

ORANGE COUNTY LEGAL NOTICES

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

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of MB REALTY located at: 34 S DEAN RD in the county of ORANGE in the City of ORLANDO, FL 32825 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 19th day of February, 2024.

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of D&C Barbershop #4 located at 5600 WEST COLONIAL DRIVE STE 107 in the City of Orlando, Orange County, FL 32808 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CoreSource located at 8607 Crestgate Cir in the City of Orlando, Orange County, FL 32819 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Extend the Wave located at 8658 Danforth Dr in the City of Windermere, Orange County, FL 34786 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kimsurance located at 8658 Danforth Dr in the City of Windermere, Orange County, FL 34786 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of D&C SPORT CUTS #1 located at 1035 S. DILLARD ST in the City of WINTER GARDEN, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
NOTICE OF PUBLIC SALE
H&A TOWING AND RECOVERY LLC gives notice that on 03/05/2024 at 9:00 AM the following vehicle(s) may be sold by public sale at 6548 E COLONIAL DR to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

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 D&C Barbershop #3 located at 707 Good Homes Rd in the City of Orlando, Orange County, FL 32818 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of YGW PROFESSIONAL SERVICES located at 1317 Edgewater Dr # 5510 in the City of Orlando, Orange County, FL 32804 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
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 Karin & Company, located at 4225 Lake Lockhart Dr, in the City of ORLANDO, County of Orange, State of FL, 32810, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that BO YU / WELTONHAZZ CORP. will engage in business under the fictitious name WELTON HAZZ HOLDINGS LIMITED, with a physical address 10517 Cromwell Grove Ter Orlando, FL 32827, with a mailing address 10517 Cromwell Grove Ter Orlando, FL 32827, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

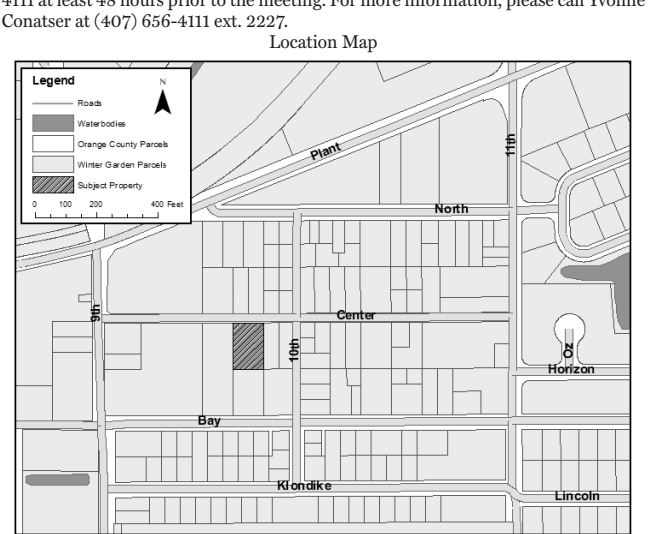
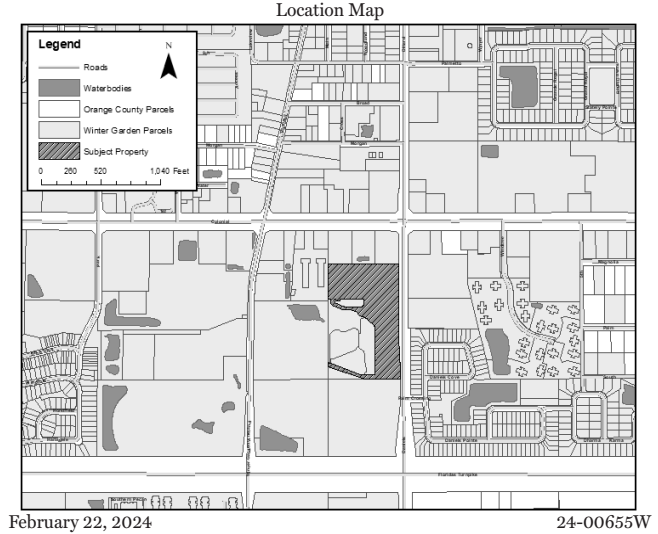
FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CONNECT COMMLLOAN located at 10134 RICHARDSON CT in the City of ORLANDO, Orange County, FL 32825 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
NOTICE OF PUBLIC SALE IS hereby given that STEPPS TOWING SERVICE, INC will have a sealed bid towing and storage auction pursuant to subsection 713.78 of the Florida Statutes beginning 9am on MARCH 6, 2024 at 880 Thorpe Rd Orlando, FL 32824 (Orange County), ending at close of business that day. Terms of sale are CASH, sales are AS IS, seller does not guarantee a title, ALL SALES ARE FINAL. STEPPS TOWING SERVICE, INC. reserves the right to bid and accept or reject any/all bids.

FIRST INSERTION
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA
Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on Monday, March 4, 2024, 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 review a Special Exception Permit request for a property located at 1200 Daniels Road, Winter Garden, Florida. If approved, this Special Exception Permit will provide for an 11,570 Square Foot freestanding emergency room facility with ambulance accessibility.

FIRST INSERTION
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA
Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on Monday, March 4, 2024, 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 review a Special Exception Permit request from West Orange Habitat for Humanity for a property located at 100 Center Street, Winter Garden, Florida. If approved, this Special Exception Permit will permit four single family houses per Section 118-519 for tandem housing.

FIRST INSERTION
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of sol-arletters.com located at 1060 Maitland Center Commons Blvd, Suite 270 in the City of Maitland Orange County, State of Florida 32751 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.



FIRST INSERTION
RUSH TRUCK CENTERS OF FL, INC DBA RUSH TRUCK CENTER ORLANDO
1925 W PRINCETON ST ORLANDO, FL 32804 (ORANGE County)
321-221-2300
NOTICE OF MECHANIC'S LIEN
Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes.

FIRST INSERTION
Notice is hereby given that AMERICAN FINANCIAL NETWORK INC, OWNER, desiring to engage in business under the fictitious name of TRULOAN MORTGAGE located at 10 POINTE DR., SUITE 330, BREA, CALIFORNIA 92821 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.

FIRST INSERTION
Notice is hereby given that AMERICAN FINANCIAL NETWORK INC, OWNER, desiring to engage in business under the fictitious name of SEAGRAVE MORTGAGE located at 10 POINTE DR., SUITE 330, BREA, CALIFORNIA 92821 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.

FIRST INSERTION
NOTICE OF PUBLIC SALE
H&A TOWING AND RECOVERY LLC gives notice that on 03/22/2024 at 9:00 AM the following vehicle(s) may be sold by public sale at 6548 E COLONIAL DR to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

FIRST INSERTION
NOTICE OF PUBLIC SALE:
THE CAR STORE OF WEST ORANGE gives notice that on 03/08/2024 at 07:00 AM the following vehicle(s) may be sold by public sale at 12811 W COLONIAL DR WINTER GARDEN, FL 34787 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

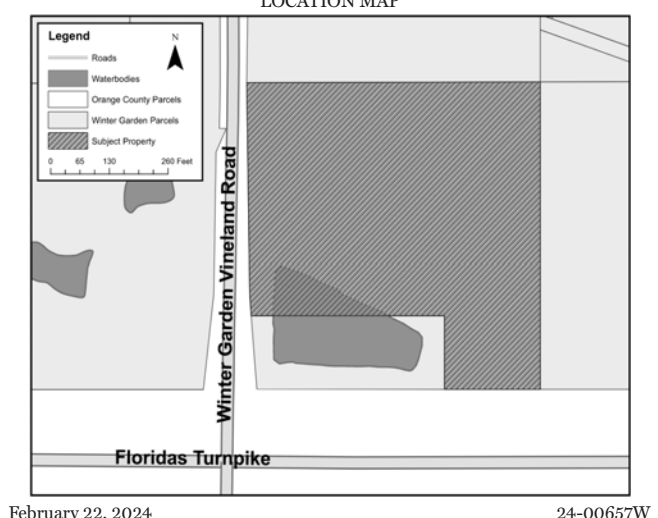
FIRST INSERTION
NOTICE OF PUBLIC SALE:
Universal Towing & Recovery gives Notice of Lien and intent to sell these vehicles at 8:00 a.m. at 206 6th Street, Orlando, FL 32824 pursuant to subsection 713.78 of the Florida Statutes. Universal Towing & Recovery reserves the right to accept or reject any and/or all bids.

FIRST INSERTION
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA
Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on March 4, 2024 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 review the variance request to Winter Garden Code of Ordinances Sec. 118-1297(a)(1), for the property located at 1441 Winter Garden Vineland Road. If approved, this variance will allow a 4' tall aluminum fence in lieu of the 3' height maximum in the front yard of the property.

FIRST INSERTION
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA
Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on March 4, 2024 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 review the variance request to Winter Garden Code of Ordinances Sec. 118-1297(a)(1), for the property located at 1441 Winter Garden Vineland Road. If approved, this variance will allow a 4' tall aluminum fence in lieu of the 3' height maximum in the front yard of the property.

FIRST INSERTION
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

FIRST INSERTION
NOTICE OF NONDISCRIMINATORY POLICY TO PARENTS
The First Baptist Church Windermere Child Development Center, 300 Main Street, Windermere Florida and Windermere Community Preschool, 8464 Winter Garden Vineland Road, Orlando Florida, 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 of the organization. It does not discriminate on the basis of race, color, national, or ethnic origin in administration of its educational policies, scholarships and loan programs, and other organization-administered programs.



SAVE TIME
Email your Legal Notice
Deadline Wednesday at noon
Friday Publication
Business Observer

ORANGE COUNTY

OFFICIAL COURTHOUSE WEBSITES



CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

lv20890_v23

--- ACTIONS / SALES ---

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-013186-O #33
HOLIDAY INN CLUB VACATIONS INCORPORATED

Plaintiff, vs.
NOTHNAGEL ET AL.,
Defendant(s).

COUNT	DEFENDANTS	Type/Points/Contract#
I	FREDERICK P NOTHNAGEL, MARIE J BOURGEOIS	STANDARD/100000/6587271
II	FREDERICK PETER NOTHNAGEL, MARIE J BOURGEOIS	STANDARD/40000/6630424
III	JAMIE R. PERRY, PATRICIA KNEECE PERRY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATRICIA KNEECE PERRY	STANDARD/50000/6855825
V	MURIEL MAYFIELD SAUNDERS, CRAIG ASHLEY THOMPSON, TERICETTA GOLDAMAE CASH THOMPSON	STANDARD/80000/6614768
VI	EDWARD H. SCATLIFFE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF EDWARD H. SCATLIFFE	STANDARD/40000/6732036

Notice is hereby given that on 3/13/24 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 property: Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 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, 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-013186-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 19th day of February, 2024.

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

JERRY E. ARON, P.A.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
mevans@aronlaw.com
February 22, 29, 2024

24-00677W

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
9TH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2022-CA-003284-O
Hon. James Craner
Civil Div.: 36

J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WFL U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. ABU S. HAQQA and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF ABU S. HAQQA; THE ESTATE OF CAROL J. MERIDETH A/K/A/ CAROL J. GILBERT; UNKNOWN SPOUSE OF CAROL J. MERIDETH A/K/A/ CAROL J. GILBERT; MERS AS NOMINEE FOR MIT LENDING; HANCOCK BANK; DIRECT GENERAL INSURANCE COMPANY; Tenant I/Unknown Tenant; Tenant II/Unknown Tenant; Tenant III/Unknown Tenant and Tenant IV/Unknown Tenant, in possession of the subject real property, Defendants.

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Orange County, Florida will sell the following property situated in Orange County, Florida described as:

SEE EXHIBIT, "A," ATTACHED HERETO
Property Address:
1812 CULVER ROAD
ORLANDO Florida 32826
Exhibit A

Legal Description
A PARCEL OF LAND LYING IN THE EAST 1/4 OF THE NORTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 31 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 31 EAST, RUN NORTH 89°9'33" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 SAID SECTION 20 A DISTANCE OF 335.47 FEET TO THE NORTHEAST CORNER OF HANDESON VILLAGE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 18 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°09'00" WEST ALONG THE EAST LINE SAID "HANDESON VILLAGE" A DISTANCE OF 113.09 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING SAID EAST LINE

RUN SOUTH 89°19'33" EAST A DISTANCE OF 295.79 FEET TO A POINT, THENCE RUN NORTH 00°00'12" EAST A DISTANCE OF 93.09 FEET TO A POINT, THENCE RUN SOUTH 89°19'33" EAST A DISTANCE OF 40.00 FEET TO THE EAST LINE AFOREMENTIONED NORTHWEST 1/4 SAID SECTION 20, THENCE RUN SOUTH 00°00'12" WEST ALONG SAID EAST LINE NORTHWEST 1/4 A DISTANCE OF 20.00 FEET TO A POINT, THENCE DEPARTING SAID EAST LINE NORTHWEST 1/4 RUN NORTH 89°19'33" WEST A DISTANCE OF 20.00 FEET TO A POINT, THENCE RUN SOUTH 00°00'12" WEST A DISTANCE OF 259.59 FEET TO A POINT, THENCE RUN NORTH 89°19'33" WEST A DISTANCE OF 83.60 FEET TO A POINT, THENCE RUN SOUTH 00°00'12" WEST A DISTANCE OF 334.07 FEET TO A POINT, THENCE RUN SOUTH 89°56'34" WEST A DISTANCE OF 233.49 FEET TO A POINT ON THE EAST LINE AFOREMENTIONED "HANDESON VILLAGE," THENCE RUN NORTH 00°09'00" EAST ALONG SAID EAST LINE A DISTANCE OF 523.53 FEET TO THE POINT OF BEGINNING SAID PARCEL HEREIN DESCRIBED, ALL LYING AND SITUATE IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, SUBJECT TO A 20 FOOT EASEMENT OVER THE EASTERLY-MOST 20 FEET THEREOF FOR ROAD AS CONSTRUCTED AND MAINTAINED BY ORANGE COUNTY.

Property Address:
1812 CULVER ROAD
ORLANDO Florida 32826
at public sale, to the highest and best bidder for cash, at www.myorangeclerk.realforeclose.com, at 11:00 A.M. on May 13, 2024

The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 4:00 P.M. on the date of the sale by cash or cashier's check.

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.

By: GARY GASSEL, ESQUIRE
Florida Bar No. 500690
Law Office of GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
February 22, 29, 2024 24-00627W

Q&A
Who benefits from legal notices?

A 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.

ORANGE COUNTY
SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000074-O
IN RE: ESTATE OF
LELAND CARPENTIER
Deceased.

The administration of the estate of Leland Carpentier, deceased, whose date of death was May 25, 2023, 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 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 February 15, 2024.

Personal Representative:
Kathleen Grace Carpentier
5056 Town Point Road
Suffolk, VA 23435

Attorney for Personal Representative:
Ashly Mae Guernaccini
Attorney
Florida Bar Number: 1022329
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
abby@atcauselaw.com
February 15, 22, 2024 24-00565W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
9TH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000166-O
IN RE: ESTATE OF
BILLY RONALD MCKEE,
Deceased.

The administration of the estate of BILLY RONALD MCKEE, Deceased, whose date of death was September 31, 2023, 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 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 February 15, 2024.

PATSY MCKEE RAY,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
February 15, 22, 2024 24-00568W

SECOND INSERTION

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

CASE NO. 23-CA-016973-O
CAROLYN NORMAN,
Plaintiff, vs.
RAINER JAMES ASSMANN,
Defendants.

NOTICE is hereby given that a civil action commenced on November 20, 2023, and is now pending as case number 2023-CA-016973-O in the Circuit Court in the State of Florida, County of Orange.

The name of the unserved party to the action is:

RAINER JAMES ASSMANN
3343 Morelyn Crest Circle
Orlando, FL 32828

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

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

Each defendant is required to serve written defenses to the Complaint on plaintiffs attorney, Corrie E. Dutton, Esq., whose address is 10853 Boyette Road, Riverview, FL 33569, on or before 3/28/2024 and to file the original of the defenses with the clerk of this court either before service on plaintiffs attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

WITNESS my hand and the seal of said court at Orange County, Florida on the ___ day of 2/12, 2024.

Tiffany Moore Russell,
Clerk of Courts
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

/s/ Corrie E. Dutton, Esq.
Corrie E. Dutton, Esq.
Florida Bar No.: 1032315
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Drive
Riverview FL 33578
Phone: 813-549-0096
E-service: cdutton@hacheylawpa.com
February 15, 22, 2024 24-00598W

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. 2023-CA-017252-O
Freedom Mortgage Corporation
Plaintiff, vs.
Jeannette Valentin Torres; Cory
Spencer; United States of America,
acting through the Rural Housing
Service; Westbrook at Stoneybrook
West Homeowners Association,
Inc.; Stoneybrook West Master
Association, Inc.
Defendants.

TO: Cory Spencer
Last Known Address: 1382 Priory Cir
Winter Garden, FL 34787

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

LOT 186, IN BLOCK 17, OF
STONEBROOK WEST UNIT
8, ACCORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 70, PAGES 18
THROUGH 20, INCLUSIVE,
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 Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before _____, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on January 18, 2024.
Tiffany Russell
As Clerk of the Court
By /s/ Marcella Morris
As Deputy Clerk
Civil Court Seal
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
File # 23-F02179
February 15, 22, 2024 24-00620W

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. 2023-CA-016599-O
Mortgage Lenders Investment
Trading Corporation, formerly
known as R P Funding, Inc.
Plaintiff, vs.
Robert Lydecker; Lois Lydecker
Defendants.

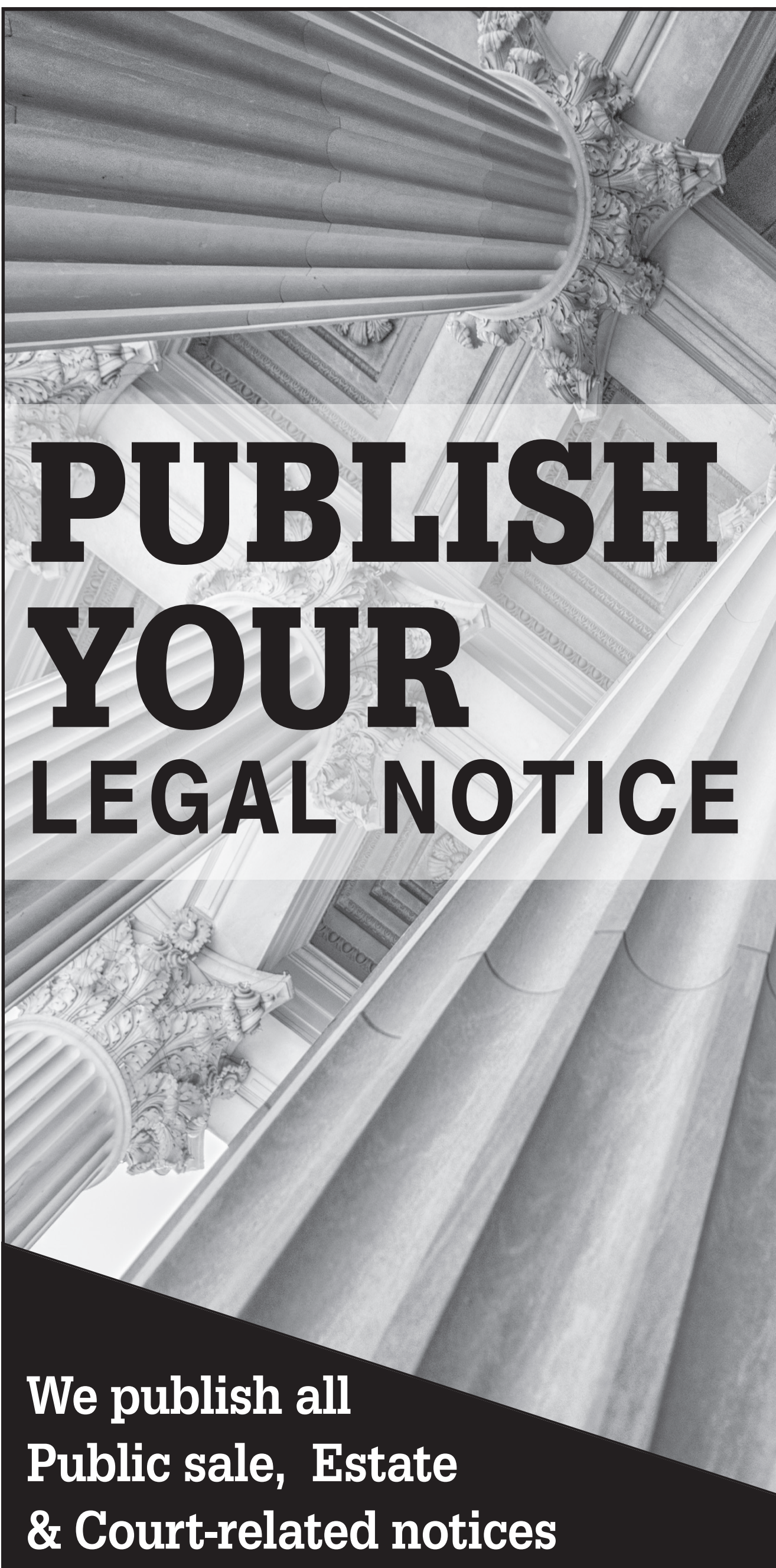
TO: Robert Lydecker
Last Known Address: 8115 Esperanza
Street Orlando, Fl. 32817

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

LOT 4, BLOCK F, SUN HAVEN
FIRST ADDITION, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK X, PAGE(S) 110, OF
THE PUBLIC RECORDS OF OR-

ANGE COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before _____, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on January 22, 2024.
Tiffany Moore Russell
As Clerk of the Court
By /s/ Stan Green
As Deputy Clerk
Civil Court Seal
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
File # 23-F01960
February 15, 22, 2024 24-00619W



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

Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

IV2024_V2

ORANGE COUNTY
SUBSEQUENT INSERTIONS

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 23-CA-017043-O #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. BEADY ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count IV
To: ALAN BRADFORD CARR and ABENA MENSAH-CARR
And all parties claiming interest by, through, under or against Defendant(s) ALAN BRADFORD CARR and ABENA MENSAH-CARR and all parties having or claiming to have any right, title or interest in the property herein described.

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, page 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.

fault will be entered against you for the relief demanded in the Complaint.
If you are a person with 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: in 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.

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 23-CA-017046-O #39
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. CHROMIAK JR ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count II
To: TAMMY EUGENIA DANIELS
And all parties claiming interest by, through, under or against Defendant(s) TAMMY EUGENIA DANIELS and all parties having or claiming to have any right, title or interest in the property herein described.

ficial Records Book 4846, Page 1619, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 22, page 132-146 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.

relief demanded in the Complaint.
If you are a person with 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: in 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.

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 23-CA-017043-O #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. BEADY ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count V
To: RICHARD L. DAVIS, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF RICHARD L. DAVIS, JR.
And all parties claiming interest by, through, under or against Defendant(s) RICHARD L. DAVIS, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF RICHARD L. DAVIS, JR. and all parties having or claiming to have any right, title or interest in the property herein described.

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, page 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.

immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with 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: in 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.

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 23-CA-017043-O #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. BEADY ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count VI
To: RICHARD L. DAVIS, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF RICHARD L. DAVIS, JR.
And all parties claiming interest by, through, under or against Defendant(s) RICHARD L. DAVIS, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF RICHARD L. DAVIS, JR. and all parties having or claiming to have any right, title or interest in the property herein described.

Villas IV, 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 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, page 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.

before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with 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: in 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.

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 23-CA-017050-O #36
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
AKBAR ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count VII
To: JOSE ANTONIO RUIZ AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF JOSE ANTONIO RUIZ
And all parties claiming interest by, through, under or against Defendant(s) JOSE ANTONIO RUIZ AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF JOSE ANTONIO RUIZ and all parties having or claiming to have any right, title or interest in the property herein described.

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.

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 23-CA-017041-O #34
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. FRIEDRICH ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count II
To: MARY T. GRACE, TRUSTEE OF THE MARY T. GRACE TRUST DATED JULY 12, 2005, AND ANY AND ALL SUCCESSOR TRUSTEES
And all parties claiming interest by, through, under or against Defendant(s) MARY T. GRACE, TRUSTEE OF THE MARY T. GRACE TRUST DATED JULY 12, 2005, AND ANY AND ALL SUCCESSOR TRUSTEES and all parties having or claiming to have any right, title or interest in the property herein described.

solute 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.

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

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 23-CA-017041-O #34
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. FRIEDRICH ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count I
To: CHARLES R. FRIEDRICH AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF CHARLES R. FRIEDRICH and
And all parties claiming interest by, through, under or against Defendant(s) CHARLES R. FRIEDRICH AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF CHARLES R. FRIEDRICH and all parties having or claiming to have any right, title or interest in the property herein described.

solute 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.

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 23-CA-017049-O #37
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. ALVA ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count IV
To: MARIA F. MATHEWS and KEITH S. MATHEWS AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES, AND OTHER CLAIMANTS OF KEITH S. MATHEWS
And all parties claiming interest by, through, under or against Defendant(s) MARIA F. MATHEWS and KEITH S. MATHEWS AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES, AND OTHER CLAIMANTS OF KEITH S. MATHEWS and all parties having or claiming to have any right, title or interest in the property herein described.

solute 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.

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 23-CA-017049-O #37
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. ALVA ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count I
To: ADRIENNE D. ALVA and DANIEL J. DAVIS and MIRIAM ROTH AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF MIRIAM ROTH
And all parties claiming interest by, through, under or against Defendant(s) ADRIENNE D. ALVA and DANIEL J. DAVIS and MIRIAM ROTH AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF MIRIAM ROTH and all parties having or claiming to have any right, title or interest in the property herein described.

solute 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.

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

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 23-CA-017050-O #36
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. AKBAR ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count X
To: CESAR R. ZUNIGA A/K/A CESAR ROLANDO ZUNIGA BARRERA and LIDIA P. ZUNIGA A/K/A LIDIA PAMELA PEREZ GARCIA ZUNIGA
And all parties claiming interest by, through, under or against Defendant(s) CESAR R. ZUNIGA A/K/A CESAR ROLANDO ZUNIGA BARRERA and LIDIA P. ZUNIGA A/K/A LIDIA PAMELA PEREZ GARCIA ZUNIGA and all parties having or claiming to have any right, title or interest in the property herein described.

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.

ORANGE COUNTY
SUBSEQUENT INSERTIONS



Q 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.

Q 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.

Q 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.

Q 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.

Q 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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2021-4755

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: BEG 460 FT N OF SW COR OF W1/2 OF SE1/4 RUN E 180 FT N 200 FT W 180 FT S 200 FT TO POB (LESS W 30 FT FOR RD R/W) IN SEC 10-23-28

PARCEL ID # 10-23-28-0000-00-014

Name in which assessed: CAITLIN LOREN DOS SANTOS

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, Mar 28, 2024.

Dated: Feb 08, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Feb. 15, 22, 29; March 7, 2024
24-00507W

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MARTIN PICO 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: 2021-14910

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: PALM LAKES ESTATES 2ND ADDITION U/83 LOT 1 BLK P

PARCEL ID # 01-22-31-6532-16-010

Name in which assessed: MARTY A COLEY, LORETTA M COLEY

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, Mar 28, 2024.

Dated: Feb 08, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Feb. 15, 22, 29; March 7, 2024
24-00508W

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2021-16140

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 13024 ALSO DESC AS S1/2 OF NE 1/4 OF NE1/4 OF NE1/4 OF SW1/4 OF SEC 13-22-32 SEE 1175/120

PARCEL ID # 13-22-32-6213-00-240

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 scheduled to begin at 10:00 a.m. ET, Mar 28, 2024.

Dated: Feb 08, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Feb. 15, 22, 29; March 7, 2024
24-00509W

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2021-16705

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 25205 ALSO DESC AS N1/2 OF NE1/4 OF SE1/4 OF SW1/4 OF NW1/4 OF SEC 25 22 32

PARCEL ID # 25-22-32-6215-02-050

Name in which assessed: EARL T ELLIOTT, JOHN A ELLIOTT

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, Mar 28, 2024.

Dated: Feb 08, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Feb. 15, 22, 29; March 7, 2024
24-00510W



Q Can the county commission or other government agency use a local online news or blogging website to publish government notices under the newspaper-website only option?

A No. They must use a website of a newspaper meeting the criteria of Florida House Bill 35, which includes being printed. A general online news site without a printed product would not qualify.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call:
941-906-9386

ORANGE COUNTY
SUBSEQUENT INSERTIONS

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2021-16904
YEAR OF ISSUANCE: 2021
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACTS 36002 & 36015 DESC AS NW1/4 OF NE1/4 OF NE1/4 OF NE1/4 SEC 36-22-32
PARCEL ID # 36-22-32-6216-00-015
Name in which assessed: ARTHUR E ROSE JR
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, Mar 28, 2024.
Dated: Feb 08, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
February 15, 22, 29; March 7, 2024
24-00511W

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that RG 401K PLAN & TRUST 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: 2017-11304
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: ANGEHLT ADDITION H/79 LOT 9 BLK 19
PARCEL ID # 03-23-29-0180-19-090
Name in which assessed: NED LOONEY LAND TRUST
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, Mar 21, 2024.
Dated: Feb 01, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
February 8, 15, 22, 29, 2024
24-00426W

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that SARASOTA ALL TUNE 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: 2017-12236
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: TYMBER SKAN ON THE LAKE SECTION 1 CONDO CB 1/96 UNIT A BLDG 6
PARCEL ID # 09-23-29-9401-06-001
Name in which assessed: UKE LAJQI
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, Mar 21, 2024.
Dated: Feb 01, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
February 8, 15, 22, 29, 2024
24-00427W

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that SARASOTA ALL TUNE 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:

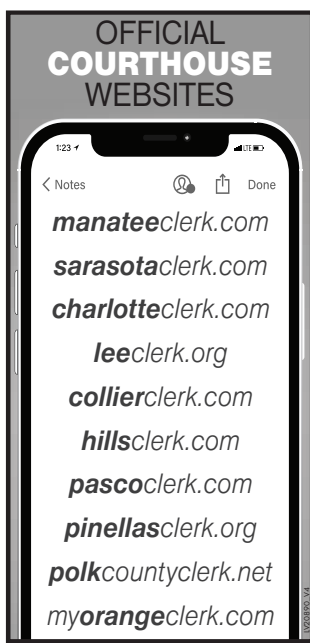
CERTIFICATE NUMBER: 2017-12265
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: TYMBER SKAN ON THE LAKE SECTION 2 CONDO CB 1/126 UNIT E BLDG 18 SEE 5158/0580
PARCEL ID # 09-23-29-9402-18-005
Name in which assessed: SEMORAN PROPERTIES INVESTORS LLC
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Mar 21, 2024.
Dated: Feb 01, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
February 8, 15, 22, 29, 2024
24-00428W

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that SARASOTA ALL TUNE 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: 2017-12289
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: TYMBER SKAN ON THE LAKE SECTION 3 CONDO CB 2/51 UNIT F BLDG 20
PARCEL ID # 09-23-29-9403-20-006
Name in which assessed: FRANCIS ACKOON
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, Mar 21, 2024.
Dated: Feb 01, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
February 8, 15, 22, 29, 2024
24-00429W

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that SARASOTA ALL TUNE 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: 2017-12292
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: TYMBER SKAN ON THE LAKE SECTION 3 CONDO CB 2/51 UNIT C BLDG 22
PARCEL ID # 09-23-29-9403-22-003
Name in which assessed: TYMBER SKAN ON THE LAKE MASTER HOMEOWNERS ASSN INC
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, Mar 21, 2024.
Dated: Feb 01, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
February 8, 15, 22, 29, 2024
24-00430W



THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that SARASOTA ALL TUNE 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: 2017-12294
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: TYMBER SKAN ON THE LAKE SECTION 3 CONDO CB 2/51 UNIT B BLDG 23
PARCEL ID # 09-23-29-9403-23-002
Name in which assessed: SORAH GREENBAUM
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, Mar 21, 2024.
Dated: Feb 01, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
February 8, 15, 22, 29, 2024
24-00431W

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that SARASOTA ALL TUNE 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: 2017-12307
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: 10667-2582 RECORDED WITHOUT PROPERTY DESC-TYMBER SKAN ON THE LAKE SECTION 3 CONDO CB 2/51 UNIT D BLDG 27
PARCEL ID # 09-23-29-9403-27-004
Name in which assessed: VEGAS DEALS LLC
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Mar 21, 2024.
Dated: Feb 01, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
February 8, 15, 22, 29, 2024
24-00432W

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that SARASOTA ALL TUNE 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: 2017-12308
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: TYMBER SKAN ON THE LAKE SECTION 3 CONDO CB 2/51 UNIT B BLDG 28
PARCEL ID # 09-23-29-9403-28-002
Name in which assessed: WELINTON RUIZ, LUISA DIAZ
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, Mar 21, 2024.
Dated: Feb 01, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
February 8, 15, 22, 29, 2024
24-00433W

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that SARASOTA ALL TUNE 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: 2017-12310
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: TYMBER SKAN ON THE LAKE SECTION 3 CONDO CB 2/51 UNIT E BLDG 28
PARCEL ID # 09-23-29-9403-28-005
Name in which assessed: JENNIFER PAOLA WILCHES
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, Mar 21, 2024.
Dated: Feb 01, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
February 8, 15, 22, 29, 2024
24-00434W

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2021-16695
YEAR OF ISSUANCE: 2021
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACTS 25159 & 25160 ALSO DESC AS S1/2 OF N1/2 OF NE1/4 OF SE1/4 OF NE1/4 SEC 25-22-32
PARCEL ID # 25-22-32-6215-01-590
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 scheduled to begin at 10:00 a.m. ET, Mar 21, 2024.
Dated: Feb 01, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
February 8, 15, 22, 29, 2024
24-00435W

FOURTH INSERTION
NOTICE OF ACTION FOR Petition to Extend Child Support Past Age of Majority and Other Related Relief IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2010-DR-19713
CATALINA KRAMER (f.k.a. CATALINA RESTREPO), Petitioner and JOSUE E. RODRIGUEZ, Respondent.
TO: Josue E. Rodriguez
107 South Hamlin Court
Longwood, FL 32750
YOU ARE NOTIFIED that an action for Support Past Age of Majority has been filed against you and that you are required to serve a copy of your written defenses, if any, to Catalina Kramer c/o The Fromang Law Firm, whose address is 4767 New Broad Street, Orlando, Florida 32814, on or before 2/29/2024, and file the original with the Clerk of this Court at 425 North Orange Avenue, Orlando FL 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
DATED: 1/10/2024
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
By: /s/ JUAN VAZQUEZ
Deputy Clerk
February 1, 8, 15, 22, 2024
24-00384W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that CNR SOLUTIONS 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: 2017-3153
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: OAK PARK MANOR O/115 LOT 13 & BEG SW COR LOT 14 RUN E 11 FT NWLY TO NW COR LOT 14 S TO POB (LESS S 5 FT FOR RD R/W PER DB 403/402) BLK L
PARCEL ID # 23-21-28-6068-12-130
Name in which assessed: LETITIA L MYRICK
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, Mar 14, 2024.
Dated: Jan 25, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
February 1, 8, 15, 22, 2024
24-00316W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that H B E GROUP 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: 2017-10781
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: CLEAR LAKE GARDENS J/44 LOT 10
PARCEL ID # 34-22-29-1378-00-100
Name in which assessed: LORETTE PIERRE
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, Mar 14, 2024.
Dated: Jan 25, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
February 1, 8, 15, 22, 2024
24-00317W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that HENRY YEH 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: 2017-12238
YEAR OF ISSUANCE: 2017
DESCRIPTION OF PROPERTY: TYMBER SKAN ON THE LAKE SECTION 1 CONDO CB 1/96 UNIT D BLDG 6
PARCEL ID # 09-23-29-9401-06-004
Name in which assessed: RODNEY E WALLER
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, Mar 14, 2024.
Dated: Jan 25, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
February 1, 8, 15, 22, 2024
24-00318W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that SARASOTA ALL TUNE 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: 2020-19363
YEAR OF ISSUANCE: 2020
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 13052 ALSO DESC AS S1/2 OF SE1/4 OF NE1/4 OF NW1/4 OF SW1/4 SEC 13-22-32
PARCEL ID # 13-22-32-6213-00-520
Name in which assessed: BERNARD SPARKS
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, Mar 14, 2024.
Dated: Jan 25, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
February 1, 8, 15, 22, 2024
24-00319W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that HENRY YEH 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: 2020-19402
YEAR OF ISSUANCE: 2020
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 13233 ALSO DESC AS N1/2 OF SE1/4 OF SE1/4 OF SE1/4 OF SW1/4 OF SEC 13-22-32
PARCEL ID # 13-22-32-6213-02-330
Name in which assessed: JAGJEET VIRDEE, ROMINDER VIRDEE
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, Mar 14, 2024.
Dated: Jan 25, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
February 1, 8, 15, 22, 2024
24-00320W

SAVE TIME



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legal@businessobserverfl.com
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Business Observer

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