blvd., Suite 1105B
 Coral Gables, FL 33134
 Phone: (786) 600-2530
 Fax: (844) 838-5197
 E-mail: hung@nguyenlawfirm.net
 November 16, 23, 2023 23-04402W

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA, PROBATE DIVISION
File No. 2023-CP-3454
Division Probate
IN RE: ESTATE OF ROBERT T. MORA a/k/a ROBERT THOMAS MORA Deceased.
 The administration of the Estate of Robert T. Mora a.k.a. Robert Thomas Mora, deceased, whose date of death was June 19, 2023, 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 demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is November 16, 2023.
Personal Representative
Joni R. Mora
 1718 Campbell Ave.
 Orlando, Florida 32806
 Attorney for Personal Representative
 Daniel S. Henderson
 E-mail Addresses:
 dan@hendersonsachs.com,
 michael@hendersonsachs.com
 Florida Bar No. 725021
 Henderson Sachs, PA
 8240 Exchange Drive Ste. C6
 Orlando, Florida 32809
 Telephone: (407) 850-2500
 November 16, 23, 2023 23-04371W

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA, PROBATE DIVISION
CASE NO: 2023-CP-003565-O
DIVISION: 02
IN RE: ESTATE OF SIEGLINDE U. STEWART a/k/a SIEGLINDE STEWART Deceased.
 The administration of the estate of SIEGLINDE U. STEWART, also known as SIEGLINDE STEWART, deceased, File Number: 2023-CP-003565-O, whose date of death was June 25, 2023, 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: November 16, 2023.
Personal Representative
Janice M. Blasko
 416 Citrus Lane
 Maitland, Florida 32751
 Attorney for Personal Representative
 Caitlin M. Riollano, Esquire,
 FL Bar No. 1015920
 Aust Law Firm
 1220 E. Livingston Street
 Orlando, FL 32803
 (407) 447-5399
 Caitlin@austlaw.biz;
 doveattorney@austlaw.biz
 November 16, 23, 2023 23-04370W

FIRST INSERTION
 NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 23-CA-011066-O #35
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff,
vs.
BAKER ET AL.,
Defendant(s).
 COUNTY I DEFENDANTS TYRONE BAKER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF TYRONE BAKER INTEREST/POINTS/CONTRACT # STANDARD/35000/6697062
 COUNTY II DONAVAN LEROY BECKFORD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DONOVAN LEROY BECKFORD STANDARD/50000/6682469
 COUNTY III LUIS RAFAEL CEDENO RJO, JENNIFFER ELENA MARMOLEJOS MARQUEZ STANDARD/50000/6625922
 COUNTY IV WADE BYRON CHESS STANDARD/50000/6729148
 COUNTY V GORDON MC DONALD CHRISTOPHER, NICOLA DAVIES MICHIE STANDARD/100000/6790049
 COUNTY VI HARRY E. CHROMIAK, JR., CAROL B. CHROMIAK A/K/A CAROLBETH CHROMIAK AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CAROL B. CHROMIAK A/K/A CAROLBETH CHROMIAK SIGNATURE/50000/6618307
 COUNTY VII SHANNON LORENE FRY AND ANY AND ALL UNKNOWN HEIRS DEVISEES AND OTHER CLAIMANTS OF SHANNON LORENE FRY SIGNATURE/45000/6854660
 COUNTY IX JAMES BARNETTE MATHIS, AVA YVONNE MATHIS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF AVA YVONNE MATHIS SIGNATURE/50000/6636225

Notice is hereby given that on 12/13/23 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 points/types of interest of the following described property:
 Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by number of points as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust").
 The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 23-CA-011066-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 1 year 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 9th day of October, 2021.
 Jerry E. Aron, Esq.
 Attorney for Plaintiff
 Florida Bar No. 0236101

JERRY E. ARON, PA
 801 Northpoint Parkway, Suite 64
 West Palm Beach, FL 33407
 Telephone (561) 478-0511
 jaron@aronlaw.com
 mevans@aronlaw.com
 November 16, 23, 2023

23-04359W

FIRST INSERTION
 NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 23-CA-011067-O #34
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff,
vs.
DAYE ET AL.,
Defendant(s).
 COUNTY I DEFENDANTS MARILYN SMITH DAYE, CYNTHIA ELAINE DAYE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CYNTHIA ELAINE DAYE INTEREST/POINTS/CONTRACT # STANDARD/170000/6682058
 COUNTY II MARY BEARD CORTEZ AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY BEARD CORTEZ, WILLIE CORTEZ AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIE CORTEZ SIGNATURE/550000/6665172
 COUNTY III LAURA JO HENRY-PUGH, ROWLAND TILLMAN PUGH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROWLAND TILLMAN PUGH STANDARD/40000/6686596
 COUNTY IV RONALD A. MADAN, VIRGINIA H. MADAN AND ANY AND ALL UN-KNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VIRGINIA H. MADAN STANDARD/320000/6624804
 COUNTY V CHARLES THOMAS MIXON, JR., KATHLEEN HUTCHENS MIXON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KATHLEEN HUTCHENS MIXON STANDARD/210000/6698968
 COUNTY VI MILTON EDUARDO MONTECE QUIGUANGO, VIOLETA DEL ROSARIO RODRIGUEZ VERA STANDARD/140000/6573546
 COUNTY VIII DEALVA TAUNDOLYN SUBER-MITCHELL, THOMAS LEON MITCHELL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THOMAS LEON MITCHELL SIGNATURE/1000000/6681577
 COUNTY IX EDWARD SYLVESTER VAUGHAN, JUDITH ROSE VAUGHAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JUDITH ROSE VAUGHAN STANDARD/1250000/6613224

Notice is hereby given that on 12/6/23 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 points/types of interest of the following described property:
 Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by number of points as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust").
 The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 23-CA-011067-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 1 year 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 9th day of October, 2021.
 Jerry E. Aron, Esq.
 Attorney for Plaintiff
 Florida Bar No. 0236101

JERRY E. ARON, PA
 801 Northpoint Parkway, Suite 64
 West Palm Beach, FL 33407
 Telephone (561) 478-0511
 jaron@aronlaw.com
 mevans@aronlaw.com
 November 16, 23, 2023

23-04358W



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ORANGE COUNTY
SUBSEQUENT INSERTIONS

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. 2022-CA-001650-O
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SMITH ETIENNE, DECEASED; UNKNOWN SPOUSE OF SMITH ETIENNE; ANNE PATRICIA FAUCHE-LAMOTHE; JUNA CHARLES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 14, 2023 and entered in Case No. 2022-CA-001650-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE COUNTY, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff

and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SMITH ETIENNE, DECEASED; UNKNOWN SPOUSE OF SMITH ETIENNE; ANNE PATRICIA FAUCHE-LAMOTHE; JUNA CHARLES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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.MYORANGECLERK.REALFORECLOSE.COM at 11:00 A.M., on December 6, 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 17, BLOCK 143, MEADOW WOODS, VILLAGE 7, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 93 AND 94, 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 7th day of November 2023.
By: Marc Granger, Esq.
Bar No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated server email:
notice@kahaneandassociates.com
File No.: 22-00080 JPC
November 9, 16, 2023 23-04347W

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION
CASE NO.: 2023-CA-013838-O
MCLP ASSET COMPANY, INC. Plaintiff, vs. HEDLEY H JOHN AKA HEDLEY HEDWIG JOHN; JOANNE JOHN; DEBRA LOUISE MOTE-JOHN; THE UNKNOWN SPOUSE OF DEBRA LOUISE MOTE-JOHN; UNKNOWN SPOUSE OF HEDLEY H JOHN AKA HEDLEY HEDWIG JOHN; UNKNOWN SPOUSE OF JOANNE JOHN; OAK HILL RESERVE HOMEOWNERS' ASSOCIATION, INC.; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
TO: HEDLEY H JOHN AKA HEDLEY HEDWIG JOHN
LAST KNOWN ADDRESS: 2454 LAKE CORA ROAD, APOPKA, FL 32712
CURRENT ADDRESS: 2454 LAKE CORA ROAD, APOPKA, FL 32712
TO: UNKNOWN SPOUSE OF

HEDLEY H JOHN AKA HEDLEY HEDWIG JOHN
LAST KNOWN ADDRESS: 2454 LAKE CORA ROAD, APOPKA, FL 32712
CURRENT ADDRESS: 2454 LAKE CORA ROAD, APOPKA, FL 32712
TO: DEBRA LOUISE MOTE-JOHN
LAST KNOWN ADDRESS: 2454 LAKE CORA ROAD, APOPKA, FL 32712
CURRENT ADDRESS: 2454 LAKE CORA ROAD, APOPKA, FL 32712
TO: THE UNKNOWN SPOUSE OF DEBRA LOUISE MOTE-JOHN
LAST KNOWN ADDRESS: 2454 LAKE CORA ROAD, APOPKA, FL 32712
CURRENT ADDRESS: 2454 LAKE CORA ROAD, APOPKA, FL 32712
TO: THE UNKNOWN TENANT IN POSSESSION
LAST KNOWN ADDRESS: 2454 LAKE CORA ROAD, APOPKA, FL 32712
CURRENT ADDRESS: 2454 LAKE CORA ROAD, APOPKA, FL 32712
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Orange County, Florida, to foreclose certain real property described as follows:
Lot 213, of Oak Hill Reserve

Phase 2, according to the plat thereof, in platt book 65, Page 1 through 6 of the public records of Orange county, Florida.
Property address: 2454 Lake Cora Road, Apopka, FL 32712
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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.
DATED this the 1st day of NOVEMBER, 2023.
Tiffany Moore Russell
CLERK OF THE COURT
/S/ Nancy Garcia
DEPUTY CLERK
Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-003341-1
November 9, 16, 2023 23-04313W

SECOND INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 23-CA-011862-O #33
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. LOMINY ET AL., Defendant(s).
COUNT DEFENDANTS WEEK /UNIT
1 EMMANUELLA LOMINY, WILDHINE LOMINY 45/082629AB
Notice is hereby given that on 12/6/23 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 V, 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 9984, Page 71 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 48, page 35, 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. 23-CA-011862-O #33.
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 1 year 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 2nd day of November, 2023
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 2022-CA-007602-O
MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, SYLENE S. FORBES AKA SYLENE SYNTHELMO FORBES, DECEASED, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 28, 2023, and entered in Case No. 2022-CA-007602-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which Mortgage Assets Management, LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Sylene S. Forbes aka Sylene Synthelmo Forbes, deceased, United States of America Acting through Secretary of Housing and Urban Development, Sylene Synthelmo Forbes, Jr, Cynthia Waters, Dorothy Forbes, Shawna Forbes aka Shawna Shealey, Tasha Forbes, Orange County Clerk of the Circuit Court, Orange County, State of Florida, are defendants, the Orange County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.myorangeclerk.realforeclose.com,

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2021-CA-009752-O
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ARACELIA RAMOS, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 19, 2023, and entered in 2021-CA-009752-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and ARACELIA RAMOS; EFRAIN MIJON; HIAWASSEE OAKS HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on November 28, 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 37, HIAWASSEE OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 PAGE 9 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 7116 HIAWASSEE OAK DR, ORLANDO, FL 32818
Any person claiming an interest in the surplus from the sale, if any, other than

SECOND INSERTION

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house 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 2 day of November, 2023.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
21-080730 - MIM
November 9, 16, 2023 23-04315W

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.: 2022-CA-005993-O
BANK OF AMERICA, N.A., Plaintiff, VS. ANNE MARIA HEELAM; SILVER RIDGE HOMEOWNERS' ASSOCIATION, INC.; 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 Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 27, 2023 in Civil Case No. 2022-CA-005993-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, BANK OF AMERICA, N.A. is the Plaintiff, and ANNE MARIA HEELAM; SILVER RIDGE HOMEOWNERS' ASSOCIATION, INC.; 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 on December 12, 2023 at 11:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 2, LESS THE SOUTH 26.50 FEET, SILVER RIDGE, PHASE

ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGES 1 AND 2, 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 6 day of November, 2023.
Digitally Signed by Zachary Ullman
Date: 2023.11.06 13:39:17-05'00'
Zachary Y. Ullman, Esq.
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepите.com
ALDRIDGE | PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1092-11962B
November 9, 16, 2023 23-04338W

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.
TIMESHARE PLAN:
ORANGE LAKE LAND TRUST
Type of Interest(s), as described below, in the Orange Lake Land Trust, evidenced for administrative, assessment and ownership purposes by Number of Points, as described below, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time, a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida.
Contract Number: M6662581 -- ARTHUR W CHEEKS and JESSICA J CHEEKS, ("Owner(s)"), 119 PENROSE ST, SPRINGFIELD, MA 01109, STANDARD Interest(s) / 110000 Points/ Lien is \$ 5,007.58/ Official Records Document #20220547278 Contract Number: M6588623 -- GLORIA MOLINA DE LEON and JOSE HERNANDEZ DE LEON, ("Owner(s)"), 12439 MODENA BAY, SAN ANTONIO, TX 78253 STANDARD Interest(s) /70000

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2016-CA-008281-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 ALICE PEREIRA, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 28, 2022, and entered in 2016-CA-008281-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALICE PEREIRA, DECEASED; CARLOS ADOLFO RODRIGUEZ; JOSE PEREIRA; STEVEN PEREIRA; SANDRA BURGOS; LINDA BURKS; JAMES PEREIRA; SANDRA BURGOS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALICE PEREIRA, DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GEICO INDEMNITY COMPANY; RIO PINAR LAKES - UNIT 4 COMMUNITY ASSOCIATION, INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on November 28, 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 80, OF RIO PINAR LAKES UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 96 AND 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 2403 PALM CREEK AVENUE, ORLANDO, FL 32822
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house 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 3 day of November, 2023.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
16-117388 - GrS
November 9, 16, 2023 23-04340W

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: LEGAL@businessobserverfl.com

ORANGE COUNTY
SUBSEQUENT INSERTIONS

SECOND INSERTION

8/1/23
NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.
TIMESHARE PLAN:
ORANGE LAKE COUNTRY CLUB VILLA I, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in OR Book 3300, Page 2702 in the Public Records of Orange County, Florida.
VILLA II, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in OR Book 4846, Page 1619 in the Public Records of Orange County, Florida.
VILLA III, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in OR Book 5914, Page 1965 in the Public Records of Orange County, Florida.
VILLA IV, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in OR Book 9040, Page 662 in the Public Records of Orange County, Florida.
VILLA V, together with an un-

divided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in OR Book 9984, Page 71 in the Public Records of Orange County, Florida.
Contract Number: 6625712 -- NORMA WRIGHT BRUMAGE and SAMUEL PERNELL THOMAS SR., ("Owner(s)"), 809 GABLE WAY, VIRGINIA BEACH, VA 23455 Villa III/Week 25 in Unit No. 086834/Principal Balance: \$29,325.32 / Mtg Doc #20190517873 Contract Number: 6352937 -- KATHLEEN PALMER DUBOIS and ROBERT RAYMOND DUBOIS A/K/A BOB DUBOIS, and CHRISTINE RENEE DUBOIS ("Owner(s)"), 6422 NW 32ND ST, GAINESVILLE, FL 32653 Villa IV/Week 23 in Unit No. 081708/Principal Balance: \$25,403.75 / Mtg Doc #20170461434 Contract Number: 6477531 -- MADAI GAMEZ and JOSE BUSTOS, ("Owner(s)"), 1203 N BOIS D'ARC, TYLER, TX 75702 Villa III/Week 24 in Unit No. 003423/Principal Balance: \$11,670.85 / Mtg Doc #20160448937 Contract Number: 6345427 -- ANTONIO JYMAL HALL and MELODY A. WEBB, ("Owner(s)"), 76 ACADEMY ST APT 11, POUGHKEEPSIE, NY 12601 and 65 S HAMILTON ST APT 8, POUGHKEEPSIE, NY 12601 Villa III/Week 36 EVEN in Unit No. 003410/Principal Balance: \$11,421.00 / Mtg Doc #20170618073 Contract Number: 6302743 -- MARRIE D. KOPAN and MARK A. KOPAN, ("Owner(s)"), 485 CARTHAGE AVE, KENT, OH 44240 and 5722 MARINE PKWY, MENTOR ON THE LAKE, OH 44060 Villa III/Week 25 in Unit No. 003422/Principal Balance: \$7,929.58 / Mtg Doc #20150653590 Contract Number: 6563278 -- EDUARDO LEONARDO and ELIA M. FIGARO REYES, and ADELINA A. TALLAJ GONZALEZ ("Owner(s)"), 361 MOORE AVE, OCEANSIDE, NY

11572 and 280 E 91ST ST APT 1G, BROOKLYN, NY 11212 and 280 E 91ST ST. APT. 4G, BROOKLYN, NY 11212 Villa III/Week 39 in Unit No. 087627/Principal Balance: \$15,960.72 / Mtg Doc #20180602916 Contract Number: 6583004 -- JO WATSON MCGOWEN and JOHN WESLEY MCGOWEN, ("Owner(s)"), 1111 DECEMBER DR, HEWITT, TX 76643 Villa III/Week 39 ODD in Unit No. 087542/Principal Balance: \$11,191.63 / Mtg Doc #20180518159 Contract Number: 6611151 -- AQUINO RIOS and YANET RIOS, ("Owner(s)"), 109 W 53RD ST APT A3, BAYONNE, NJ 07002 Villa III/Week 2 in Unit No. 003421, 30/088021, 28/087956/Principal Balance: \$91,377.57 / Mtg Doc #20190069564 Contract Number: 6343233 -- DULCE JOSEFINA RODRIGUEZ DE PEREZ and DULCE ALFONSINA PEREZ RODRIGUEZ, ("Owner(s)"), P.O. BOX 801044, COTO LAUREL, PR 00780 and 3924 GOUROCK CT, APOPKA, FL 32712 Villa V/Week 10 in Unit No. 082706/Principal Balance: \$53,178.88 / Mtg Doc #20160286690 Contract Number: 6548518 -- HECTOR ADAME JR and MONIQUE SOLIS ADAME A/K/A MONIQUE SOLIS GUJARDO, ("Owner(s)"), 3708 SURMISE ST, EL PASO, TX 79938 and 10632 VISTA LOMAS DR APT 1409, EL PASO, TX 79935 Villa I/Week 8 in Unit No. 000066/ 25, 000082/Principal Balance: \$60,587.12 / Mtg Doc #20180088278 Contract Number: 6581625 -- PATRICIA NEREAUX LATIOLAS and DARIAN PAUL LATIOLAS, ("Owner(s)"), 16175 DEER BUCK RUN, ROSEDALE, LA 70772 Villa III/Week 38 ODD in Unit No. 86613/Principal Balance: \$14,091.73 / Mtg Doc #20190005070 Contract Number: 6476512 -- EVERTON W. LONG and CHERYLANN D. LONG, ("Owner(s)"), 23111 LOST BROOK LN, SPRING, TX 77373 Villa III/Week 48

in Unit No. 003664/Principal Balance: \$32,713.53 / Mtg Doc #20160496752 Contract Number: 6529561 -- DAVID LEE SLOAN, ("Owner(s)"), 1229 GRAND RIDGE CIR, GULF BREEZE, FL 32563 Villa II/Week 11 in Unit No. 004273/Principal Balance: \$44,628.30 / Mtg Doc #20170582218
You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.
Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.
Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
November 9, 16, 2023 23-04303W

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2023-CA-002122-O
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ALVIN JOHNSON, DECEASED, et al., Defendants.
TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ALVIN JOHNSON, DECEASED
Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Orange County, Florida:
CONDOMINIUM UNIT NO. 3990C, OF CYPRESS POINTE AT LAKE ORLANDO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8825, PAGE 505, AND ANY AMENDMENTS

THERETO, IF ANY, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS, IF ANY, including the buildings, appurtenances, and fixture located thereon.
Property Address: 3990 Versailles Drive, Orlando, FL 32808 (the "Property").
You are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before _____, 2023 (no later than 30 days from the date of the first publication of this Notice of Action) 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 seal of this Court at Orange County, Florida on this 7th day of NOVEMBER, 2023.
Tiffany Moore Russell, CLERK OF THE COURT /S/ Nancy Garcia As Deputy Clerk
November 9, 16, 2023 23-04346W

SECOND INSERTION

August 1, 2023
NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Orange County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Country Club, Inc.
TIMESHARE PLAN:
ORANGE LAKE COUNTRY CLUB VILLA V, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in OR Book 9984, Page 71 in the Public Records of Orange County, Florida.
Contract Number: M6099376 -- CHRISTOPHER LEON JOHNSON and GAIL LEWIS JOHNSON, ("Owner(s)"), 916 HIGHLAND MIST LN, CHARLOTTE, NC 28215, Villa V/Week 21 in Unit No. 082827/ Amount Secured by Lien: 23,400.70/ Lien Doc #20210504291/Assign Doc #20210507542 Contract Number: M6105188 -- BAZZEL L. SPENCER and ELIZABETH F. SPENCER, ("Owner(s)"), 3609 34TH ST NE, CANTON, OH 44705 and 841 44TH ST NW APT C, CANTON, OH 44709 Villa IV/Week 8 EVEN in Unit No. 005233/ Amount Secured by Lien: 8,689.76/ Lien Doc #20220425285/Assign Doc #20220429466
You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.
Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.
Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
November 9, 16, 2023 23-04297W

Amount Secured by Lien: 8,689.76/ Lien Doc #20220425285/Assign Doc #20220429466
You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.
Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.
Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
November 9, 16, 2023 23-04297W

SECOND INSERTION

Notice of Self Storage Sale
Please take notice Orlando Self Storage located at 12611 International Drive, Orlando FL 32821 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 online auction via www.storageauctions.com on 12/1/2023 at 10:01AM. Unless stated otherwise the description of the contents are household goods and furnishings. Gladys Marquez unit #2186; Esperanza Gonzalez Revallicencia unit #3091; Megan Veves unit #3151; Jeff Spar unit #3255. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
November 9, 16, 2023 23-04288W

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of Kenneth Ptak, Betty Ann Ptak, and Patricia Taylor will on the 1st day of December 2023 at 10:00 a.m., on property 7426 Molokai Street, Lot #38, Orlando, Orange County, Florida 32822 in Mai Tai Village Mobile Home Community, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1998 MERI Mobile Home
VIN Nos.: FLHMLCY145019057A/B
Title Nos.: 74775344/74775345
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo, Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
November 9, 16, 2023 23-04352W

SECOND INSERTION

CITY OF OCOEE
NOTICE OF DISTRICT 4 COMMISSIONER GENERAL ELECTION AND CANDIDATE QUALIFYING
Pursuant to Florida Elections Laws and Ocoee Code of Ordinances, Section 5-13, notice is hereby given by the City of Ocoee, Florida that a General Election will be held **Tuesday, March 19, 2024**, in the City of Ocoee for the purpose of voting on referendum ballot questions regarding changes to the City Charter, and electing a resident of District 4 to serve as District 4 Commissioner of the City of Ocoee for the remainder of the term which was vacated on March 21, 2023. Such term shall end on March 11, 2025. Candidates for this office must Qualify by filing qualifying papers and fees with the City Clerk during regular office hours (8:00 a.m. to 5:00 p.m.) beginning at noon on **Friday, December 1, 2023**, and ending at noon, **Friday, December 8, 2023**, at City Hall, 1 North Bluford Avenue, Ocoee, Florida. The fee for qualifying for the office of Commissioner is \$90.00.
As this General Election is being held with the Presidential Preference Primary Election, to find your polling location please contact the Orange County Supervisor of Elections either online at www.ocoeelections.com/find-my-polling-place or by calling (407) 836-2070. All polling locations will be open between the hours of 7:00 a.m. and 7:00 p.m. on Tuesday, March 19, 2024. Those electors who opt to cast a vote-by-mail ballot for this election must contact the Orange County Supervisor of Elections either online at www.ocoeelections.com/vote-by-mail or by calling (407) 836-8683 and requesting a vote-by-mail ballot. Book closing date to register to vote in this election is February 20, 2024.

CUIDAD DE OCOEE
AVISO DEL COMISIONADO DEL DISTRITO 4 ELECCION GENERALES Y CALIFICACION DEL CANDIDATO
De conformidad con las Leyes Electorales de Florida y el Código de Ordenanzas de Ocoee, Sección 5-13, la Ciudad de Ocoee, Florida, notifica que se llevará a cabo una elección general el **martes 19 de marzo de 2024** en la Ciudad de Ocoee con el fin de votar sobre las preguntas de la boleta electoral del referéndum con respecto a los cambios a la Carta Constitucional de la Ciudad y elegir a un residente del Distrito 4 para que se desempeñe como Comisionado del Distrito 4 de la Ciudad de Ocoee por el resto de el mandato que quedó vacante el 21 de marzo de 2023. Dicho plazo finalizará el 11 de marzo de 2025. Los candidatos para este cargo deben calificar presentando documentos y pagar los honorarios a la Secretaría Municipal durante el horario de oficina regular (8:00 a.m. a 5:00 p.m.) a partir del mediodía del **viernes 1 de diciembre de 2023** y hasta el mediodía del **viernes 8 de diciembre de 2023** en el Ayuntamiento, 1 North Bluford Avenue, Ocoee, Florida. La honorarios para calificar para el cargo de Comisionado son \$90.00.
Como esta Elección General se lleva a cabo con la Elección Primaria de Preferencia Presidencial, para encontrar su lugar de votación comuníquese con el Supervisor de Elecciones del Condado de Orange ya sea en línea en www.ocoeelections.com/find-my-polling-place o llamando al (407) 836-2070. Todos los centros de votación estarán abiertos entre las 7:00 a.m. y las 7:00 p.m. del martes 19 de marzo de 2024. Los electores que necesitan la tarjeta de voto por correo para estas elecciones tienen que comunicarse con el Supervisor de Elecciones del Condado de Orange, por Internet https://www.ocoeelections.com/vote-by-mail ó vía telefónica llamando al (407) 836-8683 y solicitar una tarjeta de voto por correo. La fecha de cierre del libro para registrarse para votar en esta elección es el 20 de febrero de 2024.
November 9, 16, 2023 23-04337W

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE G-SUITE
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What is a public notice?
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
The West Orange Times carries public notices in Orange County, Florida.

Are internet-only legal notices sufficient?
No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.
Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.
Newspaper legal notices fulfills all of those standards.

Are there different types of legal notices?
Simply put, there are two basic types - Warning Notices and Accountability Notices.
Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.
Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Who benefits from legal notices?
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

How much do legal notices cost?
The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

