

PUBLIC NOTICES

B

SECTION

THURSDAY, MARCH 21, 2024

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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 OF PUBLIC SALE

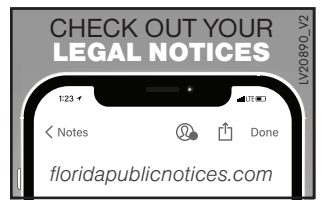
Notice is hereby given that on April 13, 2024 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.

Locations of vehicles and the lienor's name, address and telephone number are: Julian Maldonado LLC, 397 Enterprise St Ste H, Ocoee, FL 34761. Phone 352-874-8674.

Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only.

The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order.

2014 NISSAN
VIN# 1N4AB7AP8EN853457
\$4078.25
SALE DAY 04/13/2024
2008 VOLK
VIN# 3VWFG31C38M519369
\$1730.63
SALE DAY 04/13/2024
March 21, 2024 24-00941W



FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 4/10/2024 at 10:30 am, the following vehicle will be sold for towing & storage charges pursuant to F.S. 713.78:

2013 SUZUKI VSTROM ABS
#JS1VP56AD2100672
2020 JEEP GLADIATOR
#1C6HJTAGOLL159446
2015 VOLK JETTA
#3VWWD17AJOFM330562
2019 HYUN KONA
#KM8K12AA6KU390439
2015 BUIC LACROSSE #1G4G-F5G35FF171970
2010 HYUN SANTA FE
#5NMSK4AG0AH341521

Notice is hereby given that on 4/11/2024 at 10:30 am, the following vehicle will be sold for towing & storage charges pursuant to F.S. 713.78:

2005 INFI FX45
#JNRRBS08W55X401117
Notice is hereby given that on 4/24/2024 at 10:30 am, the following vehicle will be sold for towing & storage charges pursuant to F.S. 713.78:

2023 TOYT COROLLA
#5YFB4MDE9PP037803
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.

March 21, 2024 24-00905W

FICTITIOUS NAME NOTICE

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 Sharp Aviation located at 15554 Lake Hartley Trl Apt 6302 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.

Dated this 15th day of March, 2024.
Marco T Moraes
March 21, 2024 24-00920W

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 Apenberry's Inc D/B/A Camber Inc located at 2405 W Princeton St. STE 12 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.

Dated this 18th day of March, 2024.
Eric Apen
March 21, 2024 24-00942W

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

Sale date April 12th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309
39286 2012 Volkswagen VIN#: WVWMN7AN4CE537130 Lienor: Napleton's Volkswagen of Orlando 12700 E Colonial Dr Orlando 407-591-3990 Lien Amt \$717.59
39287 2012 Porsche VIN#: WP1AA2A24CLA08259 Lienor: Porsche South Orlando 4895 Vineland Rd Orlando 407-853-2100 Lien Amt \$6,075.92
39288 2023 Nissan VIN#: 3N1AB8CV2PY309525 Lienor: USA Auto Collision + Glass 9423 S Orange Ave Orlando 407-757-0077 Lien Amt \$4,035.24
39289 2019 Alfa VIN#: ZARFAMBNOK7605644 Lienor: USA Auto Collision + Glass 9423 S Orange Ave Orlando 407-757-0077 Lien Amt \$17,409.75
39290 2016 Kia VIN#: 5XXGT4L35GG113860 Lienor: USA Auto Collision + Glass 9423 S Orange Ave Orlando 407-757-0077 Lien Amt \$2,550.91

March 21, 2024 24-00906W

FICTITIOUS NAME NOTICE

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 Lignum Space Innovations located at 200 E Robinson St in the City of Orlando, Orange County, FL 32801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of March, 2024.
Damion Williamson
March 21, 2024 24-00921W

FICTITIOUS NAME NOTICE

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 CorbanAir Aviation located at 15554 Lake Hartley Trl Apt 6302 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.

Dated this 15th day of March, 2024.
Marco T Moraes
March 21, 2024 24-00919W

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 Fun Bus of West Orange County located at 3059 Weslenn Dr. 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.

Dated this 18th day of March, 2024.
Christina L Yacavone
March 21, 2024 24-00954W

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 Momoliciouz located at 10118 donhill ct in the City of Orlando, Orange County, FL 32821 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2024.
Jowell dee
Reyzen suzuki
March 21, 2024 24-00907W

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

SALE DATE 04/08/2024, 8:00 AM

Located at 6690 E. Colonial Drive, Orlando FL 32807

2017 CHEVY
1G1JD5SG4HH124317
2020 HONDA
1HGCV1F36LA079096
2016 DODGE
3C4PDDBG8GT108240
2013 CHRYSLER
1C3CCB89DN669185
2013 CHEVROLET
1G1JA5SH5D4140604
2018 FREIGHTLINER
1FUJGLDR9JLJM1040
2013 MAGIC TILT
1M5BA2018D1E86228
2009 VOLKSWAGEN
WVWHD71K99W021844

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

2017 FORD
1FMCU0F78HUD57139
2009 FORD
1FAHP35N49W115740

2021 KIA
3KPP24AD8ME408210
2015 LEXUS
JTHBF1D25F5064974
2010 MERCEDES-BENZ
WDDNG8GB3AA360324

SALE DATE 04/09/2024, 8:00 AM

Located at 6690 E. Colonial Drive, Orlando FL 32807

2018 HONDA
19XFC2F59JE021275
2008 NISSAN
3N1AB61E48L610478

SALE DATE 04/11/2024, 8:00 AM

Located at 6690 E. Colonial Drive, Orlando FL 32807

2007 DODGE
1B3HB78K37D126711
2011 FORD
1ZVP8EM2B5101185
2006 NINJA
JKAEXEA1X7A022494

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

2017 BMW
WBA4U7C5XH5H19406
2006 CHRYSLER
2C3LA53G16H221230

March 21, 2024 24-00910W

FIRST INSERTION

NOTICE OF PUBLIC HEARING

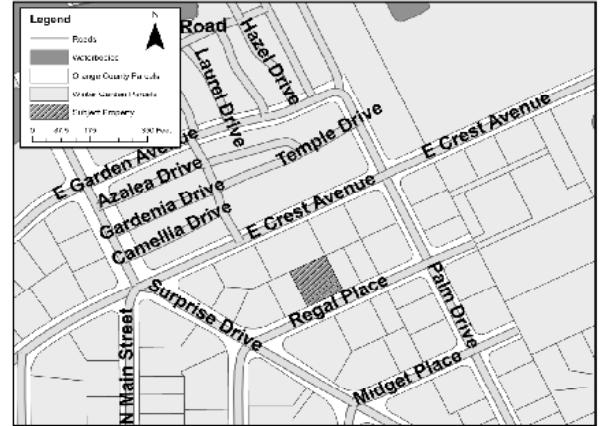
CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on April 1, 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 requests to Winter Garden Code of Ordinances Sec. 118-1310(b) and Sec. 118-1310(c)(2)(a&b) for the property located at 19 Regal Place. If approved, this variance will allow a wall height of 10 feet in lieu of the 9 foot height maximum, and a roof peak height of 14.66 feet in lieu of the 12 foot height maximum, as well as a side yard setback of 8.7 feet in lieu of the 10 foot minimum, and a 7 foot separation from the primary structure in lieu of the 10 foot minimum, in order to build a detached garage.

Copies of the proposed request may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

Any and all support or objections will be heard at this time. If no valid objections are presented to the contrary, consideration will be given for granting this request. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. For more information, please call Shane Friedman at (407) 656-4111 ext. 2026.

LOCATION MAP



March 21, 2024 24-00912W

OFFICIAL COURTHOUSE WEBSITES

- MANATEE COUNTY manateeclerk.com
- SARASOTA COUNTY sarasotaclerk.com
- CHARLOTTE COUNTY charlotteclerk.com
- LEE COUNTY leeclerk.org
- COLLIER COUNTY collierclerk.com
- HILLSBOROUGH COUNTY hillsclerk.com
- PASCO COUNTY pascoclerk.com
- PINELLAS COUNTY pinellasclerk.org
- POLK COUNTY polkcountyclerk.net
- ORANGE COUNTY myorangeclerk.com

SAVE TIME



Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

Business Observer

1V28906-1371

ORANGE COUNTY

--- PUBLIC SALES ---

FIRST INSERTION

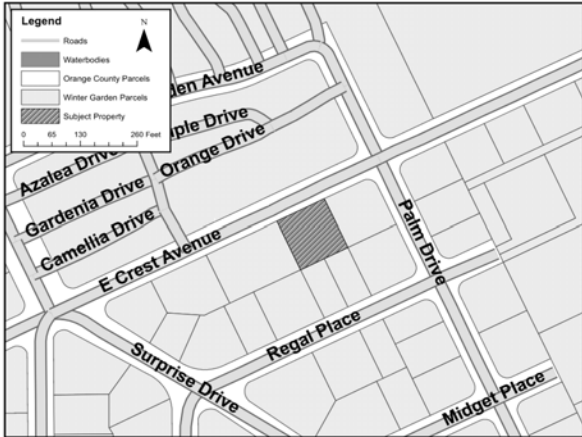
NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on April 1, 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. 118-308(1)(a) for the property located at 46 East Crest Avenue. If approved, this variance will allow a front yard setback of 23.6 feet, in lieu of the 30 foot minimum setback requirement, in order to build a new front porch.

Copies of the proposed request may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

Any and all support or objections will be heard at this time. If no valid objections are presented to the contrary, consideration will be given for granting this request. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. For more information, please call Amber McDonald at (407) 656-4111 ext. 5427.

LOCATION MAP



March 21, 2024 24-00940W

FIRST INSERTION

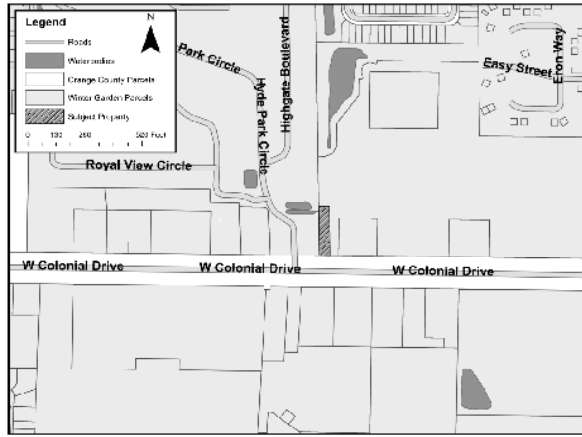
NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on April 1, 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 the Winter Garden Code of Ordinances Section 118-586(1)(a) for the property located at 14237 W Colonial Drive. If approved, this variance will allow a front building setback of 20 feet, in lieu of the required 50 foot minimum, in order to build a medical office building.

Copies of the proposed request may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

Any and all support or objections will be heard at this time. If no valid objections are presented to the contrary, consideration will be given for granting this request. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. For more information, please call Shane Friedman at (407) 656-4111 ext. 2026.

LOCATION MAP



March 21, 2024 24-00915W

FIRST INSERTION

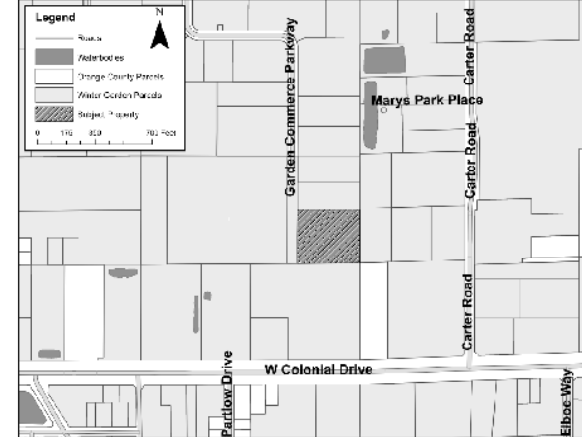
NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on April 1, 2024, at 6:30 p.m. or as soon after as possible, hold a virtual 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 761 Garden Commerce Parkway in Winter Garden, Florida. If approved, this Special Exception Permit will allow a Sports Training/Instructional Facility in the Winter Garden Commerce Center Planned Industrial Development (PID).

Copies of the proposed request may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

Any and all support or objections will be heard at this time. If no valid objections are presented to the contrary, consideration will be given for granting this request. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. For more information, please call Shane Friedman at (407) 656-4111 ext. 2026.

LOCATION MAP



March 21, 2024 24-00914W

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- 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



FIRST INSERTION

NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Pursuant to the Florida Statutes, notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on April 1, 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 consider the adoption of the following ordinance(s):

ORDINANCE 24-11

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.26 ACRE LOCATED AT 114 EAST CYPRESS STREET, EAST OF DILLARD STREET, WEST OF WINTER STREET, NORTH OF EAST PALMETTO STREET, AND SOUTH OF EAST STORY ROAD FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 24-12

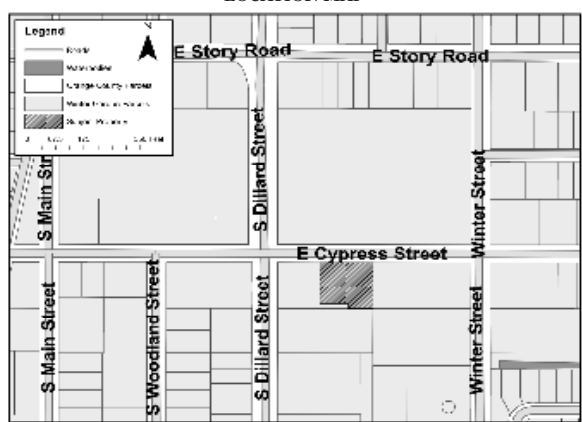
AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA RE-ZONING APPROXIMATELY 0.26 ACRE LOCATED AT 114 EAST CYPRESS STREET, EAST OF DILLARD STREET, WEST OF WINTER STREET, NORTH OF EAST PALMETTO STREET, AND SOUTH OF EAST STORY ROAD FROM R-2 RESIDENTIAL DISTRICT TO C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Following the Planning & Zoning Board meeting, the City Commission of the City of Winter Garden will hold a public hearing in the City Commission Chambers located at 300 W. Plant Street, Winter Garden, FL on April 11, 2024 at 6:30 p.m., or as soon after as possible, to also consider the adoption of the ordinance(s).

Copies of the proposed ordinance(s) (which includes the legal description in metes and bounds of the proposed site) may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida. For more information, please call Shane Friedman at 656-4111 ext. 2026.

Interested parties may appear at the meetings and be heard with respect to the proposed ordinance(s). Written comments will be accepted before or at the public hearings. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

LOCATION MAP



March 21, 2024 24-00916W

FIRST INSERTION

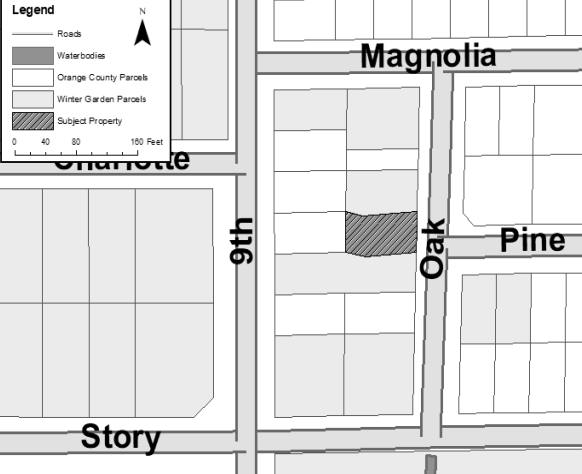
NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on April 1, 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 Ordinance Section 118-396(1) a, b, and c, and 118-398(1) a, and b, for the property located at 546 Oak Street. If approved, this variance will permit a reduced lot size of 4,643 square feet in lieu of 7,500 square feet, a reduced front setback of 16.86 feet in lieu of 30 feet, and reduced side setbacks of 4.975 feet on the north side boundary of the property and 5 feet on the south side boundary for the property in lieu of 10 feet.

Copies of the proposed request may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

Any and all support or objections will be heard at this time. If no valid objections are presented to the contrary, consideration will be given for granting this request. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. For more information, please call Yvonne Conatser at (407) 656-4111 ext. 2227.

LOCATION MAP



March 21, 2024 24-00952W

FIRST INSERTION

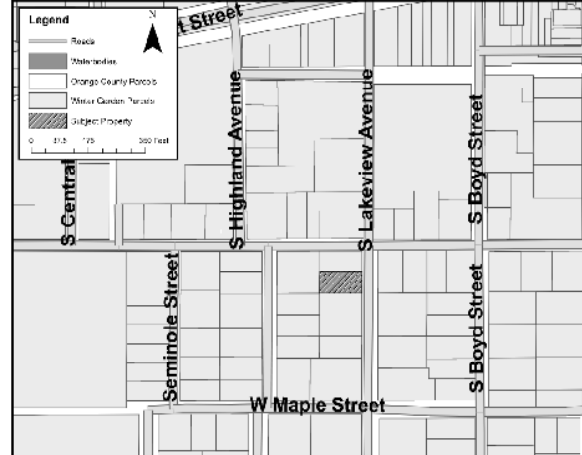
NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on April 1, 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 requests to Winter Garden Code of Ordinances Sec. 118-1310(b) and Sec. 118-1310(c)(2)(a) for the property located at 206 S Lakeview Avenue. If approved, this variance will allow a roof peak height of 14.5 feet in lieu of the 12 foot height maximum, as well as a side yard setback of 5 feet in lieu of the 10 foot minimum, and a rear yard setback of 8.5 feet in lieu of the 26 foot minimum, in order to build a detached accessory building. Also, under review will be a variance to Sec. 118-398(1)(b). If approved this variance will allow a side yard setback of 3 feet in lieu of the required 10 foot minimum in order to renovate and extend the walls of an existing home.

Copies of the proposed request may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

Any and all support or objections will be heard at this time. If no valid objections are presented to the contrary, consideration will be given for granting this request. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. For more information, please call Shane Friedman at (407) 656-4111 ext. 2026.

LOCATION MAP



March 21, 2024 24-00913W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING
CITY OF OCOEE LAND DEVELOPMENT CODE AMENDMENT
RELATING TO QUALIFYING AFFORDABLE HOUSING PROJECTS
UNDER
THE LIVE LOCAL ACT

NOTICE IS HEREBY GIVEN, pursuant to Article I, Section 1-9 and 1-10, of the City of Ocoee Land Development Code that on **TUESDAY, APRIL 2, 2024, AT 6:15 P.M.** or as soon thereafter as practical, the **OCOEE CITY COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to adopt the following Ordinance:

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING SECTION 5-15 OF THE OCOEE LAND DEVELOPMENT CODE ("SPECIFIC USE/DEVELOPMENT STANDARDS") TO IMPLEMENT THE PROVISIONS OF THE LIVE LOCAL ACT, SECTION 166.04151 ET SEQ., FLORIDA STATUTES, INCLUDING DEFINING TERMS, ESTABLISHING MAXIMUM PERMITTED DENSITY AND HEIGHT, ESTABLISHING A PROCESS FOR ADMINISTRATIVE APPROVAL, PROVIDING FOR DEED RESTRICTIONS AND ANNUAL CERTIFICATION, REQUIRING EQUAL TREATMENT OF AFFORDABLE HOUSING AND MARKET RATE UNITS, PROVIDING FOR ENFORCEMENT, PROVIDING FOR CONFLICTS, CONFIRMATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file, including a complete legal description by metes and bounds, may be inspected at the Ocoee Planning Department located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. The Ocoee City Commission may continue the public hearing to other dates and times, as it deems necessary. Any interested party shall be advised of the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearing and no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made at the public hearings will need a record of the proceedings and for this purpose you may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

March 21, 2024 24-00939W

PUBLISH YOUR LEGAL NOTICE

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



ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION
NOTICE OF PUBLIC SALE
PERSONAL PROPERTY OF THE FOLLOWING TENANTS WILL BE SOLD FOR CASH TO SATISFY RENTAL LIENS IN ACCORDANCE WITH FLORIDA STATUTES...

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

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

by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Orange County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owned are stated below:

SECOND INSERTION
NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA...

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon Friday Publication

SECOND INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 3/29/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109...

SECOND INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 3/29/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109...

SECOND INSERTION
Whose legal descriptions are (the "Property"): The above-described WEEK(S)/ UNIT(S) of the following described real property:

SECOND INSERTION
NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA...

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

--- ESTATE ---

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

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

SECOND INSERTION
NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA...

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

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

SECOND INSERTION
NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA...

ORANGE COUNTY SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE NINTH CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

File No. 2024-CP-255 IN RE: ESTATE OF JOSEPH R. SEKENSKI Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate...

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES...

Personal Representative(s): Michael Sekenski Attorney for the representative(s):

By: /s/ Matthew T. Morrison Attorney for the representative(s): Matthew T. Morrison, Esquire

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

File No. 2024-CP-000438-O Division 02 Probate IN RE: ESTATE OF HUBERT J. LAUMEN, Deceased.

The administration of the Hubert J. Laumen, deceased, File Number 2024-CP-000438-O, is pending in the Circuit Court for Orange County, Florida...

Personal Representative: JENNIFER MERCER Attorney for Personal Representative:

KEVIN F. RICHARDSON, ESQ. Florida Bar #329185 CLYATT & RICHARDSON, P.A. 1401 Forum Way, Suite 720 West Palm Beach, FL 33401

SECOND INSERTION

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

File No. 2024 CP 0460 IN RE: ESTATE OF DAVID W. PURVIS a/k/a DAVID WENDELL PURVIS, Deceased.

The administration of the estate of DAVID W. PURVIS a/k/a DAVID WENDELL PURVIS, deceased, whose date of death was December 3, 2023...

Personal Representative: DONALD SMITH Attorney for Personal Representative:

DONALD SMITH 412 Avalon Blvd. Orlando, Florida 32806 ROBERT J. REYNOLDS /s/ Attorney for Personal Representative

SECOND INSERTION

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

File No. 2024-CP-654 Division: Probate IN RE: ESTATE OF ANDREW MCNEENEY Deceased

The administration of the estate of ANDREW MCNEENEY, deceased, whose date of death was January 13, 2024, is pending in the Circuit Court for Orange County, Florida...

Personal Representative: DONALD SMITH Attorney for Personal Representative:

ANDREW T. SPENCER, ESQ. 4767 New Broad Street Orlando, FL 32814 Telephone: 407-790-4409

SECOND INSERTION

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

Case No. 2022-CA-010793-O TEEZEE INVESTMENT CORP., A FOREIGN CORPORATION, AND EJAKHALUSE ZOE OMONKHOGBE, AN INDIVIDUAL, Plaintiff, vs.

IN RE: ESTATE OF TIERNAN QUINN, Defendant. TO: IN RE: ESTATE OF TIERNAN QUINN, whose address is unknown;

Personal Representative: Tiffany Moore Russell Clerk of Courts

By: /s/ Marcella Morris Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801

SECOND INSERTION

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

Case No.: 2023-CC-024734-O MATRIX FINANCIAL SERVICES CORPORATION, Plaintiff, vs. HEATH GRASS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD L. SAGOWITZ A/K/A RICHARD LEE SAGOWITZ; HEATH GRASS; UNKNOWN HEIRS OF RICHARD L. SAGOWITZ A/K/A RICHARD LEE SAGOWITZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendants.

TO: UNKNOWN HEIRS OF RICHARD L. SAGOWITZ A/K/A RICHARD LEE SAGOWITZ, ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action to foreclose to the following properties in Orange County, Florida:

LOT 9, BLOCK B, EASTWOOD FIRST ADDITION TO L.L. PAYNES SUBDIVISION, ACCORDING TO PLAT THEREOF

Personal Representative: Tiffany Moore Russell Clerk of Courts By: /s/ Marcella Morris Deputy Clerk Civil Division

SECOND INSERTION

NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-000566-O IN RE: ESTATE OF TRUC NGUYEN Deceased.

The administration of the estate of TRUC NGUYEN, deceased, File Number 2024-CP-000566-O, is pending in the Circuit Court for Orange County, Florida...

Personal Representative(s): Michael Sekenski Attorney for the representative(s):

By: /s/ Matthew T. Morrison Attorney for the representative(s): Matthew T. Morrison, Esquire Florida Bar No. 1005203

ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this notice is served who have objection that challenge the validity of the will...

Personal Representative: DONALD SMITH Attorney for Personal Representative:

DONALD SMITH 412 Avalon Blvd. Orlando, Florida 32806 ROBERT J. REYNOLDS /s/ Attorney for Personal Representative

within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS

Personal Representative: DONALD SMITH Attorney for Personal Representative:

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

/s/ Yen Nguyen YEN NGUYEN 4751 35 Avenue South Seattle, Washington 98118

Attorney for Personal Representative: GARY ALAN FRIEDMAN GARY ALAN FRIEDMAN, ESQ.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT FILED WILL BE FOREVER BARRED. The date of first publication of this Notice is March 14, 2024.

Q&A What is a public notice? A public notice is information intended to inform citizens of government activities.

--- ACTIONS / SALES ---

SECOND INSERTION

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

Case No.: 2024-CA-001315-O MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF POLLY HAZELL, DECEASED; et al., Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantee, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Polly Hazell, Deceased

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

LOTS 7 AND 21, BLOCK F, ROBINSWOOD HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGES 8 AND 9, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Personal Representative: Tiffany Moore Russell Clerk of Courts By: /s/ Nancy Garcia As Deputy Clerk

Dated on MARCH 11, 2024

1395-1066B March 14, 21, 2024 24-00885W

SECOND INSERTION

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

Case #: 2020-CA-002179-O MCLP ASSET COMPANY, INC. Plaintiff, vs. ANDREW LEE WELLS; et al. Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated, March 11, 2024, entered in Civil Case No. 2020-CA-002179-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida...

The Clerk, Tiffany Moore Russell, of the Circuit Court will sell to the highest bidder for cash, online at www.myclpasset.com

LOT 47 OF DOWD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 141, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property address: 4436 Fairview Ave, Orlando, Florida 32804

BY: /s/ Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 844224

LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 2022-CA-002500-O U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. LUZ E. GRADY A/K/A LUZ E. VELEZ AND GEORGE R. GRADY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2023, and entered in 2022-CA-002500-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida...

The Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.com

BY: /s/ Danielle Salem DANIELLE SALEM, Esquire Florida Bar No. 0058248

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff

SECOND INSERTION

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...

BY: /s/ Danielle Salem DANIELLE SALEM, Esquire Florida Bar No. 0058248

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901

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. 2023-CA-008870-O REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. ANNIE B. FIELDS A/K/A ANNIE BALLARD FIELDS F/K/A ANNIE BALLARD, ET AL. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 25, 2024, and entered in 2023-CA-008870-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida...

BY: /s/ Danielle Salem DANIELLE SALEM, Esquire Florida Bar No. 0058248

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff

SECOND INSERTION

ORLANDO, FL 32811 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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...

BY: /s/ Danielle Salem DANIELLE SALEM, Esquire Florida Bar No. 0058248

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901

SAVE TIME Image of an alarm clock and text 'SAVE TIME'.

Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

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ORANGE COUNTY SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY... PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DOUGLAS STOKES, ET AL., Defendants.

SECOND INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA... UNIVERSITY SUN ESTATES, LLC, a Florida limited liability company, Plaintiff, vs. DONNA MCCORMICK, as Heir of the Estate of Ranie V. McCormick, deceased; et al., Defendants.

SECOND INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA... DANIEL VICTOR DENNERLINE, et al., Defendants.

SECOND INSERTION

Prepared by and returned to: Jerry E. Aron, P.A. # Amount Secured by Mortgage Per Diem DIESBACH/DIESBACH 11024, 6895, 20150635690 \$ 7,675.70 \$ 2.88 RIORDAN A/K/A CHRIS A. RIORDAN 11009, 7779, 20150580364 \$ 6,075.37 \$ 2.33

SECOND INSERTION

Prepared by and returned to: Jerry E. Aron, P.A. Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem LOPEZ/ROSARIO N/A, N/A, 20180386445 \$ 9,286.23 \$ 3.40 ORNELAS N/A, N/A, 20180542695 \$ 10,424.67 \$ 3.56

SECOND INSERTION

Prepared by and returned to: Jerry E. Aron, P.A. RE- NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA...

SECOND INSERTION

Prepared by and returned to: Jerry E. Aron, P.A. ER PO BOX 143, MAPLETON, MN 56065 and 4590 CHEROKEE DR UNIT 26, MAIDEN, NC 28650 STANDARD Interest(s) / 100000 Points, contract # 6812406

SECOND INSERTION

1517 EVERGREEN DR. ALLEN, TX 75002 STANDARD Interest(s) / 100000 Points, contract # 6787149 Property Description: Type of Interest(s), as described above, in the Orange Lake Land Trust ("Trust")

SECOND INSERTION

FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.myorangeclerk.realforeclose.com, at 11:00 A.M., on April 16, 2024, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 25D, BLOCK D, VIZCAYA PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGES 29-34, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.