# PUBLIC NOTICES



## 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, Sec-

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  $2008\,\mathrm{VOLK}$ 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 #JS1VP56A6D2100672 2020 JEEP GLADIATOR #1C6HJTAG0LL159446 2015 VOLK JETTA #3VWD17AJ0FM330562 2019 HYUN KONA #KM8K12AA6KU390439 2015 BUIC LACROSSE #1G4G-F5G35FF171970 2010 HYUN

#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

#JNRBS08W55X401117 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

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 De-

partment 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,

Dated this 18th day of March, 2024. Eric Apen

March 21, 2024

#### 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#: ZARFAMBN0K7605644 Lien-or: USA Auto Collision + Glass 9423 S Orange Ave Orlando 407-757-0077 Lien Amt \$17,409.75 39290 2016 Kia VIN#: 5XX-GT4L35GG113860 Lienor: USA Auto Collision + Glass 9423 S Orange Ave Orlando 407-757-0077 Lien Amt \$2,550.91

24-00906W

March 21, 2024

### 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

# March 21, 2024

Christina L Yacavone

#### FICTITIOUS NAME NOTICE 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 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 24-00919W

March 21, 2024

March 21 2024

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,

## 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

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

Located at 6690 E. Colonial Drive, Orlando FL 32807

2017 CHEVY 1G1JD5SG4HH124317  $2020~\mathrm{HONDA}$ 1HGCV1F36LA079096 2016 DODGE 3C4PDDBG8GT108240 2013 CHRYSLER 1C3CCBAB9DN669185 2013 CHEVROLET 1G1JA5SH5D4140604 2018 FREIGHTLINER 1FUJGLDR9JLJM1040 2013 MAGIC TILT 1M5BA2018D1E86228 2009 VOLKSWAGEN

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

2017 FORD 1FMCU0F78HUD57139 2009 FORD 1FAHP35N49W115740

WVWHD71K99W021844

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 Win-

ter Garden, Orange County, FL 34787

intends to register the said name with

the Division of Corporations of the De-

partment of State, Tallahassee, Florida.

Dated this 18th day of March, 2024.

Dated this 13th day of March, 2024. Jowell dee Reyzen suzuki

24-00907W

24-00954W

#### Notice Under Fictitious Name Law

March 21, 2024

## 2021 KIA 3KPF24AD8ME408210 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

 $2007\,\mathrm{DODGE}$ 1B3HB78K37D126711 2011 FORD 1ZVBP8EM2B5101185 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 Olange County Parcels E Crest Avenu Azalea Drive ardenia Drive E Crest Avenue

## **OFFICIAL** COURTHOUSE WEBSITES

Notes MANATEE COUNTY

manateeclerk.com SARASOTA COUNTY

sarasotaclerk.com CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

Done HILLSBOROUGH COUNTY

24-00912W

PASCO COUNTY pascoclerk.com

hillsclerk.com

PINELLAS COUNTY pinellasclerk.org

POLK COUNTY polkcountyclerk.net

**ORANGE COUNTY** myorangeclerk.com

SAVE

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

## **ORANGE** COUNTY

#### --- PUBLIC SALES ---

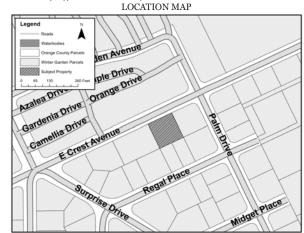
#### FIRST INSERTION

#### 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.



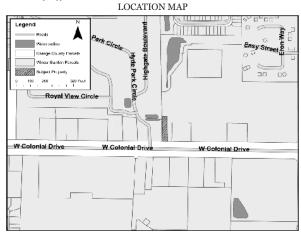
#### FIRST INSERTION

#### 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- $4111\,\mathrm{at}$  least  $48~\mathrm{hours}$  prior to the meeting. For more information, please call Shane Friedman at (407) 656-4111 ext. 2026.



24-00915W March 21, 2024

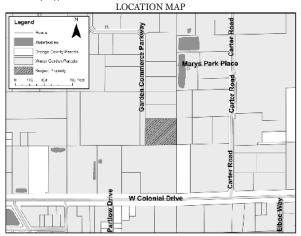
#### FIRST INSERTION

#### 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.



March 21, 2024 24-00914W LV20906 V1

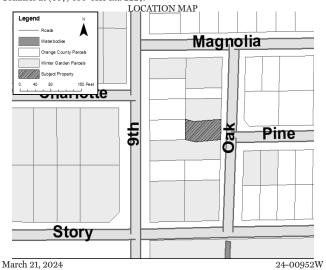
#### FIRST INSERTION

#### 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.



# 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

Street Orango County Parcols Winter Gordon Percels Maple Stree March 21, 2024 24-00913W

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

#### 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 540 Oak Street. If approved, this variance will permit a reduced lot size of  $5{,}011$  square feet in lieu of  $7{,}500$  square feet, a reduced front setback of 19.75 feet in lieu of 30 feet, and reduced side setbacks of 4.975 feet on the south side boundary of the property and 7.80 feet on the north 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 Magnolia inter Garden Parcel 吉 Pine Story March 21, 2024 24-00953W

## 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, AMEND-ING SECTION 5-15 OF THE OCOEE LAND DEVELOPMENT CODE "SPECIFIC USE/DEVELOPMENT STANDARDS") TO IMPLE-MENT 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 ANNU-AL CERTIFICATION, REQUIRING EQUAL TREATMENT OF AF-FORDABLE HOUSING AND MARKET RATE UNITS, PROVIDING FOR ENFORCEMENT, PROVIDING FOR CONFLICTS, CODIFICA-TION, 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 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

March 21, 2024 24-00939W

# March 21, 2024 **PUBLISH**

**YOUR LEGAL NOTICE** 

We publish all Public sale, Estate & Courtrelated 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

<u> Business</u>

## 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 Winter Garden, Florida in order to consider the adoption of the West Plant Street,  $following\ ordinance (s):$ 

## ORDINANCE 24-11

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

## ORDINANCE 24-12

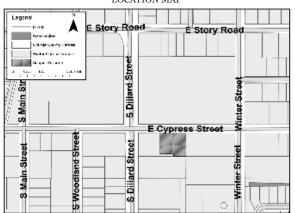
AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA RE-ZONING APPROXIMATELY 0.26 ffl ACRES LOCATED AT 114 EAST CYPRESS STREET, EAST OF DILLARD STREET, WEST OF WINTER STREET, NORTH OF EAST PALMETTO STREET, AND SOUTH OF EAST STORY ROAD FROM R-2 RESIDENTIAL DISTRICT TO C-2 AR TERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILI-TY; 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

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

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

#### --- PUBLIC SALES ---

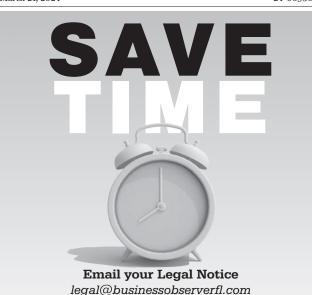
#### FIRST INSERTION

#### CITY OF OCOEE NOTICE OF PUBLIC HEARING TO CONSIDER THE GARDENIA POINTE REZONING FROM UNCLASSIFIED & R-1 TO PUD

CASE NUMBER: RZ-23-02-02
NOTICE IS HEREBY GIVEN, pursuant to Article I, Section 1-9 and 1-10, Article IV, Section 4-5, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on TUESDAY, MARCH 5, 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 located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Rezoning from Unclassified and R-1A to PUD for the Gardenia Pointe development. The subject property consists of four (4) parcels assigned Parcel ID #s 10-22-28-0000-00-003, 10-22-28-0000-00-011, 10-22-28-0000-00-128, and 03-22-28-2834-01-201 and combined totals approximately 37.37 acres. The property is located on the north side of the FCEN Railroad tracks at the terminus of the unimproved Ocoee Vista Parkway right-of-way.

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM UNCLASSIFIED AND R-1A (SINGLE FAMILY DWELLING DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT) ON CERTAIN REAL PROPER TY CONTAINING APPROXIMATELY 37.37 ACRES LOCATED ON THE NORTH SIDE OF THE FCEN RAILROAD TRACKS AT THE TERMINUS OF THE UNIMPROVED OCOEE VISTA PARKWAY RIGHT-OF-WAY AND ASSIGNED PARCEL IDENTIFICATION NUMBERS 10-22-28-0000-00-003, 10-22-28-0000-00-011, 10-22-28-0000-00-128 AND 03-22-28-2834-01-201; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY: PROVIDING FOR SEVERABILITY:

AND PROVIDING FOR AN EFFECTIVE DATE. Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services 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 for legal holidays. The City Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, 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. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.



Deadline Wednesday at noon • Friday Publication

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



## FIRST INSERTION

## NOTICE OF AGENCY ACTION

Notice is hereby provided that the South Florida Water Management District, on 10/20/2023, issued an Environmental Resource permit with conditions. Permit No. 48-108977-P, Application No. 230510-38588 to VPDF Hamlin, LLC at 8529 Southpark Cir, Suite 130, Orlando Florida 32819. The project name is Silverleaf South Subdivision, and this residential project consists of the construction of a 293-lot single-family development with associated infrastructure and SWM system. The proposed SWM system consists of conveyance to the Master Dry Retention Pond 1, which was previously permitted under Permit No. 48-106236-P, Application No. 210903-7369. The master SWM system is designed to provide water quality and attenuation in accordance with District's criteria. The site is located south of the Porter Road extension and west of SR 429, south of Lake Ingram, in southwest unincorporated Orange County. Section-Township-Range is 30-23-27.

A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@ sfwmd.gov, or by accessing the permit directly from the District's website (www.sfw-md.gov) using the Application/Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

FILING INSTRUCTIONS A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. - $5\!:\!00$  p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows

Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the

Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@ sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall  $\,$ produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

## RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of

March 21, 2024 24-00935W

#### FIRST INSERTION

#### CITY OF OCOEE NOTICE OF PUBLIC HEARING TO CONSIDER THE 474 S. BLUFORD AVENUE TOWNHOMES SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT FROM LOW-DENSITY RESIDENTIAL (LDR) TO MEDI-UM-DENSITY RESIDENTIAL (MDR)

CASE NUMBER: CPA-2022-005

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8 and 1-10, and Article V, Section 5-9, 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 located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Small-Scale Comprehensive Plan Future Land Use Map Amendment from Low-Density Residential (LDR) to Medium Density Residential (MDR). The property is assigned Parcel ID # 17-22-28-6144-04-361 and consists of approximately 0.94 acres. The property is located on the east side of South Bluford Avenue, beginning approximately 235 feet north of East Orlando Avenue. The applicant proposes to develop a 5-lot single-family attached (fee-simple townhome) residential subdivision.

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING THE CITY OF OCOEE COMPREHENSIVE PLAN AS ADOPT-ED IN 1991, AS AMENDED; AMENDING THE FUTURE LAND USE MAP OF THE OCOEE COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM LOW-DENSI-TY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.94 ACRES LOCATED AT 474 SOUTH BLUFORD AVENUE ON THE EAST SIDE OF SOUTH BLUFORD AVENUE, BEGINNING APPROXIMATELY 235 FEET NORTH OF EAST ORLANDO AVENUE; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY FUTURE LAND USE MAP; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services 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 for legal holidays. The City Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, 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. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105. March 21, 2024 24-00937W

#### FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. April 15, 2024

TMY Inc.,6923 Narcoossee Rd. Ste. 617-618, Orlando, Fl 2007 KAWK JKAZX4J137A067742

Just Fix It LLC., 59 W. Illiana St., Orlando, Fl

2006 MITS 4A3AK24F16E026267 \$400.00 2020 TOYT 4T1K61AK2LU369125

\$4003.68 MCS Mechanical LLC., 2699 Old Winter Garden Rd. Unit B., Orlando, Fl 2013 KIA KNDJT2A50D7774747 \$1554.61 Jag Auto Center LLC., 11189 S. Orange

Blossom Trail Ste. 107 Orlando, Fl 2020 TOYT JTDL9RFU7L3014241

Millenia Auto Body, 3400 Rio Vista Ave. Orlando, Fl. 2018 MERZ WDDWJ4JB8JF706247

Holler Hyundai, 1150 North Orlando Ave., Winter Park, Fl 2019 HYUN 5NPE24AF0KH786995

\$3113.29 2018 HYUN 5NPE34AF3JH620997 2023 HYUN KMHLS4AG1PU495592 \$550.00

2013 HYUN KMHEC4A41DA075436 \$687.00 2017 HYUN 5NPD84LF9HH138653

\$2346.54 2017 HYUN KM8J33A22HU456921 \$1088.58 The Car Port Specialist, 5242 S Orange Ave., Orlando, Fl

2006 CHEV 1G1AL58F967833970 \$5189.52 Precision Auto Body of Orlando, 6550 Hoffner Ave., Orlando, Fl

2014 NISS 5N1AT2ML2EC779947 \$5543.20 March 21, 2024 24-00904W

## FIRST INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that LAWRENCE G CONTE the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and vear of issuance, the description of the property, and the names in which it was essed are as follows:

CERTIFICATE NUMBER: 2021-2040

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: TOWN OF APOPKA A/109 THE E 100 FT LOT 8 (LESS N 50 & S 50 FT)

PARCEL ID # 09-21-28-0196-90-082

Name in which assessed: GEORGE A MORANT

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, May 02, 2024.

Dated: Mar 14, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller March 21, 28; April 4, 11, 2024

## FICTITIOUS NAME NOTICE

Notice is hereby given that MICHAEL L WEED, OWNER, desiring to engage business under the fictitious nam of CENTRAL FLORIDA EXECUTIVE REALTY located at 8246 WOOD-SWORTH DR, ORLANDO, FLORIDA 32817 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. March 21, 2024

24-00917W

## FIRST 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 SEC-TION 1 CONDO CB 1/96 UNIT D

PARCEL ID # 09-23-29-9401-06-004

Name in which assessed: RODNEY E

of said property being in the Coun ty 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.

THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)

Dated: Mar 15, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller March 21, 2024

24-00909W

#### FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED NOTICE IS HEREBY GIVEN that DA-VID G LANE 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: 2017-7305

YEAR OF ISSUANCE: 2017

DESCRIPTION OF PROPERTY: HUNTLEY PARK 14/133 LOT 9-D (LESS BEG S 87 DEG W 20.63 FT E OF NW COR OF LOT 9 D HUNTLEY PARK SUB S 2 DEG W 2.83 FT S 87 DEG E 24 FT N 47 DEG E 4 FT N 87 DEG W 26.83 FT TO POB)

PARCEL ID # 32-21-29-3799-09-040

Name in which assessed: PHILIP W DEUBEL  $\ensuremath{\mathsf{TR}}$ 

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.

THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)

24-00908W

Dated: Mar 15, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller March 21, 2024

#### FIRST INSERTION

#### CITY OF OCOEE NOTICE OF PUBLIC HEARING TO CONSIDER THE 474 S. BLUFORD AVENUE TOWNHOMES REZONING FROM R-1AA TO PLANNED UNIT DEVELOPMENT (PUD) CASE NUMBER: RZ-22-12-45

NOTICE IS HEREBY GIVEN, pursuant to Article I, Section 1-9 and 1-10, Article IV, Section 4-5, and Article V, Section 5-9, 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 located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Rezoning from R-1AA (Single Family Dwelling District) to PUD (Planned Unit Development District) for the property located at 474 South Bluford Avenue. The property is assigned Parcel ID  $\sharp$  17-22-28-6144-04-361 and consists of approximately 0.94 acres. The property is located on the east side of South Bluford Avenue, beginning approximately 235 feet north of East Orlando Avenue. The applicant proposes to develop a townhome-style multi-family residential

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM R-1AA (SINGLE FAMILY DWELLING DISTRICT) TO PUD (PLANNED UNIT DEVELOP-MENT DISTRICT) ON CERTAIN REAL PROPERTIES CONTAIN-ING APPROXIMATELY 0.94 ACRES LOCATED AT 474 SOUTH BLUFORD AVENUE ON THE EAST SIDE OF SOUTH BLUFORD AVENUE BEGINNING APPROXIMATELY 235 FEET NORTH OF EAST ORLANDO AVENUE; FINDING SUCH ZONING TO BE CON-SISTENT WITH THE OCOEE COMPREHENSIVE PLAN: PROVID-ING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; REPEALING INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY: AND PROVIDING FOR AN EF-FECTIVE DATE.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services 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 for legal holidays. The City Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, 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. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105. March 21, 2024 24-00938W

#### FICTITIOUS NAME NOTICE

Notice Is Hereby Given that House of Spices (India), Inc., 3000 Marcus Ave 2W10, New Hyde Park, NY 11042, desiring to engage in business under the fictitious name of HOS Global Foods, with its principal place of business in the State of Florida in the County of Orange, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. March 21, 2024 24-00918W

#### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 4/5/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1987 WIND HS ZZF1605. Last Tenants: BRIAN LEE KERNS AND ROWENA APAO KERNS and all unknown parties beneficiaries heirs. Sale to be at MHC AUDUBON VILLAGE LLC, 6565 BEGGS ROAD, ORLANDO, FL 32810. 813-282-5925 March 21, 28, 2024

24-00951W

## FIRST INSERTION

Effective March 15, 2024, Fanny Natalia Gonzalez Ochoa, MD will no longer be providing care at Optum. Patients of Dr. Gonzalez Ochoa may continue care at Optum - Apopka Patients can obtain copies of their medical records at: Optum – Apopka 2226 E. Semoran Blvd. Apopka, FL 32703 Phone: 1-407-880-0011  $Mar.\ 22,\ 29;\ Apr.\ 5,\ 12,\ 2024$ 24-00934W

2008 HOND

March 21, 2024

will be sold at public auction pursuant to F.S. 715.109. 1998 KING HS N88569A & N88569B. Last Tenants: EDWARD FRANCIS KNUCK III AND KEVIN CHARLES WENDZEL and all unknown parties beneficiaries heirs. Sale to be at SUN COMMUNITIES OPERATING LIMITED PARTNER-SHIP, DEERWOOD I PARK LLC AND DEERWOOD II PARK LLC, 1575 PEL STREET, ORLANDO, FL 32828. 813-241-8269.

FIRST INSERTION

NOTICE OF PUBLIC SALE

Maitland Auto Body gives notice & in-

tent to sell for non-payment of labor,

service & storage fees the following

vehicle on 4/26/2024 at 8:30 AM at

1970 State Road 436, Winter Park, FL

32792. Phone (407)673-4747 for \$

5178.33 due in cash on day of the sale

to redeem the motor vehicle or satisfy the lien. Parties claiming interest have

rights to a hearing prior to sale with

Clerk of Court. Owner has rights to re-

cover possession of vehicle w/out judi-

cial proceedings as pursuant to FL Stat-

ute 559.917. The lien claimed by the

lienor is subject to enforcement pur-

suant to section 713.585 FL Statutes.

Any proceeds recovered from sale over

the amount of lien will be deposited w/

Clerk of the Court for disposition upon

court order. Said Company reserves the

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 4/5/2024 at 10:30 am, the following mobile home

21-00911W

right to accept or reject any & all bids.

VIN# JHLRE38788C011109

March 21, 28, 2024 24-00950W

## --- ESTATE ---

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-636 **Division PROBATE** 

IN RE: ESTATE OF NGA NGUYEN Deceased. The administration of the estate of Nga

Nguyen, deceased, whose date of death was November 23, 2023, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N Orange Avenue #340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 21, 2024. Personal Representative:

#### Hao Nghiem 12835 Sharp Shined Street Orlando, Florida 34741

Attorney for Personal Representative: David H. Slonim, Esq. Attorney Florida Bar Number: 583634 2230 N Wickham Rd., Suite A Melbourne, Florida 32935 Telephone: (321) 757-5701 Fax: (866) 249-5702 E-Mail: dslonim@slonimlaw.com Secondary E-Mail: mlarue@slonimlaw.com

24-00932W

March 21, 28, 2024

## FIRST INSERTION

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

File No. 2024-CP-000862-O Division 09 IN RE: ESTATE OF HERMAN ADOLPHUS ANNON Deceased.

The administration of the estate of Herman Adolphus Annon, deceased, whose date of death was February 9, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave, Orlando, Florida 32801.

The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 21, 2024.

#### $Personal\ Representative:$ /s/ Myrtle Annon Myrtle Annon 7322 Cherry Laurel Drive

Orlando, Florida 32835 Attorney for Personal Representative: /s/ Gerrard L. Grant Gerrard L. Grant Florida Bar Number: 71887 Aventus Law Group, PLLC 1095 West Morse Boulevard, Suite 200 Winter Park, Florida 32789 Telephone: (321) 250-3577 Fax: (321) 250-3985 E-Mail: ggrant@aventuslawgroup.com E-Mail: abello@aventuslawgroup.com

24-00949W

March 21, 28, 2024

## **ORANGE** COUNTY

#### FIRST INSERTION

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

Case Number: 2024-CA-001193-O ALLIANCE CONDOMINIUM ASSOCIATION, INC.

SIDNEY DUNCAN PATTERSON Defendant(s),

TO: SIDNEY DUNCAN PATTERSON You are hereby notified that an action has been commenced against you in the Circuit Court of the Ninth Circuit in and for Orange County, Florida, for an action to foreclosure a lien against the property known as 8421 S Orange Blossom Trl., Unit 217, Orlando, FL 32809.

You are further notified that, unless you file an answer or other pleading with the Clerk of Court and mail a copy to AR LAW GROUP PLLC, Attn: Pablo A. Arriola, Esq., to 8785 SW 165th Ave., Suite 103, Miami, FL 33193, or shall otherwise appear and defend against the action on or before the 21st day of April, 2024, judgment by default will be rendered against you.

Dated this 13th day of March 2024. Tiffany Moore Russell Clerk of The Circuit Court By /s/ Nancy Garcia As Deputy Clerk 24-00897W March 21, 28, 2024



## --- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2019-CA-009758-O SPECIALIZED LOAN SERVICING LLC.

RICHARD R. BAKER A/K/ARICHARD BAKER A/K/A RICHARD RUSSELL BAKER, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure dated November 2, 2023, and entered in Case No. 2019-CA-009758-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which Specialized Loan Servicing LLC, is the Plaintiff and Richard R. Baker a/k/a Richard Baker a/k/a Richard Russell Baker, United States of America, Department of the Treasury, United States of America, United States of America, Department of Treasury Acting through the Department of Justice, The Florida Bar, Citibank N.A., Lake Waunatta Woods Homeowner's Association, Inc , are defendants, the Orange County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www. myorangeclerk.realforeclose.com, Orange County, Florida at 11:00am on the April 24, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT(S) 11, OF LAKE WAUNAT TA WOOD, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 57, OF THE PUBLIC RECORDS OF ORANGE COUN-TY, FLORIDA.

A/K/A 4080 TENITA DRIVE WINTER PARK FL 32792

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court anpearance, 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 14 day of March, 2024. By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq.

ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com CT - 19-016512 March 21, 28, 2024 24-00922W

#### FIRST INSERTION

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

CASE NO. 2023-CA-015210-O ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs.

CALVIN C. KALU, ET AL., Defendants.

To the following Defendant(s): CALVIN C. KAl-1U 14962 FELLS LN ORLANDO, FL 32827LAST KNOWN ADDRESS STATED. CURRENT RESIDENCE: 14962 Fells

Lane, Orlando, FL YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 88, FELL'S LANDING

PHASE 2, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 78, PAGES 104 THROUGH 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it, on McCalla Raymer Pierce, LLC, Morgan B. Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street Suite 155, Orlando, FL 32801 on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in

the Complaint. WITNESS my hand and seal of this Court this 11th day of MARCH, 2024. Tiffany Moore Russell CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: /S/ Nancy Garcia Deputy Clerk

23-05757FL March 21, 28, 2024

24-00896W

Civil Court Seal

## --- ACTIONS / SALES ---

FIRST INSERTION

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

Case No. 2023-CA-011715-O Freedom Mortgage Corporation, Plaintiff, vs. Blake C. Mercer a/k/a Blake Merce,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-CA-011715-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Blake C. Mercer a/k/a Blake Merce; Unknown Spouse of Blake C. Mercer a/k/a Blake Merce; Waterford Trails Homeowners' Association, Inc.: Celena Duchscher, Inc. are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at. www.myorangeclerk.realforeclose.com, beginning at 11:00 AM on the 25th day of April, 2024, the following described property as set forth in said Final Judg-

ment, to wit: LOT 44. WATERFORD TRAILS PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 56. PAGE(S) 81 THROUGH 91, IN-CLUSIVE, OF THE PUBLIC RE-CORDS OF ORANGE COUNTY. FLORIDA.

TAX ID: 24-22-31-9064-00-440 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 18th day of March, 2024. By /s/ Justin J. Kelley Justin J. Kelley, Esq.

Florida Bar No. 32106 BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4769 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com File # 23-F00664 March 21, 28, 2024 24-00944W

## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE No. 2024-CA-000337-O

PHH MORTGAGE CORPORATION, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MICHAEL H. KNOWLES (DECEASED), ET AL. DEFENDANT(S).

To: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MI-CHAEL H. KNOWLES (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 6402 Sagewood Dr, Orlando, FL 32818

To: CYNTHIA MARIE DIXON RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 6402 Sagewood Dr, Orlando, FL 32818

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in

Orange County, Florida: LOT 40, BLOCK B, BEL-AIRE

WOODS SECOND ADDITION. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 2, PAGE(S) 52, OF THE PUBLIC RECORDS

OF ORANGE COUNTY, FLOR-

IDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of

this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer. Date: 3.7.2024

TIFFANY MOORE RUSSELL ORANGE COUNTY CLERK OF THE CIRCUIT COURT By: /S/ Nancy Garcia, Deputy Clerk of the Court Civil Court Seal

Our Case #: 23-001879 24-00898W March 21, 28, 2024

### --- ESTATE ---FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-000710 IN RE: ESTATE OF IRENE GUARNO Deceased.

The administration of the estate of IRENE GUARNO, deceased, whose date of death was November 26, 2023. is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's

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

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

**PUBLISH YOUR** 

--- ACTIONS / SALES ---

**LEGAL NOTICE** 

legal@businessobserverfl.com

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF

THE NINTH JUDICIAL CIRCUIT

IN AND FOR ORANGE COUNTY,

FLORIDA

CASE NO.:

2022-CA-009965-O

THE BANK OF NEW YORK

OF THE CWABS, INC.,

**SERIES 2004-14,** 

UNKNOWN HEIRS.

ASSIGNEE, LIENORS.

DECEASED; et al.,

nue Orlando, FL 32808

Drive Orlando, FL 32822

TO: Robinson Joachin

TO: Anson Joachin

IDA.

1092-12099B

March 21, 28, 2024

Ref# 7286

TO: Watson Joachin

Defendant(s).

Joachin

Plaintiff, VS.

MELLON FKA THE BANK OF

NEW YORK AS TRUSTEE FOR

THE CERTIFICATE HOLDERS

ASSET-BACKED CERTIFICATES.

BENEFICIARIES, DEVISEES,

CREDITORS, TRUSTEES, AND

AN INTEREST BY, THROUGH,

ESTATE OF JULIEN JOACHIN,

UNDER, OR AGAINST THE

ALL OTHER PARTIES CLAIMING

TO: Marc Antoine Joachin a/k/a Mark

Last Known Residence: 3501 Vera Ave-

Last Known Residence: 824 Faber

Last Known Residence: 530 Washing-

Last Known Residence: 8076 Cherokee

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following

LOT 39, HIAWASSEE OAKS, ACCORDING TO MAP OF

PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 20, PAGE

9, OF THE PUBLIC RECORDS

OF ORANGE COUNTY, FLOR-

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615

South Congress Avenue, Suite 200,

Delray Beach, FL 33445, on or before

30 days from the first date of publi-

cation, 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 de-

Tiffany Moore Russell

As Clerk of the Court

By: /s/ Nancy Garcia

As Deputy Clerk

24-00955W

manded in the complaint or petition.

Dated on MARCH 18, 2024

property in Orange County, Florida

ton St. Apt. 17 Brighton, MA 02135

Blvd. Douglasville, GA 30134

SURVIVING SPOUSE, GRANTEES,

NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 21, 2024.

#### Personal Representative: JILL KAMBACK

54 East Lagoona Drive Brick, New Jersey 08723 Attorney for Personal Representative: EDWARD E. WOLLMAN Florida Bar No. 0618640 Email: ewollman@wga-law.comAlternate Email: pleadings@wga-law.com PATRICK COURVILLE Florida Bar No. 0115708 Email: pcourville@wga-law.com Alternate Email: pleadings@wga-law.com WOLLMAN, GEHRKE & ASSOCIATES, PA 2235 Venetian Court, Naples, FL 34109 Telephone:239-435-1533 Facsimile: 239-435-1433 March 21, 28, 2024

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

NINTH JUDICIAL CIRCUIT IN AND

FOR ORANGE COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 2023-CA-017595-O

CREDITORS, TRUSTEES AND ALL

TO: UNKNOWN BENEFICIARIES,

DEVISEES, GRANTEES, ASSIGN-

MAY CLAIM AN INTEREST IN THE

ESTATE OF NINA RUTH CRAW-

Last Known Address: 1304 S. Balti-

YOU ARE HEREBY NOTIFIED that

an action to foreclosure a mortgage on

the following property located in Or-

PARADISE HEIGHTS, A SUBDI-

VISION AS PER PLAT THERE-

OF RECORDED IN PLAT BOOK

O, PAGE(S) 31, OF THE PUBLIC

RECORDS OF ORANGE COUN-

including the buildings, appurte-

nances, and fixture located there-

on. Property Address: 2132 Wood-

land Dr., Apopka, FL 32703 (the

"Property").
filed against you and you are required

to serve a copy of your written defenses,

if any, to it on HARRIS S. HOWARD

ESQ., of HOWARD LAW, Plaintiff's

attorney, whose address is 4755 Tech-

nology Way, Suite 104 Boca Raton, FL

33431 on or before \_\_\_\_\_\_\_, 2024 (no later than 30 days from the date of

the first publication of this Notice of

Action) and file the original with the

Clerk of this Court either before service

on Plaintiff's attorney or immediately thereafter; otherwise a default will be

entered against you for the relief de-

manded in the Complaint or petition

Court at Orange, Florida on this 11th day of MARCH, 2024.

WITNESS my hand and seal of this

Tiffany Moore Russell

ORANGE COUNTY

CLERK OF COURT

By: /S/ Nancy Garcia Deputy Clerk

Civil Court Seal

24-00894W

ORANGE CLERK OF COURT

filed herein.

March 21, 28, 2024

TY, FLORIDA.

ange County, Florida: LOTS 1, 2 AND 3, BLOCK G,

Last Known Address: Unknown

MATTHEW EVAN ROBERSON

more Street, Kirksville, MO 63501

LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO

GITSIT SOLUTIONS LLC.

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS,

UNKNOWN BENEFICIARIES,

OTHERS WHO MAY CLAIM AN

INTEREST IN THE ESTATE OF

NINA RUTH CRAWFOR, et al.,

Plaintiff, v.

Defendants.

24-00903W

# mands against decedent's estate must file their claims with this court WITH-

FIRST INSERTION

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

INC., Plaintiff, vs.

FREIDMAN, et al.,

Defendant(s).

County Court in and for Orange County, Florida, wherein BEACON PARK PHASE 1 HOMEOWNERS ASSOCI-ATION, INC., is the Plaintiff and LEE FRIEDMAN A/K/A LEE FREIDMAN, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., online at www.myorangeclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on April 5, 2024, the following described property set forth in the Final Judgment of Foreclosure: Lot 20, LA CASCADA PHASE 1,

of Orange County, Florida.

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

A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE, PLEASE CONTACT COURT ADMINISTRA-TION AT 425 N. ORANGE AVENUE, ROOM 2130, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 836-2303 WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS DOC-UMENT. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-

By: /s/ Jennifer Sinclair Jennifer Sinclair, Esquire Florida Bar No.: 29559

ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 March 21, 28, 2024 24-00943W

#### PROBATE DIVISION ALL CLAIMS NOT FILED WITHIN File No. 2024-CP-000761-0 IN RE: ESTATE OF

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR OR-

ANGE COUNTY, FLORIDA

CHRISTINA ANNE BOGUMIL,

A/K/A CHRISTINA ANN

BOGUMIL,

Deceased.

The administration of the estate of

CHRISTINA ANNE BOGUMIL, A/K/A CHRISTINA ANN BOGUMIL,

deceased, whose date of death was Jan-

uary 27, 2024, is pending in the Circuit Court for Orange County, Florida, Pro-

bate 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

er 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

All other creditors of the decedent

and other persons having claims or de-

OF THIS NOTICE ON THEM

All creditors of the decedent and oth-

set forth below.

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

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

The date of first publication of this notice is March 21, 2024. Signed on this 18th day of March,

/s/ Landon Bogumil LANDON BOGUMIL

Personal Representative 4016 Maguire Blvd., Apt. 3304 Orlando, FL 32803

/s/ Julia L. Frey JULIA L. FREY Attorney for Personal Representative Florida Bar No. 350486 Lowndes Drosdick Doster Kantor & Reed, P.A. 215 N. Eola Drive Orlando, FL 32801 Telephone: 407-843-4600/Fax: (407)843-4444

Email: julia.frey@lowndes-law.com Secondary Email: suzanne.dawson@lowndes-law.com March 21, 28, 2024 24-00931W

### --- ACTIONS / SALES ---

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

FLORIDA

CASE NO.: 2023CC013240O BEACON PARK PHASE 1 HOMEOWNERS ASSOCIATION,

LEE FRIEDMAN A/K/A LEE

Notice is given that pursuant to the Final Judgment of Foreclosure dated , in Case No.: 2023-CC-013240-O of the

according to the Plat thereof as recorded in Plat Book 58, Pages 101 trhough 111, of the Public Records

clerk reports the surplus as unclaimed.

IF YOU ARE A PERSON WITH

DATED: March 18, 2024

## FIRST 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. 2024-CA-001753-O Wells Fargo Bank, N.A.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors. Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Thomas M. Coulson a/k/a Thomas Coulson, Deceased; et al

Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Thomas M. Coulson a/k/a Thomas Coulson, Deceased

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

LOT 5 AND THE SOUTH 30 FOOT STRIP ON WEST, BLOCK "C", PHILLIPS 1ST REPLAT OF LAKEWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "R", PAGE 105, OF THE PUBLIC RECORDS OF ORANGE COUN-TY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF THE VACATED BUMBY ALLEY LY-ING TO THE WEST OF SAID

LOT 5. 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.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

Tiffany Moore Russell As Clerk of the Court By /S/ Nancy Garcia As Deputy Clerk Civil Court Seal

File# 24-F00069 24-00893W March 21, 28, 2024

## FIRST INSERTION

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

CASE NO. 2023-CA-001631-O U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. ELISEO RIVERA-RIVERA, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 05, 2024, and entered in 2023-CA-001631-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and ELISEO RIVE-RA-RIVERA; UNKNOWN SPOUSE OF ELISEO RIVERA-RIVERA; TRUIST BANK, F/K/A BRANCH BANKING AND TRUST COMPA-NY, SUCCESSOR BY MERGER TO SUNTRUST BANK: CYPRESS SPRINGS II HOMEOWNERS AS-SOCIATION, INC.; STONEWOOD ESTATES AT CYPRESS SPRINGS II HOMEOWNERS' ASSOCIA-TION, INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the

highest and best bidder for cash at www.myorangeclerk.realforeclose. com, at 11:00 AM, on April 09, 2024, the following described property as set forth in said Final Judgment, to

TATES AT CYPRESS SPRINGS II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGES 63 THROUGH 66, OF THE PUB-

LIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 2512 STONE-WORTH COURT, ORLANDO,

FL 32825 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

IMPORTANT

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

Dated this 15 day of March, 2024 By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100

Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-055782 - NaC March 21, 28, 2024 24-00928W

# 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY,

FIRST INSERTION

CASE NO.: 2024-CA-001617-O U.S. BANK NATIONAL ASSOCIATION, PAMELA NICOLE PRITCHARD,

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

FLORIDA

CIVIL DIVISION

Defendants. TO: PAMELA NICOLE PRITCHARD UNKNOWN SPOUSE OF PAMELA NICOLE PRITCHARD

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE EAST 42.54 FEET OF

LOT 3, SHERWOOD FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 46, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. has been filed against you and you

are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before , a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and

file the original with the Clerk of this

Court either before service on Plain-

tiff's attorney or immediately thereaf-

ter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

WITNESS my hand and the seal of this Court this \_\_ day of MARCH 15, 2024.

By /s/ Rosa Aviles As Deputy Clerk Civil Division 24-00582

TIFFANY MOORE RUSSELL

March 21, 28, 2024

425 N. Orange Avenue Room 350 Orlando, Florida 32801

As Clerk of the Court

24-00923W

LOT 50, STONEWOOD ES-

#### --- ESTATE ---

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-652 Division: Probate IN RE: ESTATE OF ROGER JEFFERY Deceased

The administration of the estate of ROGER JEFFERY, deceased, whose date of death was January 9, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is Orange County Court, Probate Division, 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN THREE (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 FLORDA PROBATE CODE WILL BE FOREV-

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 March 21, 2024.

#### Personal Representative: **Donald Smith** 412 Avalon Blvd

Orlando, Florida 32806 Attorney for Personal ANNA T. SPENCER, ESQ. 4767 New Broad Street Orlando, FL 32814 Telephone: 407-790-4409 March 21, 28, 2024 24-00959W

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000347-O IN RE: ESTATE OF JOSE AYALA

**Deceased.** The administration of the estate of Jose Ayala, deceased, whose date of death was December 22, 2022, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave., Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 March 21, 2024.

#### /s/ Bradley J. Busbin Bradley J. Busbin 2295 S. Hiawassee Rd., Ste. 207

Orlando, FL 32835 /s/ Bradley J. Busbin Bradley J. Busbin, Esquire Florida Bar No. 0127504 Busbin Law Firm, P.A. 2295 S. Hiawassee Rd., Orlando, FL 32835

Email: Brad@BusbinLaw.com Telephone: (407) 955-4595 Fax: (407) 627-0318 24-00901W March 21, 28, 2024

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001659-O IN RE: ESTATE OF RICHARD MELVIN

**Deceased.**The administration of the estate of Richard Melvin, deceased, whose date of death was October 23, 2021, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 21, 2024.

#### Personal Representative: Nicholas Martel 14 Industrial Park Drive

Walpole, New Hampshire 03608 Attorney for Personal Representative: MAUREEN A. ARAGO, Attorney Florida Bar Number: 835821 Arago Law Firm, PLLC 230 E. Monument Ave., Suite A Kissimmee, FL 34741 Telephone: (407) 344-1185 E-Mail: maureenarago@aragolaw.com Secondary E-Mail: colleen@aragolaw.com March 21, 28, 2024 24-00930W

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000308-O

Division 02 IN RE: ESTATE OF ELIZABETH PAGAN VELEZ Deceased.

The administration of the estate of Elizabeth Pagan Velez, deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 4425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and

other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 March 21, 2024.

#### Personal Representative: Cherina Velez 6240 Contessa Drive, Unit 110

Orlando, Florida 32829 Attorney for Personal Representative: Rodolfo Suarez Jr. Es'1., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com 24-00902W March 21, 28, 2024

#### FIRST INSERTION

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

Case No.: 2024-CP-000646-O Division: PROBATE IN RE: THE ESTATE OF PATRICK MULVANY

**Deceased.** The administration of the estate of Patrick Mulvany, deceased, whose date of death was April 12, 2023, is pending in the Ninth Circuit Court for Orange County, Florida, Probate Division, the address of which is 321 Little Iris Court, Ocoee FL 34761.

The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 the first publication of this notice is March 21, 2024.

Shannon Rolandson, Petitioner Skiles K. Jones, Esq. Attorney for Shannon Rolandson Florida Bar Number: 1000367 Patriot Legal Group 871 Outer Road Suite B Orlando, FL 32814 Telephone: (407) 737-7222 Fax: (407) 720-8350 E-Mail: nattaly@patriotlegal.com Secondary E-Mail: service@patriotlegal.com March 21, 28, 2024 24-00933W

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 48-2024-CP-000659-O IN RE: ESTATE OF GETHEL MCNATT, A/KIA GETH-EL TILLMAN MCNATT, A/KIA

GETHEL LOUISE MCNATT

Deceased. The administration of the estate of deceased whose date of death was July 25, 2022, is pending in the Circuit Court for Orange County, Florida, 425 North Orange Avenue, Orlando, Florida 32801 Case Number 48-2024-CP-000659-O. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

er persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AF-TER THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED

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 PUBLICA-TION OF THIS NOTICE IS MARCH 21, 2024.

#### Personal Representative Charles Tillman 543 Palm Drive

Ocoee, FL 34761 Personal Representatives' Attorney C. NICK ASMA ESQ. ASMA & ASMA P.A. FL Bar No. 43223 884 South Dillard St. Winter Garden FL 34787 Phone 407-656-5750 Fax 407-656-0486 Nick.asma@asmapa.com March 21, 28, 2024 24-00900W

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

COUNTY GENERAL JURISDICTION

DIVISION CASE NO. 2023-CA-005528-O FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.
MARCIO BIET A/K/A MARCIO

MENDES BIET, et al.,

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 04, 2024 in Civil Case No. 2023-CA-005528-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUST-EE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERG-ER TO LASALLE BANK NATION-AL ASSOCIATION, AS TRUSTEE is Plaintiff and Marcio Biet a/k/a Marcio Mendes Biet a/k/a Marcio Mendes Biet, et al., are Defendants, the Clerk of

ESQ., will sell to the highest and best bidder for cash at www.myorangeclerk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of April, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

LOT 348, BLOCK 21 STONE CREEK UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 124 AND 125 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.

By: /s/Robyn Katz Robyn Katz, Esq. Fla. Bar No.: 146803 McCalla Raymer Leibert Pierce, LLC

Attorney for Plaintiff 225 East Robinson Street Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420

Email: MRService@mccalla.com 23-05691FL March 21, 28, 2024 24-00925W

## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE No.

2024-CA-001012-O PENNYMAC LOAN SERVICES,

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF KATHY L. THOMAS A/KLA KATHY LOU THOMAS (DECEASED), ET AL.

To: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF KATHY L. THOMAS A/KIA KATHY LOU THOMAS (DECEASED) UN-

RESIDENCE: UNKNOWN

an action to foreclose a mortgage on the following described property located in Orange County, Florida:

ed in Plat Book 14, Pages 15 and 16 of the Public Records of Orange County. Flor-

has been filed against you, and you are required to serve a copy of your written has been filed against you, and you are

required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before xxxxxxxxx or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Orange County, Human Resources at 407-836-2303 fax 407-836-2204 or at ctadmd2@ocnjcc.org, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL 32810 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days: if you are hearing or voice impaired, call 711.

Date: March 13, 2024 Tiffany Moore Russell, Clerk of Courts /S/ TAKIANA DIDIER, Deputy Clerk Civil Court Seal Civil Division  $425~\mathrm{N}$  Orange Ave Room 350 Orlando, FL 32801

Our Case #: 23-0002063 24-00899W March 21, 28, 2024

#### FIRST INSERTION IF YOU ARE A PERSON CLAIMING

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

CASE NO.: 2022-CA-008008-O FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. AMADOR BELTRAN BERBERENA

ET AL., DEFENDANTS

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 15th day of March, 2024, and entered in Case No. 2022-CA-008008-O. of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and AMA-DOR BELTRAN BERBERENA; UN-KNOWN SPOUSE OF AMADOR BEL-TRAN BERBERENA and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Tiffany M. Russell as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.orange. realforeclose.com at 11:00 A.M. on the 14th day of May, 2024, the following described property as set forth in said

Final Judgment, to wit: LOT 23, BLOCK B, AZALEA PARK SECTION TWEN-TY-THREE, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT U, PAGE(S), 81, OF THE PUBLIC RECORDS OF ORANGE COUN-TY. FLORIDA.

A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

If you are a person with a disability 1-800-955-8771.

Dated this 19th day of March, 2024.

## FIRST INSERTION

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

Court, TIFFANY MOORE RUSSELL,

CIVIL DIVISION CASE NO. 2023-CA-014695-O UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TRUST TITLE TRUST I,

BRF REAL ESTATE HOLDINGS. LLC; THE GROVE RESORT AND SPA HOTEL CONDOMINIUM III ASSOCIATION, INC.: UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY,

**Defendants.**NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 4, 2024 and entered in Case No. 2023-CA-014695-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TRUST TITLE TRUST I is Plaintiff and UNKNOWN PERSON IN POS-SESSION OF THE SUBJECT PROP-ERTY; BRF REAL ESTATE HOLD-INGS, LLC.: THE GROVE RESORT AND SPA HOTEL CONDOMINIUM III ASSOCIATION, INC.; are defendants. TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. M Y O R A N G E C L E R K . REALFORECLOSE.COM at 11:00 A.M., on April 10, 2024, the following described property as set forth in said

Final Judgment, to wit: UNIT 3627 OF THE GROVE

RESORT AND SPA HOTEL CONDOMINIUM III, A CON-DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRU-MENT NO. 20180109061, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the

Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 13th day of March 2024. By: Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A.  $1619~\mathrm{NW}$ 136th Avenue, Suite D-220

Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00923 24-00895W March 21, 28, 2024

PLAINTIFF, VS.

DEFENDANT(S).

LAST KNOWN ADDRESS: 1362 Winter Green Way, Winter Garden, FL YOU ARE HEREBY NOTIFIED that

Lot 100. Village Grove Phase 2, according to the plat thereof. record-

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

CIVIL DIVISION CASE NO.: 2024-CA-000828-O U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2021-NR2 MORTGAGE-BACKED NOTES, SERIES 2021-NR2 PLAINTIFF, VS. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROSIE LEE SEALEY A/K/A ROSIE LEE L. SEALEY A/K/A DORTHEY L. SEALEY A/K/A ROSIE L. SEALEY A/K/A DOROTHY KING SEALEY, ET AL.,

DEFENDANT(S). TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Rosie Lee Sealey AIK/ A Rosie Lee L. Sealey AIK/ A Dorthey L. Sealey A/K/A Rosie L. Sealey A/K/A Dorothy King Sealey Last Known Address: 4354 Kirkland Bl, Orlando, FL 32811 Current Residence: UNKNOWN

for Foreclosure of Mortgage on the following described property: LOT 20, BLOCK 3, RICHMOND HEIGHTS, UNIT #2, ACCORDING TO THE PLAT BOOK AS RECORD-ED IN PLAT BOOK Y, PAGE 130, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. has been filed against you and you are

YOU ARE NOTIFIED that an action

FIRST INSERTION required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 30 days from first publication, a date at least thirty (30) days after the first publication of this Notice in the West Orange Times, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-

MILLER, GEORGE & SUGGS,

PLLC Attorney for Plaintiff 210 N. University Drive, Suite 900 Coral Springs, FL 33071 23FL935-0425 March 21, 28, 2024

DIVISION Plaintiff, vs.

WITNESS my hand and the seal of

this Court this \_\_ day of MARCH 19, Tiffany Moore Russell

As Clerk of Court By: /s/ Rosa Aviles As Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801

24-00957W

MANN'S ADDITION TO OR-LANDO, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK K, PAGE 29, PUB-LIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 204 BRAN-

AFTER THE FUNDS ARE REPORT-ED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801. Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call

By: Liana R. Hall

Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-1202 March 21, 28, 2024 24-00945W

## FIRST INSERTION

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

CASE NO. 2023-CA-002022-O CITIBANK, N.A., NELL MAY GAINEY A/K/A NELL M. GAINEY, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 11, 2024, and entered in 2023-CA-002022-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein CITIBANK, N.A. is the Plaintiff and NELL MAY GAINEY A/K/A NELL M. GAINEY; UNKNOWN SPOUSE OF NELL MAY GAINEY A/K/A NELL M. GAINEY; TYRONE ALLEN; THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTH-ERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF WILLIAM ALLEN, DECEASED are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose. com, at 11:00 AM, on April 11, 2024. the following described property as set forth in said Final Judgment, to

LOTS 15, 16, 17, 18, 19 AND 20 IN BLOCK K, FIRST TO LAKE

SON DR, ORLANDO, FL 32805 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.

IMPORTANTAMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County. ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 15 day of March, 2024

By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

ROBERTSON, ANSCHUTZ SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-094216 - MiM March 21, 28, 2024

24-00929W

## **ORANGE** COUNTY

#### --- ACTIONS / SALES ---

#### FIRST INSERTION

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

CASE NO. 2023-CA-001973-O LAKEVIEW LOAN SERVICING, Plaintiff, vs. JESSICA SANTIAGO; DANIEL SANTIAGO; AVALON PARK PROPERTY OWNERS ASSOCIATION, INC.; CBC MORTGAGE AGENCY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 13, 2024, and entered in Case No. 2023-CA-001973-O of the Circuit Court in and for Orange County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JESSICA SANTIAGO; DANIEL SAN-TIAGO: AVALON PARK PROPERTY OWNERS ASSOCIATION, INC.; CBC MORTGAGE AGENCY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH LINDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-IN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www. myorange clerk. real foreclose. com, 11:00A.M., on April 23, 2024, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 543, AVALON PARK NORTHWEST VILLAGE

PHASES 2, 3 AND 4, A SUBDI-VISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGES 94 THROUGH 103, IN THE PUB-LIC RECORDS OF ORANGE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 3/19/2024.

By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700

Diaz Anselmo Lindberg P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252  $Service \ E-mail: answers@dallegal.com$ 1691-190606 / SR4 March 21, 28, 2024 24-00947W

## FIRST INSERTION

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

CIVIL DIVISION CASE NO. 2023-CA-016964-O CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL **MORTGAGE LOAN TRUST 2018-5,** Plaintiff, vs. KEVIN KENNAH A/K/A KEVIN B. KENNAH; THE PALMS
- SECTION IV HOMEOWNERS'

ASSOCIATION, INC.; THE PALMS HOMEOWNERS' ASSOCIATION. INC.; JPMORGAN CHASE BANK, N.A.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s). TO: KEVIN KENNAH A/K/A KEVIN 822 SWAYING PALM DRIVE APOPKA, FL 32712 TO: UNKNOWN TENANT NO. 1

822 SWAYING PALM DRIVE APOPKA, FL 32712 TO: UNKNOWN TENANT NO. 2 822 SWAYING PALM DRIVE APOPKA, FL 32712 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following described property in Orange County, LOT 70, THE PALMS SECTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

NINTH JUDICIAL CIRCUIT IN AND

FOR ORANGE COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 2022-CA-004058-O

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT

FOR VRMTG ASSET TRUST,

BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS

IN THE ESTATE OF MICHAEL

AINSLEY, DECEASED, et al.

WHO MAY CLAIM AN INTEREST

Defendant(s).
NOTICE IS HEREBY GIVEN pur-

suant to a Final Judgment of Fore-

closure dated February 07, 2024,

and entered in 2022-CA-004058-O

of the Circuit Court of the NINTH

Judicial Circuit in and for Orange

County, Florida, wherein US BANK

TRUST NATIONAL ASSOCIATION,

NOT IN ITS INDIVIDUAL CA-

PACITY BUT SOLELY AS OWNER

TRUSTEE FOR VRMTG ASSET

TRUST is the Plaintiff and THE UN-

KNOWN HEIRS, BENEFICIARIES,

DEVISEES, GRANTEES, ASSIGN-

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF MICHAEL

AINSLEY, DECEASED; RICHARD

AINSLEY are the Defendant(s). Tiffany Moore Russell as the Clerk

of the Circuit Court will sell to the

highest and best bidder for cash at

www.myorangeclerk.realforeclose.

com, at 11:00 AM, on April 09, 2024,

the following described property as set forth in said Final Judgment, to

LOT 75, ARBOR RIDGE SUB-

DIVISION, UNIT 1, ACCORD-

ING TO THE PLAT THERE-

LIENORS, CREDITORS,

THE UNKNOWN HEIRS,

GRANTEES, ASSÍGNEES,

LIENORS, CREDITORS.

SOLELY AS OWNER TRUSTEE

ED IN PLAT BOOK 14, PAGE 109. OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

& Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attornevs or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on MARCH 14, 2024. Tiffany Moore Russell As Clerk of the Court By /s/ Rosa Aviles As Deputy Clerk Civil Division 425 N. Orange Avenue

#### FIRST INSERTION

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

CASE NO. 2018-CA-012346-O THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC3.

Plaintiff, vs. JAMES D. WELCH A/K/A JAMES WELCH A/K/A JAMES WELCH, JR.; , ET AL.

**Defendants** NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the March 12, 2024 Foreclosure Sale and Rescheduling the Foreclosure Sale dated March 8, 2024, and entered in Case No. 2018-CA-012346-O, of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SE-RIES 2007-BC3 (hereafter "Plaintiff"), is Plaintiff and JAMES D. WELCH A/K/A JAMES WELCH A/K/A JAMES WELCH, JR.; VERNICE WELCH; ORANGE COUNTY, FLORIDA, are defendants. Tiffany M. Russell, Clerk of the Circuit Court for ORANGE County, Florida will sell to the highest and best bidder for cash Via the Internet at www. myorangeclerk.realforeclose.com 11:00 a.m., on the 23RD day of APRIL, 2024, the following described property as set forth in the final judgment, to wit: LOT 1, BLOCK "A", SUNSHINE

SUBDIVISION REPLAT, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "X", PAGE 134, PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA.

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

IMPORTANT: In accordance with the Americans with Disabilities Act, If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or

event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida; teléfono número (407) 836-2303, fax: 407-836-2204, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Orange County, ADA Coordinator kòòdonatè pwogram Lwa pou ameriken ki Enfim yo nan Tribinal Konte Orange la ki nan Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida; telefòn li se (407) 836-2303, fax: 407-836-2204, nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711

Dated this 19th day of March, 2024. /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734

VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com CR12447-18/sap March 21, 28, 2024 24-00958W

#### FIRST INSERTION

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

CASE NO. 2022-CA-004744-O THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-35CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-35CB, Plaintiff, vs. **DEBORAH L. HELMER;** DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS MORTGAGE INVESTMENT

TRUSTEE FOR AMERICAN HOME TRUST 2005-2 MORTGAGE **BACKED NOTES, SERIES 2005-**2; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant (s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 10, 2024, and entered in Case No. 2022-CA-004744-O of the Circuit Court in and for Orange County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-35CB, MORTGAGE PASS-THROUGH CERTIFICATES. SERIES 2005-35CB is Plaintiff and DEBORAH L. HELMER; DEUT-SCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR AMERICAN HOME MORT-GAGE INVESTMENT TRUST 2005-2 MORTGAGE BACKED NOTES, SE-RIES 2005-2; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.myorangeclerk.realforeclose.com,  $11{:}00$  A.M., on May 7, 2024 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 19. BLOCK C. CHRIST-

MAS PARK FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 44- 45, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLOR-IDA.

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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 3/15/24.

By: Greg H. Rosenthal Florida Bar No.: 955884 Roy Diaz, Attorney of Record Florida Bar No. 767700

Diaz Anselmo Lindberg P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com

1496-184591 / TM1 March 21, 28, 2024 24-00924W

FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORD-

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo

Room 350 Orlando, Florida 32801

1496-194373 / VP2 March 21, 28, 2024 24-00946W

FIRST INSERTION

## FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND

FOR ORANGE COUNTY, FLORIDA CASE NO. 2023-CA-015202-O UNIVERSITY SUN ESTATES 2 and 3, LLC, a Florida limited liability

Plaintiff, vs

EMELINDA LOZADA ORTIZ; et al., Defendants.

TO: EMELINDA LOZADA ORTIZ Last Known Address: 326 Holiday Acres Dr., Orlando, FL 32833 urrent Address: unknown YOU ARE HEREBY NOTIFIED that Current Address:

Declaratory Judgment action regarding that certain Mobile Home, VIN#03610158F;

Title #63877158; YR. 993. Make RER Color: Cream; Body: HS, located at 326 Holiday Acres Dr.,

Orlando, FL 32833, Lot 326 in 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 Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 305W, Boca Raton, FL 33431 and whose email address is: service@mlspa.com, on or before 30 days from the

first date of publication (which is a date not less than 28 nor more than 60 days  $\,$ after the first publication day of this Notice of Action) 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.

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

WITNESS my hand and the seal of said Court this 14th day of March, 2024. TIFFANY MOORE RUSSELL Clerk of the Court

By: /S/ Naline S. Bahadur Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801

Mar. 21, 28; Apr. 4, 11, 2024 24-00956W

## FIRST INSERTION

OF AS RECORDED IN PLAT BOOK 6, PAGE 32, OF THE PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA. Property Address: 10120 BUCK

RD, ORLANDO, FL 32817 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources. Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing

Dated this 15 day of March, 2024 By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

or voice impaired, call 711 to reach the

Telecommunications Relay Service.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 21-147371 - NaC March 21, 28, 2024 24-00927W

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

CASE NO. 2017-CA-007097-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE **FUNDING TRUST, SERIES 2007-1** NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, **SERIES 2007-1,** Plaintiff, vs.

JACQUELIN NAPOLEON;, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 22, 2022, and entered in 2017-CA-007097-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1 is the Plaintiff and NICHOLAS MEUS; UNKNOWN SPOUSE OF NICO-LAS MEUS; JACQUELIN NAPO-LEON; BELMERE HOMEOWN-ERS' ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY-INTERNAL REVE-NUE SERVICE are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at

LOT 95, BELMERE VILLAGE G5, ACCORDING TO THE PLATTHEREOF, AS RECORD-ED IN PLAT BOOK 54, PAGE 140-143, OF THE PUBLIC RE-

www.myorange clerk.real foreclose.

com, at 11:00 AM, on April 09, 2024,

the following described property as

set forth in said Final Judgment, to

CORDS OF ORANGE COUN-TY, FLORIDA

Property Address: 11813 VIA LUCERNA CIR, WINDER-MERE, FL 34786

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 15 day of March, 2024.

By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

24-00926W

PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com

17-044121 - GrS

March 21, 28, 2024

FIRST INSERTION NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND

FOR ORANGE COUNTY, FLORIDA CASE NO.: 2023-CA-012721-O U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST, Plaintiff, v.

GEORGE THOMAS COOPER; et al, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to an Order Granting Defendants Motion to Continue entered on March 18, 2024, and entered in Case No. 2023-CA-012721-O in the Circuit Court in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST, is Plaintiff, and GEORGE THOMAS COOPER; FLORIDA HOUSING FINANCE CORPORA-TION., are Defendants, The Clerk of the Court, Tiffany Moore Russell will sell to the highest and best bidder for cash at https://myorangeclerk.realforeclose. com on May 22, 2024, at 11:00 a.m., the following described property as set forth in said Final Judgment, to wit:

LOT 15, ORANGE ACRES FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3. PAGES 69. OF THE PUBLIC RECORDS OF ORANGE COUN-TY, FLORIDA.

and commonly known as: 2606 DIANJO DRIVE , ORLANDO, FL 32810 (the "Property").

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

"IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN A COURT PROCEEDING OR EVENT, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: IN ORANGE COUNTY, ADA COOR-DINATOR, HUMAN RESOURCES, ORANGE COUNTY COURTHOUSE, 425 N. ORANGE AVENUE, SUITE 510, ORLANDO, FLORIDA, (407) 836-2303, FAX: 407-836-2204; AND IN OSCEOLA COUNTY: ADA COOR-DINATOR, COURT ADMINISTRA-TION, OSCEOLA COUNTY COURT-HOUSE, 2 COURTHOUSE SQUARE, SUITE 6300, KISSIMMEE, FL 34741, (407) 742-2417, FAX 407-835-5079 AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING NOTIFICATION IF THE TIME BEFORE THE SCHEDULED COURT APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEAR-ING OR VOICE IMPAIRED, CALL 711 TO REACH THE TELECOMMUNI-CATIONS RELAY SERVICE."

By: /s/ Tara L. Messinger Chase A. Berger, Esq. Florida Bar No.: 083794 Tara L. Messinger, Esq. Florida Bar No. 0059454 fcpleadings@ghidottiberger.com

GHIDOTTI | BERGER LLP Attorneys for the Plaintiff 1031 North Miami Beach Blvd North Miami Beach, FL 33162 Telephone: (305) 501.2808 Fax: (954) 780.5578

March 21, 28, 2024 24-00948W

## ORANGE COUNTY

SUBSEQUENT INSERTIONS

## --- ACTIONS / SALES ---

# SECOND INSERTION

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

NOTICE OF FORECLOSURE SALE

GENERAL JURISDICTION DIVISION

CASE NO. 2023-CA-000272-O FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2, AS OWNER OF THE RELATED MORTGAGE LOAN, Plaintiff, vs.

DWIGHT BEACHAM, ET AL., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 21, 2023 in Civil Case No. 2023-CA-000272-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPO-RATION. AS TRUSTEE FOR FRED-DIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2.AS OWNER OF THE RELATED MORTGAGE LOAN is Plaintiff and DWIGHT BEACHAM, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash www.myorangeclerk.real foreclose.comin accordance with Chapter 45, Florida Statutes on the 4th day of April, 2024

at 11:00 AM on the following described

property as set forth in said Summary Final Judgment, to-wit:

LOT 86, WINDSTONE AT OCOEE, PHASE 2, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 54 THROUGH 56, INCLUSIVE, OF THE PUB-LIC RECORDS OF ORANGE COUNTY.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.

By: /s/ Robyn Katz Robyn Katz, Esq. Fla. Bar No.: 0146803 McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com 23-08382FL March 14, 21, 2024 24-00830W

#### SUBSEQUENT INSERTIONS

#### 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, SELF STORAGE FACILITY ACT, SEC-TIONS 83.806 AND 83.807. CONTENTS MAY INCLUDE TOOLS, FURNITURE, BEDDING, KITCH-EN, TOYS, GAMES, HOUSEHOLD ITEMS, PACKED CARTONS, CARS, TRUCKS, ETC. THERE IS NO TI-TLE FOR VEHICLES SOLD AT LIEN SALE. OWNERS RESERVE THE RIGHT TO BID ON UNITS. LIEN SALE TO BE HELD ON-LINE ENDING TUESDAY MARCH 26, 2024 AT 12:00 PM. VIEWING AND BIDDING WILL ONLY BE AVAILABLE ONLINE AT WWW. STORAGETREASURES.COM GINNING AT LEAST 5 DAYS PRIOR TO THE SCHEDULED SALE DATE AND TIME. PERSONAL MINI STORAGE WINTER GARDEN: 13440 W COLONIAL DR, WINTER GARDEN, FL 34787. 30, CARY MAT-TOS; 57, CONSWELLO RAWLS; 143, MONIQUE HARRIS: 186, DAVID MOORE; 335, GUSTAVO LEMBERT CASTILLO; 373, ISHMAR HERNAN-DEZ MALAVE; 447, DAVID MARTI-NEZ; 458, LORI GAUGH; 648, WIL-LIAM FICKA; 744, JACQUELINE POSTELL; 748, MARY ARGALL; 755,

LORI GAUGH.

March 7, 14, 2024



24-00786W

SECOND INSERTION

COLLIER • CHARLOTTE

Business

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. 1986 SIES HS 28610201V. Last Tenants: KIM TRONG LE, THUY LE TRAN, AND THOA NGOC LE and all unknown parties beneficiaries heirs. Sale to be at GC MHC LLC DBA THE  $\,$ GROVES MOBILE HOME COMMU-NITY, 6775 STARDUST LANE, OR-LANDO, FL 32818. 813-241-8269. March 14, 21, 2024 24-00878W

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

ORANGE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 23-CP-000364

IN RE: ESTATE OF

ELI CLAUDIE JACOBS

Deceased.

The administration of the estate of Eli

Claudie Jacobs, deceased, whose date of

death was October 20, 2023, is pending

in the Circuit Court for Orange County

Florida, Probate Division, the address

of which is 425 North Orange Avenue,

Orlando, Florida 32801. The names

and addresses of the personal represen-

tative and the personal representative's attorney are set forth below

All creditors of the decedent and oth-

er 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

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is March 14. 2024

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

#### SECOND INSERTION

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

DIVISION CASE NO. 48-2022-CA-002080-O SPECIALIZED LOAN SERVICING

Plaintiff, vs. ROBERT S FISCHETTI, et al.,

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 17, 2023 in

Civil Case No. 48-2022-CA-002080-O of the Circuit Court of the NINTH JU-DICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and Robert S Fischetti, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangeclerk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of April, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

LOT 115, OF ORANGE TREE COUNTRY CLUB - UNIT ONE, DR. PHILLIPS, ACCORD-ING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 5, AT PAGE 115-117, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORI-

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.

By: /s/Robyn Katz Robyn Katz, Esq. Fla. Bar No.: 146803

McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MR Service@mccalla.comFla. Bar No.: 146803 22-00175FL

NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/29/2024 at 10:30 am, the follow-

ing mobile home will be sold at public auction pursuant to F.S. 715.109. 1968

FRON HS 8601642F. Last Tenants:

SHARON ROSE HOWARTH and all

unknown parties beneficiaries heirs. Sale to be at RSPI MHC LLC DBA

ROCK SPRINGS MOBILE HOME PARK, 1820 ROCK SPRINGS ROAD,

APOPKA, FL 32712. 813-241-8269.

March 14, 21, 2024

--- ESTATE ---

March 14, 21, 2024 24 - 00870 WSECOND INSERTION

The above-described Owners have

#### SECOND INSERTION

--- ACTIONS / SALES ---

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

Jerry E. Aron, P.A., having a street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271S. John Young Parkway, Orlando, Fl. 32819 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/

WILLIAM MICHAEL BROWN and REBECCA ANN BROWN SPOONER QUAR-TER RD, JAKIN, GA 39861 1 EVEN/086242/6528322 YADE-NIS FERNANDEZ 4905 CREST HILL DR, TAMPA, FL 33615 44 ODD/087732/6532077 MI-CHAEL HENDERSON and LAKEISHA D. VAUGHAN-JONES 143 N HARPER RIDGE DR, SENECA, SC 29678 and MITCHELL BRIDGE RD APT 3, ATHENS, GA 30606 52/53/087523/6558873 CHRISTOPHER FELTON JOR-DAN and TONYA LYNNETTE JORDAN 84 CRESTMONT AVE, ASHEVILLE, NC 28806 41 ODD/087925/6282009 TAWANAKA THERMETTE NASH 204 COOPER DR, LEESVILLE, LA 71446 2 ODD/087922/6298295 WIL-MICHAEL PIEC-301 MATHER ST, ZYNSKI GREEN BAY, WI 54303 42 ODD/87625/6241686 JAC-QUELINE DENNISE RO-DRIGUEZ and OSCAR HUGO GUZMAN 716 SE 2ND ST, BELLE GLADE, FL 33430 and 1141 NE 28TH ST, BELLE GLADE, FL 33430 28/087526/6800397 ALBER-IC E. TORREGROSA and ANA L. TORREGROSA 5125 HAYDENBEND CIR, GRAPE-VINE, TX 76051 20/088046, 23/087922/6505888 JOSEPH KING WRIGHT 38 FEATHER-BED LN APT 1A, BRONX, NY 10452 41/087935/6226689

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

described real property: of Orange Lake Country Club Villas III, a Condominium, to-gether with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5914, Page 1965, of the Public Records of Orange County, Florida, and all amendments thereto.

failed to make the payments as required

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 owed are stated below:

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

BROWN/BROWN N/A, N/A, 20180120681 \$ 6,929.27 \$ 2.62 FERNANDEZ N/A, N/A, 20170691754 \$ 11,184.80 \$ 4.25 HENDERSON/VAUGHAN-JONES N/A, N/A, 20180244683 \$ 48,003.94 \$ 13.67 JORDAN/JOR-DAN 10979, 962, 20150468170 \$ 6,630.24 \$ 2.52 NASH 11031 2017, 20150659360 \$ 5,094.03 \$ 1.94 PIECZYNSKI 10792, 6123, 20140421198 \$ 11,858.27 \$ 3.42 RODRIGUEZ/GUZMAN N/A, N/A, 20200659411 \$ 28,283.00 \$ 10.96 TORREGROSA/TORRE-GROSA N/A, N/A, 20170355479 \$ 16,642.11 \$ 5.58 WRIGHT 10687, 4924, 20140014133 \$ 2,562.98 \$ 1.01

Notice is hereby given that on April 11, 2024 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above-described Properties. If you would like to attend the sale but cannot travel due to Covid-19 restrictions, please call Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes. TRUSTEE:

Jerry E. Aron, P.A. By: Print Name: Jennifer Conrad Title: Authorized Agent FURTHER AFFIANT

Sworn to and subscribed before me this March 7, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me Print Name: Sherry Jones

NOTARY PUBLIC STATE OF FLORIDA Commission Number: HH215271 My commission expires: 2/28/26

Notarial Seal March 14, 21, 2024 24-00846W

#### SECOND INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 23-CA-014357-O #37

HOLIDAY INN CLUB VACATIONS INCORPORATED

COMBS ET AL.,

Defendant(s). DEFENDANTS WEEK /UNIT COUNT MARYANN C. COMBS, MADISON W. COMBS JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MADISON W. COMBS JR., 35/005230 SHANNON DIANE CORDELL Π N/K/A SHANNON DIANE LOVELL, DANIEL ALLEN LOVELL JR 51/005358 YAAKOV I. EDRI, GITTY EDRI 33/003241 FRANCISCO J. MORALES, ELIZABETH MONCADA, MARYSOL MORALES 46/000409 MICHAEL FLOYD TANNER. VI LINDA KATHLEAN TANNER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LINDA KATHLEAN TANNER LISA DIANE WALKER, LARRELL VII C. WALKER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LARRELL C. WALKER 32/000018 VIII TONY RAY WILLIAMS SR. BONITA MAXINE WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BONITA

Notice is hereby given that on 4/3/24 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 real property:

21/003047

MAXINE WILLIAMS

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

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

The aforesaid sales will be made pursuant to the final judgments of foreclosure as

to the above listed counts, respectively, in Civil Action No. 23-CA-014357-O \$37. 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

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- $2303, \mathrm{at}$  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 6th day of March, 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

24-00821W

## --- ESTATE ---

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

File No.: 2024-CP-000766-O Division: 01 IN RE: ESTATE OF KIMBERLY ELAINE WINELAND

Deceased. The administration of the estate of KIMBERLY ELAINE WINELAND, deceased, whose date of death was February 27, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave. Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 14, 2024. Personal Representative: /s/ Elizabeth Chenari

ELIZABETH CHENARI 40746 Orkney Court, Aldie, VA 20105 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. E-mail Addresses: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC 6751 N. Federal Highway, Ste. 101, Boca Raton, FL 33487

24-00839W

Telephone: (561) 210-5500

March 14, 21, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY. FLORIDA PROBATE DIVISION

24-00879W

File No. 2024-CP-000631-O **Division Probate** 

SECOND INSERTION

IN RE: ESTATE OF ALFRED VICTOR DEWAN Deceased.

The administration of the estate of ALFRED VICTOR DEWAN, deceased, whose date of death was June 21, 2023 is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is reguired to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is March 14, 2024.

Personal Representative: Alberteen Dewan

130 Siena Gardens Circle Gotha, Florida 34734 Attorney for Personal Representative: NISHAD KHAN P.L. AMBER N. WILLIAMS, ESQ. Florida Bar No.: 0092152 1303 N. Orange Avenue Orlando, Florida 32804 Telephone: (407) 228-9711 Facsimile: (407) 228-9713 amber@nishadkhanlaw.com Pleadings@nishadkhanlaw.com Attorney for Personal Representative March 14, 21, 2024 24-00838W

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

FLORIDA PROBATE DIVISION File No. 2023-CP-004020-O Division: Probate IN RE: ESTATE OF BARBARA J. RECKLING,

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

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Barbara J. Reckling, deceased, File Number 2023-CP-004020-O, by the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801, that the decedent's date of death February 20, 2023; that the total value of the estate is approximately \$13,000.00 and that the names and addresses of those to whom it has been

assigned by such order are: Barbara J. Reckling 2011 Living Trust Meagan M. Gauri, trustee 39675 Orchard Bluff Lane

Wadsworth, Illinois 60083 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this Notice is March 14, 2024.

BARRED.

**Person Giving Notice:** /s/ Meagan M. Gauri Meagan M. Gauri 39675 Orchard Bluff Lane Wadsworth, Illinois 60083

Attorney for Person Giving Notice: Attorney for Petitioner Name: Christina M. Mermigas Email Address: cmermigas@chuhak.com Florida Bar No. 0109190 Address: 120 S. Riverside Plaza. Suite 1700 Chicago, Illinois 60606 Telephone: 312-855-4354 March 14, 21, 2024 24-00867W SECOND INSERTION

mevans@aronlaw.com

May 14, 21, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000497-O Division 9 IN RE: ESTATE OF ELIZABETH EILEEN TYLER A/K/A EILEEN TYLER Deceased.

The administration of the estate of ELIZABETH EILEEN TYLER A/K/A EILEEN TYLER, deceased, whose date of death was December 10, 2023, is pending in the Circuit Court for OR-ANGE County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 335, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 March 14, 2024. Personal Representative:

CHRISTINE L. DIXON 116 Harness Lane Kissimmee, Florida 34743

Attorney for Personal Representative: BENJAMIN F. DIAMOND Attorney Florida Bar Number: 899291 THE DIAMOND LAW FIRM, P.A. 150 2nd Avenue North, Suite 570 St. Petersburg, FL 33701 Telephone: (727) 823-1400 Fax: (727) 999-5111 E-Mail: ben@diamondlawflorida.com Secondary E-Mail: sharon@diamondlawflorida.com March 14, 21, 2024 24-00866W

## SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-003263-O

IN RE: ESTATE OF JAMES FEEZLE, a/k/a James Joseph Feezle, a/k/a James J. Feezle, Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the Estate of James Feezle, deceased, File Number 2023-CP-003263-O, by the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave. Suite 355 Orlando, Florida 32801: that the decedent's date of death was December 1, 2022; that the total value of the Estate is less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address James Phillip Feezle 8401 Ivvwood Drive Orlando, Florida 33596 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the Estate of the decedent and persons having claims or demands against the Estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this

Notice is March 14, 2024. **Person Giving Notice:** James Phillip Feezle 8401 Ivywood Drive Orlando, Florida 3359

Attorney for Person Giving Notice Cyrus Malhotra Florida Bar No. 0022751 THE MALHOTRA LAW FIRM P.A. Attorneys for Petitioner 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax Number: (727)290-4044 Email:

filings@FL probate solutions.comSecondary: sandra@FLprobatesolutions.com March 14, 21, 2024 24-00836W

#### 2032 Bayshore Blvd. DUNEDIN, FL 34698 Telephone: (727) 733-1722 Fax: (727) 733-1717 E-Mail: mike@mike-mackenzie.com Secondary E-Mail: gmike997@gmail.com March 14, 21, 2024

Attorney Florida Bar Number: 151881 24-00887W

Personal Representative: Reuben F. Jacobs, Jr. 2700 Bayshore Blvd. Unit 6109 Dunedin, Florida 34698 Attorney for Personal Representative: G. Michael Mackenzie

#### --- ACTIONS / SALES ---

#### 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-012049-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-10, ASSET-BACKED CERTIFICATES, SERIES 2006-10,

THE UNKNOWN HEIRS BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DELROY A. ANDREWS A/K/A DELROY ANDREWS, DECEASED, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DEL-ROY A. ANDREWS A/K/A DELROY ANDREWS, DECEASED,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: JANET K. ANDREWS

A/K/A JANET ANDREWS, whose residence is unknown and all

parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

following property:
LOT 368, MALIBU GROVES EIGHTH ADDITION, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK  $3\,$  PAGE 27, OF THE PUBLIC RE-CORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before XXXXXXXXXX/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

the complaint or petition filed herein.
Tiffany Moore Russell CLERK OF THE CIRCUIT COURT BY: /S/ Rosa Aviles, Deputy Clerk Civil Division 425 N. Orange Avenue

Room 350 Orlando, Florida 32801 ROBERTSON, ANSCHUTZ, AND SCHNEID PL ATTORNEY FOR PLAINTIFF

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com March 14, 21, 2024 24-00833W

6409 Congress Ave., Suite 100

#### SECOND INSERTION NOTICE OF FORECLOSURE SALE

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

FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023-CA-014418-O CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR BARCLAYS MORTGAGE LOAN TRUST 2022-INV1, Plaintiff, v.

TAKE ACTION INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY,

Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure, Assignment of Leases and Rents and Breach of Guaranty dated March 6, 2024, issued in and for Orange County, Florida, in Case No. 2023-CA-014418-O, wherein CITIBANK, N.A., NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR BARCLAYS MORTGAGE LOAN TRUST 2022-INV1 is the Plaintiff, and TAKE AC-TION INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MONIQUE GEORGENIA SMITH, ORANGE COUNTY, FLORI-DA, UNKNOWN TENANT #1 N/K/A DALKEITH WILLIAMS and UN-KNOWN TENANT #2 N/K/A JOHN

DOE are the Defendants. The Clerk of the Court, TIFFA-NY RUSSELL, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 15, 2024, at electronic sale beginning at 11:00 AM, at www.myorangeclerk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit: LOT(S) 28, NOB HILL, ACCORD-ING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK Z, PAGE(S) 140, OF THE PUBLIC RECORDS OF ORANGE COUN-TY, FLORIDA.

Property Address: 1006 Buena Vista Court, Orlando, FL 32818 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

paired, call 711. Dated: This 12th day of March,

> By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529

Matthew@HowardLawFL.com

HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Phone: (954) 893-7874 Fax: (888) 235-0017 E-Mail: Pleadings@HowardLaw.com Harris@HowardLaw.com Counsel for Plaintiff

March 14, 21, 2024 24-00880W

## 9TH JUDICIAL CIRCUIT, IN AND

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2018-CA-008155-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-4, ASSET-BACKED CERTIFICATES. SERIES 2006-4, Plaintiff, vs.

PATRICK G. LANIER A/K/A PATRIC G. LANIER A/K/A PATRICK LANIER; YOLANDA LANIER; UNKNOWN SPOUSE OF YOLANDA LANIER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TIFFANY MOORE RUSSELL as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose. com at 11:00 AM on the 09 day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 4, MAGERSTADT SUBDI-VISION, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK J. PAGE(S) 93, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLOR-

PROPERTY ADDRESS: 1921 ROGERS AVE, MAITLAND, FL 32751 IF YOU ARE A PERSON CLAIMING

A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED, IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

Dated this 07 day of March 2024. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq.

Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 18-00812

#### March 14, 21, 2024 24-00823W

#### SECOND INSERTION

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

CIVIL DIVISION

CASE NO. 2016-CA-007511-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH4,

CARMEN DIAZ A/K/A CARMEN D. DIAZ; MARISOL PANEL A/K/A MARISOL PANELL; ABNER RODRIGUEZ; UNKNOWN SPOUSE OF ABNER RODRIGUEZ: UNKNOWN SPOUSE OF CARMEN DIAZ A/K/A CARMEN D. DIAZ; UNKNOWN SPOUSE OF MARISOL PANEL A/K/A MARISOL PANELL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed February 2, 2024 and entered in Case No. 2016-CA-007511-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH4 is Plaintiff and CARMEN DIAZ A/K/A CARMEN D. DIAZ; MARISOL PANEL A/K/A MARISOL PANELL; ABNER RODRIGUEZ; UNKNOWN SPOUSE OF ABNER RODRIGUEZ: UNKNOWN SPOUSE OF CARMEN DIAZ A/K/A CARMEN D. DIAZ; UNKNOWN SPOUSE OF MARISOL PANEL A/K/A MARISOL PANELL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. TIF-FANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.  $M\ Y\ O\ R\ A\ N\ G\ E\ C\ L\ E\ R\ K\ .$ REALFORECLOSE.COM at 11:00 A.M., on April 4, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 105, ARBOR POINTE UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE(S) 49, PUBLIC RECORDS OF ORANGE COUN-TY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida,  $\left(407\right)$ 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 6th day of March 2024 By: Marc Granger, Esq. Bar. No.: 146870

Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 16-02742 SPS March 14, 21, 2024 24-00827W

#### SECOND INSERTION

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

NOTICE OF SALE Jerry E. Aron, P.A., having a street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare inter-

Owner Name Address Week/Unit/

JOSEPH KRAMARICH and JUDITH A. SWEENEY VALLEY CIR NE, WARREN, OH 44484 33/002522/6306925 Whose legal descriptions are (the "Property"): The above-described WEEK(S)/UNIT(S) of the following described real property:

of Orange Lake Country Club Villas II, a Condominium, to-gether with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4846. Page 1619, of the Public Records of Orange County, Florida, and all amendments thereto.

The above-described Owners have failed to make the payments as required 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

owed are stated below:
Owner Name Mtg. Orange County
Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per

KRAMARICH/SWEENEY N/A, N/A, 20160228782

\$ 5.95 \$ 18,439.81 Notice is hereby given that on April 11, 2024 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A. , Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above-described Properties. If you would like to attend the sale but cannot travel due to Covid-19 restrictions, please call Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount  $\,$ due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by

paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes. TRUSTEE:

Jerry E. Aron, P.A. By: Print Name: Jennifer Conrad Title: Authorized Agent FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this March 7, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me Print Name: Sherry Jones NOTARY PUBLIC STATE OF FLORIDA Commission Number: HH215271 My commission expires: 2/28/26

Notarial Seal March 14, 21, 2024 24-00845W

### SECOND INSERTION

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

NOTICE OF SALE
Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407. is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare inter-

Owner Name Address Week/Unit/

SOULEYMANE ALI 2971 NEW LONDON, MEMPHIS, TN 38115 36/000229/6575821 CANDICE KESHON MER-7238 AZALEA SQ, SAN ANTONIO, TX 78218 41/003118/6277356Whose legal descriptions are (the

"Property"): The above-described WEEKS/UNITS of the following described real property:

of Orange Lake Country Club. Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3300, Page 2702, of the Public Records of Orange County, Florida, and all amend-

ments thereto. The above-described Owners have failed to make the payments as required 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 owed are stated below:
Owner Name Mtg. Orange County
Clerk of Court Book/Page/Document

# Amount Secured by Mortgage  $\,$  Per

ALI N/A, N/A, 20190005975 \$ 14,284.04 \$ 5.10 MERRITT 10901, 6555, 20150176358 \$ 7,874.63 \$ 1.18

Notice is hereby given that on April 11, 2024, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A. , Woodcock Road, Suite 120, Orlando, Fl. 32803, the Trustee will offer for sale the above-described Properties. If you would like to attend the sale but cannot travel due to Covid-19 restrictions, please call Jerry E. Aron, P.A. at 561-478-0511. In order to ascertain the total amount

due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE: Jerry E. Aron, P.A. By: Print Name: Jennifer Conrad Title: Authorized Agen FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this March 7, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me. Print Name: Sherry Jones NOTARY PUBLIC STATE OF FLORIDA

Commission Number: HH215271 My commission expires: 2/28/26 Notarial Seal

24-00844W March 14, 21, 2024

## SECOND INSERTION

#### NOTICE OF SALE PURSUANT TO FLORIDA STATUTES. CHAPTER 45

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA Case No. 2024-CC-001471-O **Civil Division** 

Landlord/Tenant Action FAIRWAYS SPE LLC D/B/A FAIRWAYS COUNTRY CLUB, Plaintiff, v. JACK EDWARD PENTZ; IF DECEASED, ET AL., Defendants.

NOTICE IS GIVEN that pursuant to a Default Judgment for Possession and Foreclosure of Lien dated March 1, 2024, in the above-styled cause, and published in the Business Observer, I will sell to the highest and best bidder for cash in an online sale at www. myorangeclerk.realforeclose.com, on the 1st day of May, 2024 beginning at 11:00a.m., the following described property:

The mobile home located on Plaintiff's property at 14706 Spyglass Street, Lot #52, Orlando, Florida 32826, a 1981 TWIN Mobile Home, VIN #T24710085A, #0019563922 VIN #T24710085B, #0019563921.

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

J. Matt Bobo Florida Bar No. 0113526 Grace E. DiMeo Florida Bar No. 1030751 LUTZ, BOBO & TELFAIR, P.A.

2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236-5575 Telephone: (941) 951-1800 Facsimile: (941) 366-1603 Attorneys for Plaintiff 24-00828W March 14, 21, 2024

## SECOND INSERTION

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

CASE NO.: 2023-CA-015925-0 GRANADA INSURANCE COMPANY, Plaintiff, VS. MCCOY ROAD ENTERPRISE, LLC, a Florida Limited Liability Company, CHRISTIAN J. VEGA CORREA, an

Individual. **Defendants** TO: CHRISTIAN J. VEGA CORREA, 4800 Tokay Avenue, Cocoa, FL 32926

Individual; and TOMMY IKEDA, an

YOU ARE HEREBY NOTIFIED that an action for declaratory judgment has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before \_, 2024, on Paige M. Forman, plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.

To be published for 4 consecutive weeks on the Business Observer - Or-

DATED on 2.21.2024 Tiffany Moore Russell CLERK OF THE COURT By /s/ Nancy Garcia

DEPUTY CLERK

24-00840W

Hinshaw & Culbertson LLP 2811 Ponce de Leon Blvd., Suite 1000 10th Floor Coral Gables, Florida 33134 Mar. 14, 21, 28; Apr. 4, 2024

CHECK OUT YOUR

## SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION CASE NO.

2022-CA-003011-O THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, SUCCESSOR TO THE BANK OF NEW YORK TRUST COMPANY, NA, AS TRUSTEE, FOR CHASE MORTGAGE FINANCE TRUST MULTI-CLASS MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2007-S2,** Plaintiff, vs.

JENNA LEE O'SULLIVAN; UNKNOWN SPOUSE OF JENNA LEE O'SULLIVAN; DON HUBBARD BESTOR; UNKNOWN SPOUSE OF DON HUBBARD BESTOR; SWEETWATER COUNTRY CLUB HOMEOWNERS' ASSOCIATION INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed February 12, 2024 and entered in Case No. 2022-CA-003011-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, SUCCESSOR TO THE BANK OF NEW YORK TRUST COMPA-NY, NA, AS TRUSTEE, FOR CHASE MORTGAGE FINANCE TRUST MULTI-CLASS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-S2 is Plaintiff and JENNA LEE O'SULLIVAN; UNKNOWN SPOUSE OF JENNA LEE O'SULLIVAN; DON HUBBARD BESTOR; UNKNOWN SPOUSE OF DON HUBBARD BESTOR; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; SWEETWATER COUNTRY CLUB HOMEOWNERS'

ASSOCIATION INC.; are defendants.

TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. M Y O R A N G E C L E R K . REALFORECLOSE.COM, at 11:00A.M., on April 2, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 31, DIAMOND HILL AT SWEETWATER COUNTRY CLUB, ACCORDING TO MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 34, PAGE 26 THROUGH 28, INCLUSIVE, OF THE PUB-LIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

days after the sale.

This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 6th day of March 2024.

By: Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-00070 SPS March 14, 21, 2024 24-00826W

# SECOND INSERTION

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

CASE NO.: 2019-CA-013125-O U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, v.

WILLIAM CLICK A/K/A WILLIAM M. CLICK, ET AL., Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 27, 2024 entered in Civil Case No. 2019-CA-013125-O in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff and WILLIAM CLICK A/K/A WILLIAM M. CLICK; DEBRA RENE CLICK; DOCKSIDE AT VENTURA CONDOMINIUM AS-SOCIATION, INC., are defendants, Tiffany Moore Russell, Clerk of Court, will sell the property at public sale at www.myorangeclerk.realforeclose.com beginning at 11:00 AM on June 19, 2024 the following described property as set forth in said Final Judgment, to-

CONDOMINIUM UNIT 201, BUILDING 10 OF DOCKSIDE, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF, DATED AUGUST 8, 1990, RECORDED AUGUST 13, 1990 IN O.R. BOOK 4208, PAGE 249, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TO-GETHER WITH AN UNDIVID-ED INTEREST IN AND TO THE COMMON ELEMENTS APPUR-TENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION

 $OF\ CONDOMINIUM.$ Property Address: 2536 Woodgate Boulevard, Unit 201, Orlando, Florida 32822

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 PUB-LISHED AS PROVIDED HEREIN.

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

/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com File No: RA19023-JMV March 14, 21, 2024 24-00863W

#### --- ESTATE ---

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

NINTH CIRCUIT IN AND FOR

ORANGE COUNTY, FLORIDA PROBATE DIVISION 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 decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUB-LICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF

THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SEC-TION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AF-TER DECEDENT'S DEATH.

The case number and decedent's name are: JOSEPH R. SEKENSKI, File Number 2024-CP-255.

The address of the court where this probate is pending is: Circuit Court for Orange County, Florida, 425 N. Orange Ave., Ste:355, Orlando, FL, 32801. Date of death of the decedent is:

March 6th, 2023. The date of first publication of this notice is: March 14, 2024.

Personal Representative(s): Michael Sekenski

Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr. Suite 2 Lakeland, Florida 33813 March 14, 21, 2024 24-00837W

#### SECOND INSERTION

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

CASE NO.: 2024-CP-000438-O Division 02 Probate IN RE: ESTATE OF HUBERT J. LAUMEN,

Deceased. The administration of the Hubert Laumen, deceased, File Number  $2024\mbox{-}\mbox{CP-}000438\mbox{-}\mbox{O},$  is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave, Orlando, Florida, 32801. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

All creditors of the decedent and other persons having claims or demand against decedent's estate. including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

The date of first publication of this Notice is March 14, 2024.

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 Kevin@crr-law.com Jennifer@crr-law.com Conor@crr-law.com Telephone: (561) 471-9600 Facsimile: (561) 471-9655

March 14, 21, 2024

#### 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 DA-VID W. PURVIS a/k/a DAVID WEN-DELL PURVIS, deceased, whose date of death was December 3, 2023, File Number 2024 CP 0460, is pending in the Circuit Court for Orange County. Florida, Probate Division, the address of which is 425 N. Orange Avenue, Room 2110, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER THE TIME 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 WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO 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 March 14, 2024.

DENNIS PURVIS /s/ Personal Representative 3302 Coe Avenue Orlando, Florida 32806 ROBERT J. REYNOLDS /s/ Attorney for Personal Representative Florida Bar No. 0021415 BRETT & REYNOLDS, P.A. 8810 S.W. Highway 200, Suite 122 Ocala, Florida 34481 24-00834W March 14, 21, 2024

## 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 AN-DREW MCNEENEY, deceased, whose date of death was January 13, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is Orange County Court, Probate Division, 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30)DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN THREE (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 FLORDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this Notice is March 14, 2024. Personal Representative:

Donald Smith 412 Avalon Blvd. Orlando, Florida 32806 Attorney for Personal Representative: ANNA T. SPENCER, ESQ. 4767 New Broad Street Orlando, FL 32814 Telephone: 407-790-4409 March 14, 21, 2024 24-00888W

## --- ACTIONS / SALES ---

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; YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County: TRADEWINDS

Unit: 3425, TRADEWINDS A METROWEST CONDO-MINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Official Record Book 8476, Page 544, as amended from time to time, of the Public Records of Orange County, Florida.

Bearing Tax Identification Number: 36-22-28-8668-34-250 Street Address: 1049 S. Hiawas see Rd., Unit 3425, Orlando, FL 32835 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, Carlos J. Reyes, Esq., GrayRobinson, P.A., the Plaintiffs attorney, whose address is 301 East Pine St., Suite 1400, Orlando, FL 32801, on or before 30 days from the first date of publication and file the original with the clerk of this court either before service on the Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

Witness my hand and seal of said

DATED: February 29, 2024 Tiffany Moore Russell Clerk of Courts By: /s/ Marcella Morris Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 March 14, 21, 28; April 5, 2024 24-00825W

## 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

Defendants.

TO: UNKNOWN HEIRS OF RICH-ARD L. SAGOWITZ A/K/A RICHARD LEE SAGOWITZ, ADDRESS UN-KNOWN
YOU ARE NOTIFIED that an action

TENANT #1; UNKNOWN TENANT

to foreclose to the following properties in Orange County, Florida:

LOT 9, BLOCK B, EASTWOOD FIRST ADDITION to L.L. PAYNES SUBDIVISION, AC-CORDING TO PLAT THÉREOF RECORDED AT PLAT BOOK H, PAGE 35, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 1000 N Forest Ave, Orlando, FL, 32803 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 30 days after the first publication. 2024, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default

demanded in the complaint or petition. Dated on 3/7/2024 TIFFANY MOORE RUSSELL, ESQ. CLERK OF THE CIRCUIT COURT By /s/ Dewanna Holloway DEPUTY CLERK Civil Court Seal Civil Division 425 N. Orange Avenue Room 350

will be entered against you for the relief

Orlando, Florida 32801 SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff 24-00865W March 14, 21, 2024

## SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 04/05/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1983 PALM mobile home bearing the vehicle identification numbers PH06638A and PH06638B and all personal items located inside the mobile home. Last Tenant: Anthony Ray Sabin. Sale to be held at: Gulfstream Harbor, 4505 Old Goldenrod Road, Orlando, Florida 32822, 407-965-2836.

## SECOND INSERTION

24-00835W

NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION FileNo 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, Probate Division, the address of which is 425 N. Orange Ave., Orlan-

do, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objection that challenge the validity of the will. the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF SERVICE OF A

All other creditors of the decedent

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT FILED WILL BE FOREVER BARRED.

March 14, 21, 2024

/s/ Yen Nguyen YEN NGUYEN 4751 35 Avenue South Seattle, Washington 98118 Attorney for Personal Representative: /s/ Gary Alan Friedman

Gary Alan Friedman, Esq. 2600 Douglass Road Suite 1011 Coral Gables, FL 33134 (305) 446-6485 Florida Bar No.: 283886 /s/ Zachary A. Friedman Zacharv A. Friedman, Esq. 2600 Douglass Road Suite 1011 Coral Gables, FL 33134 Florida Bar No: 117506

24-00868W

a forum independent of the government, readily available

What is a public notice? A public notice is information

intended to inform citizens of government activities. The notice should be published in to the public, capable of being securely archived and verified by authenticity.

# March 14, 21, 2024 24-00848W

# --- 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, GRANTEES, 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, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Polly Hazell, Deceased Last Known Residence: Unknown

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, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGES 8 AND

9, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before

, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Dated on MARCH 11, 2024

Tiffany Moore Russell As Clerk of the Court By: /S/ Nancy Garcia As Deputy Clerk

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

SECONDINSERTION

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 pursu-

ant 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, wherein MCLP ASSET COMPANY, INC., is Plaintiff and ANDREW LEE WELLS; et al. are Defendant(s).

The Clerk, Tiffany Moore Russell, of the Circuit Court will sell to the highest bidder for cash, online at www.myorangeclerk.real foreclose.comat 11:00 A.M. o'clock a.m. on April 9, 2024, on the following described property as set forth in said Final Judgment,

to wit: LOT 47 OF DOWD PARK, AC-CORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK J, PAGE 141, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property address: 4436 Fairview Ave, Orlando, Florida 32804 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. DATED this 12th day of March 2024. BY: /s/ Matthew B. Leider

MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 305W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741

24-00884W

Email: service@mls-pa.com

March 14, 21, 2024

COPY OF THIS NOTICE ON THEM.

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

The date of first publication of this Notice is March 14, 2024. Personal Representative:

OFFICIALCOURTHOUSEWEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org collierclerk.com hillsclerk.com

pascoclerk.com

pinellasclerk.org polkcountvclerk.net

myorangeclerk.com

## SECOND INSERTION

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

FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 2022-CA-002500-O U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. LUZ E. GRADDY A/K/A LUZ E. VELEZ AND GEORGE R. GRADDY,

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, wherein U.S. BANK NA-TIONAL ASSOCIATION is the Plaintiff and GEORGE R. GRADDY: LUZ E. GRADDY A/K/A LUZ E. VELEZ; UNKNOWN SPOUSE OF LUZ E. GRADDY A/K/A LUZ E. VELEZ N/K/A EUGENE ROJAS; ECON RIVER ESTATES HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose. com, at 11:00 AM, on April 04, 2024, the following described property as set forth in said Final Judgment, to

LOT 45, ECON RIVER ES-TATES, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 104, 105, AND 106 OF THE PUB-LIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 2546 WOODS EDGE CIR, ORLANDO, FL Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida (407) 836-2303 fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

Dated this 7 day of March, 2024. By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ,

24-00864W

SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-011939 - MaS

March 14, 21, 2024

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

 ${\tt GENERAL\,JURISDICTION}$ 

DIVISION CASE NO. 2023-CA-008870-O REVERSE MORTGAGE FUNDING LLC.

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, wherein LONGBRIDGE FI-NANCIAL LLC is the Plaintiff and ANNIE B. FIELDS A/K/A ANNIE BALLARD FIELDS F/K/A ANNIE BALLARD; UNKNOWN SPOUSE OF ANNIE B. FIELDS A/K/A AN-NIE BALLARD FIELDS F/K/A ANNIE BALLARD; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVEL-OPMENT are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. myorangeclerk.realforeclose.com, at 11:00 AM, on April 02, 2024, the following described property as set forth

in said Final Judgment, to wit: LOT(S) 526, MALIBU GROVES NINTH ADDITION, ACCORD-ING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 3, PAGE(S) 137, OF THE PUB-LIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 5382 BOTANY COURT,

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

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County. ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the

Telecommunications Relay Service. Dated this 7 day of March, 2024. By:\S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

ROBERTSON, ANSCHUTZ SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909

Service Email: flmail@raslg.com 23-097842 - NaC 24-00832W March 14, 21, 2024



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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 IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 2022-CA-004888-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2006-D, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,

#### WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET ANN ANTHONY, DECEASED, ET

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 28, 2023, and entered in 2022-CA-004888-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein DEUT-SCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-D, HOME EQUITY MORTGAGE LOAN AS-SET-BACKED CERTIFICATES SE-RIES INABS 2006-D is the Plaintiff and THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANT-ASSIGNEES LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET ANN ANTHONY, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVI-SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALEXANDER BRITTON, DECEASED; CHARLES LATHAN, JR; CHARLES JENKINS, JR.; ALEXANDER K. BRITTON; MIDLAND FUNDING, LLC are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bid-

der for cash at www.myorangeclerk.

realforeclose.com, at 11:00 AM, on April 02, 2024, the following described property as set forth in said

Final Judgment, to wit:
ALL THAT CERTAIN LAND SITUATE IN ORANGE COUN-TY, FLORIDA, VIZ: LOT 45, RICHMOND HEIGHTS NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 4 AND 5, PUBLIC RECORDS IN OR-ANGE COUNTY, FLORIDA. A.P.N.: 05-23-29-7408-00450 Property Address: 2115 MESSI-NA AVE, # 1107, 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 or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately

upon receiving notification if the time

before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service

Dated this 5 day of March, 2024. By:\S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-003365 - MaM March 14, 21, 2024 24-00831W

#### SECOND INSERTION

Prepared by and returned to: 801 Northpoint Parkway Suite 64

TRUSTEES AND ALL OTHERS

LIENORS, CREDITORS.

#### NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Interest/Points/Contract#

AMANDA AKOSUA AKESSON 5981 CALLIE FURNACE CT, MANASSAS, VA 20112 STANDARD Interest(s) / 200000 Points, contract # 6875021 VINCENT DANIEL ALVARADO and MELANIE MARIE ALVARADO 219 GREY WOLF
DR, VACAVILLE, CA 95688 STANDARD Interest(s) / 100000 Points, contract # 6729147 MUZAFFAR A BAFLAH 920 TIERNEY LN, BATAVIA, IL 60510 STANDARD Interest(s) / 150000 Points, contract # 6875589 MAXINE SPENCE BEENE and ROY ONEAL BEENE 2637 OLD HAPEVILLE RD SW APT 7A, ATLANTA, GA 30315 STANDARD Interest(s) / 40000 Points, contract # 6875550 TAMMY CALDRON 16704 BRUNSWICK AVE SE APT 202, PRIOR LAKE, MN 55372 STANDARD Interest(s) / 150000 Points, contract # 6809466 IVA BLAIR CAMPBELL 3300 LAWNDALE AVE, FORT WORTH, TX 76133 STANDARD Interest(s) / 30000 Points, contract # 6714116 IVA BLAIR CAMPBELL 3300 LAWNDALE AVE, FORT WORTH, TX 76133 SIGNATURE Interest(s) / 45000 Points, contract \* 6947605 TERESA R. CAPPUCCI 1085 ATLANTIC BLVD APT 79, ATLANTIC BEACH, FL 32233 STANDARD Interest(s) / 50000 Points, contract # 6725637 MABEL CHAVARRIA and ANGEL MACIAS CHAVARRIA 1805 DEL OAK DR, MESQUITE, TX 75149 STANDARD Interest(s) / 50000 Points, contract # 6912931 THERESA MAY CRITCHLEY and JOHNNY DALE CRITCHLEY 2036 HAWVER RD, HICO, WV 25854 STANDARD Interest(s) / 75000 Points, contract # 6662255 THERESA MAY CRITCHLEY and JOHNNY DALE CRITCHLEY 2036 HAWVER RD, HICO, WV 25854 STANDARD Interest(s) / 150000 Points, contract # 6623391 TERRY CONRAD CROSSWHITE 8850 NW 36TH ST APT 2307, DORAL, FL 33178 STANDARD Interest(s) / 500000 Points, contract # 6946912 RICKY LEE DE JAGER and CAROLYN DAWN DE JAGER 3238 STATE HIGHWAY 265, BRANSON, MO 65616 STANDARD Interest(s) / 300000 Points, contract # 6809688 WHIT CHARLES DENNIS 56 HOGAN LANE, WHITESBORO, TX 76273 STANDARD Interest(s) / 100000 Points, contract # 6804755 THERESA ANN EDWARDS 2023 SANDY KNOLL DR, MISSOURI CITY, TX 77489 STANDARD Interest(s) / 100000 Points, contract # 6880930 KESNYR EMILE 2416 NEWKIRK AVE APT 1H, BROOKLYN, NY 11226 STANDARD Interest(s) / 100000 Points, contract # 6827460 CHLÓE D. ESER-JOSE 20 LARKSPUR DR, DAYTON, NJ 08810 STANDARD Interest(s) / 120000 Points, contract # 6840524 FANNY ROXANA ESPINOZA MORAN 401 US HIGHWAY 22 APT 52D, NORTH PLAINFIELD, NJ 07060 STANDARD Interest(s) / 75000 Points, contract # 6879803 RANDALL C. EVANS and ARIANA C. DEESE 17548 WALTER ST, LANSING, IL 60438 STANDARD Interest(s) / 150000 Points, contract # 6582576 BASEEMA CHRISTINA FELDER and TERRANCE D. PAYNE 5913 RACE ST, PHILADELPHIA, PA 19139 and 314 N FELTON ST, PHILADELPHIA, PA 19139 STANDARD Interest(s) / 200000 Points, contract # 6862250 THOMAS LEROY FELTON, JR. 70 BOYKIN WAY NE, LUDOWICI, GA 31316 STANDARD Interest(s) / 75000 Points, contract # 6865704 JOSÉ VINCENT FILIO A/K/A JOSÉ VINCENT GASPER FILIO and MICHELLE A. FILIO 39 MILL POND DR, GLENDALE HEIGHTS, IL 60139 SIGNATURE Interest(s) / 105000 Points, contract # 6635548 TERESA ANNE FREEMAN A/K/A TERI FREEMAN 140 OLIVER DR, MADISONVILLE, TN 37354 STANDARD Interest(s) / 85000 Points, contract # 6615763 JOHN ROBERT GALLAHAN and MELISSA MCCAGE GALLAHAN A/K/A MELISSA GALLAHAN 2066 DRISKELL DR, DENTON, TX 76210 STANDARD Interest(s) / 75000 Points, contract # 6588748 CYNTHIA MARIE GARTMAN 5724 ALJON DR, THEODORE, AL 36582 STANDARD Interest(s) / 50000 Points, contract # 6579300 CHRISTOPHER L. GENDRON 324 TUTTLE ST APT 1E, FALL RIVER, MA 02724 STANDARD Interest(s) / 100000 Points, contract # 6911387 CHRISTOPHER D GRIFFIN 18736 MILL GROVE DR, NOBLESVILLE, IN 46062 STANDARD Interest(s) / 100000 Points, contract # 6723571 JOHN DAVID GUANDOLO 2825 OAK LAWN AVE UNIT 190772, DALLAS, TX 75219 STANDARD Interest(s) / 50000 Points, contract # 6916549 ROBERT ELDRIDGE GUILLORY 2403 BROWN CIR, KILLEEN, TX 76543 STANDARD Interest(s) / 80000 Points, contract # 6576976 JAMES EDGAR GUITON, II and MONICA LIZETH GUITON 636 AIR PARK DR, OCEANO, CA 93445 STANDARD Interest(s) / 100000 Points, contract # 6788589 ALICIA R GUTHRIE 3118 ROLLING HILL DR, TYLER, TX 75702 STANDARD Interest(s) / 200000 Points, contract # 6915823 STACIE M HAWKINS and KAITLIN MARIE HAWKINS 709 RAMSEY CT APT 102, SALISBURY, MD 21804 STANDARD Interest(s) / 150000 Points, contract # 6902169 JESSICA HILL and THOMAS OLANDA HILL 120 CANE BRAKE DR, COLUMBIA, SC 29223 and 490 GRANITE LN, WINNSBORO, SC 29180 STANDARD Interest(s) / 100000 Points, contract # 6898415 KENNETH J. HOCHSTATTER and AUDRIE J. HOCHSTATTER 1379 TALMA ST, MONTGOMERY, IL 60538 and 2522 DEER LAKE ST, LAS VEGAS, NV 89134 STANDARD Interest(s) / 300000 Points, contract # 6691349 DANIEL LOUIS HOUGH and DIANE L. MCCANCE 3549 SHIRE LN, SAINT CHARLES, MO 63301 and 422 AUTUMN FARMS CT, WENTZVILLE, MO 63385 STANDARD Interest(s) / 150000 Points, contract # 6915686 JAMES C HOWARD and TARA L HOWARD 836 LANDING DR, GROVETOWN, GA 30813 STANDARD Interest(s) / 75000 Points, contract # 6852356 VERNITA ANNETTE JACKSON 1023 JACOBS RD, GREENVILLE, SC 29605 STANDARD Interest(s) / 150000 Points, contract # 6898322 DEANDREA WILLIA JOE 305 SIVA AVE, ORANGEBURG, SC 29118 STANDARD Interest(s) / 200000 Points, contract # 6947348 JANICE B JOHNSON and KEVIN R JOHNSON A/K/A KEVIN ROY JOHNSON 603 FLOODED GUM ST, ARLINGTON, TX 76002 STANDARD Interest(s) / 125000 Points, contract # 6723339 NIKKI JOLENE JOHNSON 2500 SEA ROBIN RD, PENSACOLA, FL 32526 STANDARD Interest(s) / 100000 Points, contract # 6735682 LISA DENISE JONES and MAL-COLM DELANO JONES 246 FLAT SHOAL DR, BONAIRE, GA 31005 and 14305 CLAGGETT RUN RD, BRANDYWINE, MD 20613 STANDARD Interest(s) / 70000 Points, contract # 6905546 MARY A. KAMB 259 WINTHROP ST, QUINCY, MA 02169 SIGNATURE Interest(s) / 500000 Points, contract # 6857951 RALPH D. KENNEDY, SR. and JACQUELINE M. KENNEDY 9 ADDY CT, COLUMBIA, SC 29203 SIGNATURE Interest(s) / 300000 Points, contract # 6846749 CECILIA ANNIECE KENNEY and RICHARD JASPER EDGE 637 PENNY DR, PITTSBURGH, PA 15235 STANDARD Interest(s) / 100000 Points, contract # 6818942 JOSEPH REESE LASTER and ANGELA SHAMARI LAST-ER 1062 CHEROKEE HTS, STONE MOUNTAIN, GA 30083 and 407 TREEHILLS PKWY, STONE MOUNTAIN, GA 30088 STANDARD Interest(s) / 150000 Points, contract # 6876929 TYRON CHRISTOPHER LEGETTE and SHON-TELL RENEE LEGETTE 3427 S BROAD ST, NEW ORLEANS, LA 70125 and 13317 E PARNELL AVE, BATON ROUGE, LA 70815 SIGNATURE Interest(s) / 100000 Points, contract \* 6903183 TANEICOLE MICHELLE LOPEZ 14421 BALTIMORE AVE, LAUREL, MD 20707 STANDARD Interest(s) / 150000 Points, contract \* 6776345 ROWENA KWAN LOQUINARIO and LOUIE GUTIERA LOQUINARIO 7116 34TH AVE APT 3A, JACKSON HEIGHTS, NY 11372 and 4123 HAMPTON ST APT 1R, ELMHURST, NY 11373 STANDARD Interest(s) / 300000 Points, contract # 6724322 VICKY FERGUSON LOVETT A/K/A VICKY MAHAFFEY 10141 FM 729, AVINGER, TX 75630 STANDARD Interest(s) / 35000 Points, contract # 6694365 SAMUEL MASSIE and IDA F. GRIFFIN-MASSIE and KRYSTLE MASSIE and ANDREW GRIFFIN, CHRISTINA GRIFFIN and SAMANTHA MASSIE 4119 GLEN COVE CT, HOUSTON, TX 77021 STANDARD Interest(s) / 100000 Points, contract # 6619688 WILLIAM SCOTT MORGAN and VIVIAN SALCEDO 3275 DAY AVE, MIAMI, FL 33133 and 9810 SW 145TH AVE, MIAMI, FL 33186 STANDARD Interest(s) / 150000 Points, contract # 6734892 MECCO METHAIS MOSLEY 912 WILKERSON AVE, KINGSTREE, SC 29556 SIGNATURE Interest(s) / 75000 Points, contract # 6855499 MAIA ANNE MURPHY 414 MANSION RD, WILMINGTON, DE 19804 STANDARD Interest(s) / 405000 Points, contract # 6837625 RACHEL RENA MUSE and RONALD SHELTON MUSE 8121 LIVINGSTON ST, HOUSTON, TX 77051 and 6245 LUDINGTON DR APT 924, HOUSTON, TX 77035 STANDARD Interest(s) / 30000 Points, contract # 6811953 CATHERINE S. NAZAIRE and JEAN YVES GUERRIER 45 ASHEVILLE RD, HYDE PARK, MA 02136 STANDARD Interest(s) / 100000 Points, contract # 6915660 HECTOR NOYOLA MEDINA and ANA LUISA HERNANDEZ MUNOZ 5639 N 71ST AVE APT N, GLENDALE, AZ 85303 and 3915 TALCOTT AVE, WINSTON SALEM, NC 27106 STANDARD Interest(s) / 100000 Points, contract # 6800436 LUDYS BETANIA NUNEZ 5131 PALM PARK CT UNIT 307, TAMPA, FL 33610 STANDARD Interest(s) / 150000 Points, contract # 6812856 LEONARDO PATINO-GONZALEZ and YOLANDA PINZON-CEDIEL 12685 PARNELL AVE, BATON ROUGE, LA 70815 and 16313 MOCKINGBIRD LN, BATON ROUGE, LA 70819 STANDARD Interest(s) / 110000 Points, contract # 6877447 KELLEY WESLEY PEARSON, III 8217 PEMBROKE AVE, DETROIT, MI 48221 STANDARD Interest(s) / 75000 Points, contract # 6884344 BRADFORD WILLIAM PETTY, III and ELIZABETH MARKS LAWLEY A/K/A ELIZABETH A. LAWLEY 18437 STERLING SILVER CIR, LUTZ, FL 33549 and 16610 BRASIL LN, HOUSTON, TX 77095 STANDARD Interest(s) / 30000 Points, contract # 6610042 MANDY SABRINA PRATT and PATRICIA PARISH DUGAR 6742 DEL RIO ST, HOUSTON, TX 77021 and 7606 DILLON ST, HOUSTON, TX 77061 STANDARD Interest(s) / 125000 Points, contract # 6574737 RENEE ANGELA RABY and TIMOTHY JAMES RABY 5388 BENTON RD, BELDING, MI 48809 and 11602 W DEER TRL, RIVERDALE, MI 48877 STANDARD Interest(s) 45000 Points, contract # 6662949 WILDA ANN REED and JAMIE LEE REED 3911 CANTEBURY DR, CULLEOKA, TN 38451 STANDARD Interest(s) / 120000 Points, contract # 6615024 ERICKNALDO RESTO 33 JONATHAN LN, EAST HARTFORD, CT 06118 STANDARD Interest(s) / 100000 Points, contract # 6691764 MERCEDES MICHELE ROBINSON and SINSA KAHSEAM ARKILLIUS WILLIAMS 13550 WINEWOOD RD, VICTORVILLE, CA 92392 STANDARD Interest(s) / 300000 Points, contract # 6831041 NEVELYN RODRIGUEZ and JORGE LUIS RODRIGUEZ, JR. 1916 CONWAY RD APT 11, ORLANDO, FL 32812 and 443 PARK TREE TER APT 2314, ORLANDO, FL 32825 STANDARD Interest(s) / 100000 Points, contract # 6851967 MARLENE ROJAS 387 MENAHAN ST, BROOKLYN, NY 11237 STANDARD Interest(s) / 100000 Points, contract # 6731331 LUIS MARIO ROSADO SÁNCHEZ 111 AVENUE CS, AUBURNDALE, FL 33823 STANDARD Interest(s) / 100000 Points, contract # 6856811 JENIFER ELLEN SCHMID 1321 41ST STREET PL, MARION, IA 52302 STANDARD Interest(s) / 175000 Points, contract # 6906638 AALIYAH VALENCIA SCRUGGS and DAVID ELIJAH SIMS 5781 KEYSTONE GROVE, LITHONIA, GA 30058 and 1264 GREEN ARBOR CT, LITHONIA, GA 30058 STANDARD Interest(s) / 75000 Points, contract # 6905776 R. DOUGLAS SLONE A/K/A DOUG R. SLONE 1401 PALMER ST, CORBIN, KY 40701 STANDARD Interest(s) / 500000 Points, contract # 6906761 CRYSTAL SHONTA SMITH and BRIAN DOUGLASS SMITH, JR 58 DORSEY WAY, MONROE, GA 30655 STANDARD Interest(s) / 200000 Points, contract # 6911852 GREGORY SMITH, JR. and SHAKERA MONIQUE SMITH 10740 BARBERRY DR, HAMPTON, GA 30228 STANDARD Interest(s) / 30000 Points, contract # 6795621 GREGORY SMITH, JR. and SHAKERA MONIQUE SMITH 10740 BARBERRY DR, HAMPTON, GA 30228 STANDARD Interest(s) / 30000 Points, contract # 6850473 GREGORY SMITH, JR. and SHAKERA MONIQUE SMITH 10740 BARBERRY DR, HAMPTON, GA 30228 STANDARD Interest(s) / 30000 Points, contract # 6885212 DIANA MARCELA SOLANO LOZANO and JORGE ANDRES RENGIFO and ALEXANDRA MARTINEZ and 141 VIRGINIA AVE, BRIDGEPORT, CT 06610 and 125 HOLLAND HILL CIR, BRIDGEPORT, CT 06610 STANDARD Interest(s) / 150000 Points, contract # 6849452 DAVONNE ARNETTE SPANN 1832 FOXDALE CT, CROFTON, MD 21114 STANDARD Interest(s) / 150000 Points, contract # 6907777 JENNIFER STARKS 114 NEW STATE RD APT K, MANCHESTER, CT 06042 STANDARD Interest(s) / 150000 Points, contract # 6910919 ALVIN SUN 4095 TRIPLE CREEK CT, RENO, IV 89503 STANDARD Interest(s) / 300000 Points, contract # 6926850 LAKISHA S. SWEET and CARL R. CAMP 3101 JASMINE CT, MAYS LANDING, NJ 08330 and 401 W SYLVANIA AVE APT 20B, NEPTUNE, NJ 07753 STANDARD Interest(s) / 100000 Points, contract # 6857730 ROBERT MORGAN TAYLOR 982 CASTLEWOOD DR, CONWAY, SC 29526 STANDARD Interest(s) / 125000 Points, contract # 6880306 DARYL LAMONT TAYLOR and DELORES FRANCINE ALLEN 753 WHIDDEN RD, PAHOKEE, FL 33476 STANDARD Interest(s) / 150000 Points, contract # 6820606 SABRINA DENISE THOMPSON and DANNY THOMPSON 1320 STAFFORD DR, FORT WORTH, TX 76134 and 1425 ROMA LN, FORT WORTH, TX 76134 STANDARD Interest(s) / 50000 Points, contract # 6806241 YENILEY TOLEDO and JESUS EMANUEL MELENDEZ CINTRON 234 DANBY RD, LEHIGH ACRES, FL 33936 and 280 GROUND DOVE CIR, LEHIGH ACRES, FL 33936 STANDARD Interest(s) / 500000 Points, contract # 6912081 WILSON TORRES, JR. and ANAMURIEL IZETTE TORRES 1489 NORTHRIDGE DR, LONGWOOD, FL 32750 STANDARD Interest(s) / 200000 Points, contract # 6910726 SABLE ANTWINEAN TUCKER and RICHARD A. TORRES 11166 GLYNN RIDGE DR, HAMPTON, GA 30228 STANDARD Interest(s) / 100000 Points, contract # 6837691 JOE A. VADI and JUDITH E. VADI 7243 60TH LN APT 2L, GLENDALE, NY 11385 SIGNATURE Interest(s) / 100000 Points, contract # 6725977 JULIAN VELA and GINA MARIE VELA 1408 BENNETT DR, PASADENA, TX 77503 STAN-DARD Interest(s) / 150000 Points, contract # 6928265 SYLVIA T VELASQUEZ 5350 W MILITARY DR APT 1104, SAN ANTONIO, TX 78242 STANDARD Interest(s) / 300000 Points, contract # 6618416 OTCHIL VIL 519 NW 10TH AVE, BOYNTON BEACH, FL 33435 STANDARD Interest(s) / 75000 Points, contract # 6947628 JOHN AARON WARREN and MELISSA ANN WARREN 207 SUMMER PINE CT, CONROE, TX 77304 STANDARD Interest(s) / 50000 Points, contract # 6860580 JOHN AARON WARREN and MELISSA ANN WARREN 207 SUMMER PINE CT, CONROE, TX 77304 STANDARD Interest(s) / 50000 Points, contract # 6810384 BRYANT WATSON SR and VALENCIA R WATSON A/K/A VALENCIA RENEE WATSON 12110 KINGSHEAD DR, FLORISSANT, MO 63033 STANDARD Interest(s) / 135000 Points, contract # 6622294 BRYANT WATSON SR and VALENCIA R WATSON A/K/A VALENCIA RENEE WATSON 12110 KINGSHEAD DR, FLORISSANT, MO 63033 SIGNATURE Interest(s) / 45000 Points, contract # 6664174 MAUREEN YVONNE WATWOOD and TIMOTHY LEWAYNE WATWOOD 220 COUNTY ROAD 1542, EVA, AL 35621 STANDARD Interest(s) / 150000 Points, contract # 6693806 JACQUELINE WEAVER and RICHARD LEROY WEAVER 1096 ABINGTON CT, DOUGLASVILLE, GA 30134 STANDARD Interest(s) / 35000 Points, contract # 6876201 AARON FREDERICK WELKER and BUFFIE JEAN WELKER 1930 MCKINLEY ST, CLEARWATER, FL 33765 STANDARD Interest(s) / 500000 Points, contract # 6899762 SHARON F. WERNON 815 PLEASANT ST, FOX RIVER GROVE, IL 60021 SIGNATURE Interest(s) / 275000 Points, contract # 6732936 FALICHIA MACHELE WILLIAMS and JESSIE JAMES CROWELL 5852 EULA AVE, COLUMBUS, GA 31909 STANDARD Interest(s) / 75000 Points, contract # 6847141 RAYMOND VINCENT WOODS, JR. 7012 TAYLOR TER, LANDOVER HILLS, MD 20784 STANDARD Interest(s) / 100000 Points, contract # 6699816 FRANCIS YANG 25401 FOREST BLVD, WYOMING, MN 55092 STANDARD Interest(s) / 300000 Points, contract # 6900806 LESTER MARTIN ZAVALA and BRANDI NICOLE ZAVALA 1001 SHENANDOAH WAY, FORNEY, TX 75126 and 424 LLANO DR., FORNEY, TX 75126 STAN-DARD Interest(s) / 100000 Points, contract # 6793847

Property Description: Type of Interest(s), as described above, in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by Number of Points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")

The above-described Owners have failed to make the payments as required 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 owed are stated below:

Mtg.- Orange County Clerk of Court Book/Page/Document# Amount Secured by Mortgage Per Diem AKESSON N/A, N/A, 202201077955 \$ 36,249.98 \$ 12.4 CAMPBELL N/A, N/A, 20190627380 \$ 7,553.59 \$ 2.91 CAMPBELL N/A, N/A, 20230157668 \$ 14,284.56 \$ 5.67 CAPPUCCI N/A, N/A, 20190745243 \$ 14,927.57 \$ 4.69 CHAVARRIA/CHAVARRIA N/A, N/A, 20220630633 \$ 12,984.12 \$ 4.99 CRITCHLEY/CRITCHLEY N/A, N/A, 20190278776 \$ 23,946.49 \$ 7.23 CRITCHLEY N/A, N/A, 20190091144 \$ 36,081.98 \$ 10.98 CROSSWHITE N/A, N/A, 20230311758 \$ 102,444.48 \$ 39.68 DE 20220183093 \$ 21,062.09 \$ 7.41 FILIO A/K/A JOSE VINCENT GASPER FILIO/FILIO N/A, N/A, 20190249477 \$ 25,303.66 \$ 9.82 FREEMAN A/K/A TERI FREEMAN N/A, 20190040770 \$ 25,912.02 \$ 6.46 GALLAHAN/GALLAHAN A/K/A  $\begin{array}{l} \text{MELISSA GALLAHAN N/A, 20180734960 \$ 10,082.25 \$ 3.57 GARTMAN N/A, 20190126478 \$ 13,992.51 \$ 4.51 GENDRON N/A, N/A, 20220739433 \$ 21,584.42 \$ 8.39 GRIFFIN N/A, N/A, 20190738021 \$ 29,950.61 \$ 8.41 GUANDOLO N/A, N/A, 20220684533 \$ 9,653.54 \$ 3.62 GUILLORY N/A, N/A, 20190009301 \$ 31,583.37 \$ 8.04 GUITON, II/GUITON N/A, N/A, 20200465568 \$ 19,811.17 \$ 7.23 GUTHRIE N/A, N/A, 20220688276 \$ 25,879.20 \$ 9.92 HAWKINS/HAWKINS N/A, 20220688276 \$ 25,879.20 \$ 9.92 HAWKINS/HAWKIN$ N/A, 20220526436 \$ 32,302.49 \$ 11.88 HILL/HILL N/A, N/A, 20220523659 \$ 22,130.76 \$ 8.62 HOCHSTATTER/ HOCHSTATTER N/A, N/A, 20190404930 \$ 60,331.46 \$ 15.92 HOUGH/MCCANCE N/A, N/A, 20220647027 \$ 33,548.59 \$ 12.52 HOWARD/HOWARD N/A, N/A, 20210750201 \$ 18,400.01 \$ 7.09 JACKSON N/A, N/A, 20210674155 \$ 26,484.17 \$ 10.31 JENSEN N/A, N/A, 20220413168 \$ 22,052.98 \$ 8.55 JOE N/A, N/A, 20230144077 \$ 24,062.42 \$ 9.63 JOHNSON/JOHNSON A/K/A KEVIN ROY JOHNSON N/A, N/A, 20190724987 \$ 20,308.69 \$ 7.44 JOHNSON N/A, N/A, 20200075433 \$ 17,107.72 \$ 6.64 JONES/JONES N/A, N/A, 20220574542 \$ 19,742.80 \$ 7.41 KAMB N/A, N/A, 20220093393 \$ 111,176.23 \$ 43.18KENNEDY, SR./KENNEDY N/A, N/A, 20210587966 \$ 85,776.47 \$ 32.88 KENNEY/EDGE N/A, N/A, 20210504240 \$ 21,094.96 \$ 8.20 LASTER/LASTER N/A, N/A, 20220253489 \$ 29,227.92 \$ 11.31 LEGETTE/LEGETTE N/A, N/A, 20220507501 \$ 29,806.62 \$ 11.58 LOPEZ N/A, N/A, 20200157531 \$ 20,318.82 \$ 7.20 LOQUINARIO/LOQUINARIO N/A, N/A, 20190723376 \$ 52,857.59 \$ 19.07 LOVETT A/K/A VICKY MAHAFFEY N/A, N/A, 20190510279 \$ 10,606.36 \$ 3.54 MASSIE/GRIFFIN-MASSIE/MASSIE/GRIFFIN-MASSIE/GRIFFIN, CHRISTINA GRIFFIN and SAMANTHA MASSIE N/A, N/A, 20190263723 \$ 12,382.89 \$ 3.79 MORGAN/SALCEDO N/A, N/A, 20200043518 \$ 25,002.28 \$ 9.25 MOSLEY N/A, N/A, 20220044447 \$ 24,467.61 \$ 9.43  $MURPHY\ N/A,\ N/A,\ 20210581827\$\ 67,607.68\$\ 26.3\ MUSE/MUSE\ N/A,\ N/A,\ 20210102718\$\ 7,641.89\$\ 2.84\ NAZAIRE/GUERRIER\ N/A,\ N/A,\ 20220648115\$\ 2.9509.34\$\ 7.92\ NOYOLA\ MEDINA/HERNANDEZ\ MUNOZ\ N/A,\ N/A,\ 2022005205548115\$\ 2.9509.348\ 2.9509.348\ 2.9509.3$ \$ 19,653.91 \$ 7.57 NUNEZ N/A, N/A, 20210208186 \$ 30,591.64 \$ 11.88 PATINO-GONZALEZ/ PINZON-CEDIEL N/A, N/A, 20220223099 \$ 21,983.71 \$ 8.56 PEARSON, III N/A, N/A, 20220504492 \$ 17,866.14 \$ 6.96 PETTY, III/LAWLEY A/K/A ELIZABETH A. LAWLEY N/A, N/A, 20190072605 \$ 7,354.27 \$ 2.69 PRATT/DUGAR N/A, N/A, 20180338483 \$ 49,993.21 \$ 12.94 RABY/RABY N/A, N/A, 20190435249 \$ 17,072.27 \$ 4.58 REED/REED N/A, N/A, 20190091549 \$ 27,792.61 \$ 8.56  $\begin{array}{l} \text{RESTO N/A, N/A, 20190450476 \$ 19,614.33 \$ 7.60 ROBINSON/WILLIAMS N/A, N/A, 20210417758 \$ 72,872.00 \$ 23.2 RODRIGUEZ/RODRIGUEZ, JR. N/A, N/A, 20220111312 \$ 19,691.59 \$ 7.62 ROJAS N/A, N/A, 20220104473 \$ 17,055.77 \$ 6.65 ROJAS N/A, N/A, 202201141758 RODRIGUEZ/RODRIGUE$  $ROSADO\ SANCHEZ\ N/A,\ N/A,\ 20220087791\ \$\ 19,658.57\ \$\ 7.62\ SCHMID\ N/A,\ N/A,\ 20220557649\ \$\ 34,295.78\ \$\ 12.84\ CRUGGS/SIMS\ N/A,\ N/A,\ 20220694042\ \$\ 19,126.75\ \$\ 7.43\ SLONE\ A/K/A\ DOUG\ R.\ SLONE\ N/A,\ N/A,\ 20220609463\ \$\ 95,404.08\ \$\ 36.09\ SMITH/SMITH,\ JR\ N/A,\ N/A,\ 20220626327\ \$\ 36,675.54\ \$\ 14.22\ SMITH,\ JR\ /SMITH\ N/A,\ N/A,\ 20220645510\ \$\ 10,054.13\ \$\ 8.19\ SMITH,\ JR\ /SMITH\ N/A,\ N/A,\ 202210757812\ \$\ 23,470.69\ \$\ 3.51\ SMITH\ JR\ /SMITH\ N/A,\ N/A,\ 202206412457\ N/A,\ 2022$ \$ 9,261.75 \$ 3.31 SOLANO LOZANO/RENGIFO/ MARTINEZ/ N/A, N/A, 20210705816 \$ 26,693.45 \$ 10.36 SPANN N/A, 20220661844 \$ 28,561.62 \$ 10.73 STARKS N/A, N/A, 20220611231 \$ 30,782.40 \$ 11.48 SUN N/A, N/A, 20230032929 \$  $64,\!111.00 \$ 24.95 \mathtt{SWEET/CAMP} \ N/A, \ N/A, \ 20220221526 \$ 20,\!823.70 \$ 7.78 \ \mathsf{TAYLOR} \ N/A, \ N/A, \ 20220305639 \$ 13,\!733.82 \$ 2.73 \ \mathsf{TAYLOR/ALLEN} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\!176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\,176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\,176.68 \$ 10.58 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 20210492217 \$ 29,\,176.68 \$ 20,\,176.68 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 2021049217 \ \mathsf{THOMPSON/THOMPSON} \ N/A, \ N/A, \ 2021049217 \ \mathsf$ N/A, 20190775893 \$ 30,152.65 \$ 10.85 VELA/VELA N/A, N/A, 20230126727 \$ 29,513.11 \$ 11.45 VELASQUEZ N/A, N/A, 20190230633 \$ 34,375.50 \$ 12.23 VIL N/A, N/A, 20230155408 \$ 19,129.59 \$ 7.64 WARREN/WARREN N/A, 20220188046 \$ 10,692.77 \$ 3.75 WARREN/WARREN N/A, 20210070130 \$ 10,427.66 \$ 3.66 WATSON SR/WATSON A/K/A VALENCIA RENEE WATSON N/A, N/A, 20190023074 \$ 28,292.52 \$ 8.18 WATSON SR/WATSON A/K/A VALENCIA RENEE WATSON N/A, N/A, 20190299177 \$ 16,300.96 \$ 5.00 WATWOOD/WATWOOD N/A, N/A, 20190635405 \$ 23,529.17 \$ 9.12 WEAVER/WEAVER N/A, N/A, 20220210742 \$ 9,545.04 \$ 3.73 WELKER/WELKER N/A, N/A, 20220418253 \$ 94,799.29 \$ $36.62~\mathrm{WERNON~N/A}$ ,  $N/\mathrm{A}$ ,  $20200054385~\$58,523.40~\$16.13~\mathrm{WILLIAMS/CROWELL~N/A}$ ,  $N/\mathrm{A}$ ,  $N/\mathrm{A}$ ,  $149.42~\$6.66~\mathrm{WOODS}$ ,  $18.~\mathrm{N/A}$ ,  $18.~\mathrm$ 

ZAVALA N/A, N/A, 20200335904 25,900.40 8.71Notice is hereby given that on April 11, 2024, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above-described Properties. If you would like to attend the sale but cannot travel due to Covid-19 restrictions, please call Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment. An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite #64, West Palm Beach, Fl. 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes

TRUSTEE: Jerry E. Aron, P.A.

By: Print Name: Jennifer Conrad Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT. Sworn to and subscribed before me this March 7, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .

Print Name: Sherry Jones NOTARY PUBLIC STATE OF

FLORIDA Commission Number: HH215271 My commission expires: 2/28/26 Notarial Seal March 14, 21, 2024

24-00843W

#### --- ACTIONS / SALES ---

SECOND INSERTION

#### NOTICE OF ACTION BY

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

CASE NO. 2023 CA 017467 O WYNDHAM VACATION RESORTS, INC., F/K/A FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION, Plaintiff, vs. YASUKO N WALCOTT, et al,

**Defendants.**TO THE FOLLOWING DEFEN-DANTS WHOSE RESIDENCES ARE UNKNOWN:

COUNT I: TO: YASUKO N WALCOTT  $11797\ FOX\ REST\ CT$ NEW MARKET, MD 21774-6400 TO: WILLIAM H WALCOTT III, de-

ceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, WILLIAM H WAL-COTT III

 $11797\ FOX\ REST\ CT$ NEW MARKET, MD 21774-6400 COUNT III:

TO: DONALD E MCGRATH deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, DONALD E MCGRATH P O BOX 2293

SEDONA, AZ 86339-2293

TO: LOUIS ALONZO, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, LOUIS ALONZO 12745 TRE MAXIMILIANO AVE EL PASO, TX 79938-8266

TO: ROBERT CAFARELLI deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, ROBERT CAFARELLI

4540 N 17TH DR PHOENIX, AZ 85015-3817 TO: MARIA D CAFARELLI deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, MARIA D CAFARELLI 4540 N 17TH DR

PHOENIX, AZ 85015-3817

TO: DEBORAH A RODEWALD deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, DEBORAH A RODE-WALD

11 RUSTIC RD APPLETON, WA 98602-9709 COUNT VII:

TO: THERESA B SMITH deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, THERESA B SMITH 6407 SOUTHBROOK DR HOUSTON, TX 77087-6847

COUNT VIII: TO: WILLIAM D REECE deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, WILLIAM D REECE

P O BOX 72 GARNER, IA 50438-0072

TO: SHARON K REECE, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, SHARON K REECE P O BOX 72

GARNER, IA 50438-0072

COUNT IX: TO: BOB HAHN deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, BOB HAHN 11990 NW 83RD CT

CHIEFLAND, FL 32626-7808 COUNT X:

TO: ROGER SALEM deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, ROGER SALEM 1427 N ANNE SHIRLEY DR

OLATHE KS 66061-6797 TO: BENNIE S SALEM, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, BENNIE S SALEM 1427 N ANNE SHIRLEY DR

OLATHE, KS 66061-6797 COUNT XI: TO: JANIS A PARIS deceased, any

spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, JANIS A PARIS 4 BAKER CT

LEBANON, TN 37087 TO: JAMES K PARIS deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or

against, JAMES K PARIS 4 BAKER CT LEBANON, TN 37087

COUNT XII: TO: JANETTE WATSON deceased. any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, JANETTE WATSON

929 OCEAN DR MCKINNEY, TX 75069

COUNT XIII: TO: EVA BUKAC, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or

against, EVA BUKAC 300 PREMIER AVE APT 204

BLUFFTON, IN 46714 TO: HUBERT BUKAC deceased any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, HUBERT BUKAC 300~PREMIER~AVE~APT~204BLUFFTON, IN 46714 COUNT XIV:

TO: BETTY H FINELY deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, BETTY H FINELY 8640 SEMINOLE BLVD SEMINOLE, FL 33772

TO: JOHN P FINLEY JR deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, JOHN P FINLEY JR 8640 SEMINOLE BLVD

SEMINOLE, FL 33772, SEMINOLE, FL 33772 COUNT XV: TO: MICHAEL J DOW PO BOX 3290

KINGSHILL, VI 00851-3290 COUNT XV: TO: SONIA J DOW PO BOX 3290

KINGSHILL, VI 00851-3290

The above-named Defendant(s) is/ are not known to be dead or alive and/ or, if dead, the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants, by, through under or against said Defendants and all parties having or claiming to have any right, title or interest in the property described below.

YOU ARE HEREBY NOTIFIED of the institution of the above-styled foreclosure proceedings by the Plaintiff WYNDHAM VACATION RESORTS. INC., F/K/A FAIRFIELD RESORTS, F/K/A FAIRFIELD COMMU-NITIES, INC., A DELAWARE Corporation upon the filing of a complaint to foreclose a claim of lien and for other relief relative to the following described

COUNT I: YASUKO N WALCOTT and WILLIAM H WALCOTT III. deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, WILLIAM H WALCOTT III

One (1) Vacation Owner-ship Interest ("VOI") having a 52,500/804,860,000 undivided tenant-in-common fee simple frac-tional Ownership Interest in all residential units numbered 679-686, 688, 690-698, 779-786, 788, 790-798, 879-886, 888, 890-898, 979-986, 988, 990-998, 1079-1086, 1088, 1090-1098 and none other located in Building entitled "BUILDING 5, PHASE V", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD OR-LANDO AT BONNET CREEK RE-SORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to

the recordation hereof. The VOI described above has a(n) BIENNIAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 105,00 Points as defined in the Declaration for use in ODD year(s). The Usage Right of the VOI is a Floating Use Right.

COUNT III: DONALD E MC-GRATH, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, DONALD E MCGRATH

Vacation Ownership Interest ("VOI") having a 233,000/545,430,000 undivided tenant-in-common fee simple fractional Ownership Interest in all residential units numbered 1301, 1302, 1303, 1304, 1308, 1309, 1312, 1313, 1314, 1318, 1319, 1320, 1321, 1322, 1401, 1402, 1403, 1404, 1408, 1409, 1412, 1413, 1414, 1418, 1419, 1420, 1421, 1422, 1501, 1503, 1504, 1508, 1509, 1512, 1513, 1514, 1518, 1519, 1520, 1521, 1522 and none other located in Building entitled "BUILD-ING 6, PHASE VI", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD ORLANDO AT BONNET CREEK RESORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by

deed recorded immediately prior to the recordation hereof. The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 233,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the VOI

is a Floating Use Right. COUNT IV: LOUIS ALONZO, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, LOUIS

ALONZO (1) Vacation Owner-One ship Interest ("VOI") having a 84,000/920,709,500 undivided tenant-in-common fee simple fractional Ownership Interest in all Residential Units located in Building entitled "BUILDING 1", within the

Condominium Property submitted to the timeshare Plan of FAIRFIELD ORLANDO AT BONNET CREEK RESORT, A CONDOMINIUM "The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to

The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 84,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the VOI

the recordation hereof.

is a Floating Use Right. COUNT V: ROBERT CAFARELLI, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claim-ants, by, through, under or against, ROBERT CAFARELLI and MA-RIA D CAFARELLI, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, MARIA D CA-FARELLI

(1) Vacation Ownership Interest ("VOI") having a 84,000/691,998,000 undivided tenant-in-common fee simple fractional Ownership Interest in all residential units numbered 1179-1186, 1188, 1190-1198, 1279-1286, 1288, 1290-1298, 1379-1386, 1388, 1390-1398, 1481-1486, 1491-1496, 1583-1586, 1591-1594 and none other located in Building entitled "BUILD-ING 5, PHASE V", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD ORLANDO AT BONNET CREEK RESORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to

the recordation hereof. The VOI described above has a(n) BIENNIAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 168,000 Points as defined in the Declaration for use in ODD year(s). The Usage Right of the VOI is a Floating Use Right.

COUNT VI: DEBORAH A RODE-WALD, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, DEBORAH A RODEWALD Vacation

having a undivided ship Interest ("VOI") 300,000/804,860,000 tenant-in-common fee simple fractional Ownership Interest in all residential units numbered 679-686, 688, 690-698, 779-786, 788, 790-798, 879-886, 888, 890-898, 979-986, 988, 990-998, 1079-1086, 1088, 1090-1098 and none other located in Building entitled "BUILDING 5, PHASE V", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD OR-LANDO AT BONNET CREEK RE-SORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to

the recordation hereof. The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 300,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the VOI

is a Floating Use Right. COUNT VII: THERESA B SMITH, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against,

THERESA B SMITH (1) Vacation Ownership Interest ("VOI") having a 84,000/554,257,000 undivided tenant-in-common fee simple fractional Ownership Interest in all residential units numbered 147, 148, 150-152, 154-162, 247-252, 254-262, 347-352, 354-362, 447-452, 454-462and none other located in Building entitled "BUILDING 3, PHASE III", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD ORLANDO AT BON-NET CREEK RESORT, A CONDO-MINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to the recordation

hereof. The VOI described above has a(n) BIENNIAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 168,000 Points as defined in the Declaration for use in ODD year(s). The Usage Right of the VOI

is a Floating Use Right.
COUNT VIII: WILLIAM D RE-ECE, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, WILLIAM D REECE and SHARON K REECE, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, SHARON K REECE

One (1) Vacation Owner-ship Interest ("VOI") having a 154,000/804,860,000 undivided tenant-in-common fee simple fractional Ownership Interest in all residential units numbered 679-686, 688, 690-698, 779-786, 788, 790-798, 879-886, 888, 890-898, 979-986, 988, 990-998, 1079-1086, 1088, 1090-1098 and none other located in Building entitled "BUILDING 5, PHASE V", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD OR-LANDO AT BONNET CREEK RE-SORT. A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to the recordation hereof.

The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 154,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the VOI is a Floating Use Right.

COUNT IX: BOB HAHN, deceased,  $any \, spouses, heirs, devisees, grantees,$ assignees, lienors, creditors, trustees or other claimants, by, through, un-

der or against, BOB HAHN One (1) Vacation Ownership Interest ("VOI") having a 105,000/450,489,000 undivided tenant-in-common fee simple fractional Ownership Interest in all residential units numbered 431-446, 531-546, 631-646 and none other located in Building entitled "BUILD-ING 2, PHASE II", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD ORLANDO AT BONNET CREEK RESORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to

the recordation hereof.
The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 105,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the VOI is a Floating Use Right.

COUNT X: ROGER SALEM. deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, ROGER SALEM and BENNIE S SALEM, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, BENNIE S SALEM.

Vacation ship Interest ("VOI") having a 500,000/704,420,000 undivided tenant-in-common fee simple fractional Ownership Interest in all residential units numbered 663-671, 673-678, 763-771, 773-778, 863-871, 873-878, 963-971, 973-978, 1063-1071, 1073-1078 and none other located in Building entitled "BUILD-ING 4, PHASE IV", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD OR-LANDO AT BONNET CREEK RE-SORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page  $881, {\rm et\, seq}, {\rm Public\, Records}$  of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to the recordation hereof.

The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 500,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the VOI is a Floating Use Right.

COUNT XI: JANIS A PARIS. deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, JANIS A PARIS and JAMES K PARIS, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, JAMES K PARIS

(1) Vacation Owner-One ship Interest ("VOI") having a undivided 737,000/804,860,000 tenant-in-common fee simple fractional Ownership Interest in all residential units numbered 679-686, 688, 690-698, 779-786, 788, 790-798, 879-886, 888, 890-898, 979-986, 988, 990-998, 1079-1086, 1088, 1090-1098 and none other located in Building entitled "BUILDING 5, PHASE V", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD OR-LANDO AT BONNET CREEK RE-SORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to

the recordation hereof.
The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 737,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the VOI is a Floating Use Right.

COUNT XII: JANETTE WATSON, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, JANETTE WATSON

One (1) Vacation Owner-ship Interest ("VOI") having a 84,000/735,459,000 undivided tenant-in-common fee simple frac-tional Ownership Interest in all residential units numbered 901-906, 908-910, 912-914, 916-922, 1001-1006, 1008-1010, 1012-1014, 1016-1022, 1101-1104, 1106, 1108, 1109, 1112-1114, 1117-1122, 1201-1204, 1206, 1208, 1209, 1212-1214, 1217-1222 and none other located in Building entitled "BUILDING 6, PHASE VI", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD OR-LANDO AT BONNET CREEK RE-SORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to the recordation hereof.

The VOI described above has a(n) BIENNIAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 168,000 Points as defined in the Declaration for use in ODD  $\ensuremath{\mathsf{year}}(s).$  The Usage Right of the VOI is a Floating Use Right.
COUNT XIII: EVA BUKAC, de-

ceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, EVA BUKAC and HUBERT BUKAC, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, HUBERT BUKAC

One (1) Vacation Owner-ship Interest ("VOI") having a 63,000/613,176,000 undivided tenant-in-common fee simple fractional Ownership Interest in all residential units numbered 547-552, 554-562, 647-652, 654-662, 747-752, 754-762, 849-852, 854-860, 949, 950, 954-956, 959, 960 and none other located in Building entitled "BUILDING 3, PHASE III", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD ORLANDO AT BON-NET CREEK RESORT, A CONDO-MINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to the recordation The VOI described above has a(n)

BIENNIAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 126,000 Points as defined in the Declaration for use in ODD year(s). The Usage Right of the VOI is a Floating Use Right. COUNT XIV: B BETTY H FINELY,

deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, BETTY H FINELY and JOHN P FINLEY JR, deceased, any spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, JOHN P FINLEY JR

One (1) Vacation Owner-ship Interest ("VOI") having a undivided 259,000/613,176,000 tenant-in-common fee simple frac-tional Ownership Interest in all residential units numbered 547-552, 554-562, 647-652, 654-662, 747-752, 754-762, 849-852, 854-860, 949, 950, 954-956, 959, 960 and none other located in Building entitled "BUILDING 3, PHASE III", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD ORLANDO AT BON-NET CREEK RESORT, A CONDO-MINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to the recordation

The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 259,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the VOI is a Floating Use Right.

COUNT XV: MICHAEL J DOW and SONIA J DOW

(1) Vacation Owner-One ship Interest ("VOI") having a undivided 154,000/920,709,500 tenant-in-common fee simple fractional Ownership Interest in all Residential Units located in Building entitled "BUILDING 1", within the Condominium Property submitted to the timeshare Plan of FAIRFIELD ORLANDO AT BONNET CREEK RESORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagor by deed recorded immediately prior to the recordation hereof.

The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 154,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the VOI is a Floating Use Right. ALL, within the Condominium

Property submitted to the Timeshare Plan of FAIRFIELD ORLANDO AT BONNET CREEK RESORT, A CON-DOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration").

AND you are required to serve a copy of your written defenses, if any to the complaint, upon Tara C. Early, Esq., Gasdick Stanton Early, P.A., 1601 W. Colonial Dr., Orlando, FL, 32804, attorneys for the Plaintiff, within 30 days from the first date of publication, and file the original with the Clerk of the above-styled 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.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS DOC-UMENT IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE, REQUESTS FOR ACCOMMODATIONS BY PER-SONS WITH DISABILITIES

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

DATED on this day of MARCH 12, 2024.

Tiffany Moore Russell As Clerk of the Court By: /S/ Rosa Aviles Deputy Clerk Civil Court Seal Civil Division 425 North Orange Ave.

Orlando, Florida 32801 Tara C. Early, Esq. Florida Bar #0173355 Gasdick Stanton Early, P.A. 1601 W. Colonial Dr. Orlando, FL, 32804 Ph. (407)425-3121 Fx (407) 425-4105 E-mail: tsf@gse-law.com

BCCOL99-NOA March 14, 21, 2024 24-00881W



Friday Publication

## --- ACTIONS / SALES ---

#### SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 48-2022-CA-000788-O

PENNYMAC LOAN SERVICES, Plaintiff, vs.

DOUGLAS STOKES, ET AL.,

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 06, 2024 in Civil Case No. 48-2022-CA-000788-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Douglas Stokes, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash www.myorangeclerk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of April, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

The South 180 feet of the East 110 feet of the West 330 feet of the Southeast 1/4 of the North-

east 1/4, Section 15, Township 21 South, Range 28 East, Orange County, Florida, LESS the South 30 feet thereof for road.

Parcel Number: 15-21-28-0000-00-157

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.

/s/ Robyn Katz Robyn Katz, Esq. Fla. Bar No.: 0146803 McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com

#### SECOND INSERTION

NOTICE OF ACTION/ whose email address is: service@mls-CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2023-CA-014835-O 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. TO: DONNA MCCORMICK, as Heir of the Estate of Ranie V. McCormick,

Last Known Address: 3435 Ocoee Apopka Rd., Apopka, FL 32703 Current Address: unknown
YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding

that certain Mobile Home, Year 1972: Color Tan: VIN#651218351; Title #41566931, located at 1026 Parry Lane,

Orlando, FL 32833, Lot 1026 in 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 Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 305W, Boca Raton, FL 33431 and

pa.com, on or before (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) 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. "If you are a person with a disabili-ty who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.".

WITNESS my hand and the seal of said Court this 11th day of March, 2024. TIFFANY MOORE RUSSELL Clerk of the Court By: /S/ Nancy Garcia

Mar. 14, 21, 28; Apr. 4, 2024 24 - 00883 W

Deputy Clerk

SECOND INSERTION

CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

NOTICE OF ACTION/

CASE NO. 2023-CA-014834-O UNIVERSITY SUN ESTATES, LLC, a Florida limited liability company, Plaintiff, vs. DANIEL VICTOR DENNERLINE;

et al.. Defendants. TO: DANIEL VICTOR DENNERLINE

Last Known Address: 7861 Country Run Pkwy., Orlando, FL 32818 Current Address: unknown
YOU ARE HEREBY NOTIFIED that

Declaratory Judgment action regarding that certain Mobile Home,

VIN#0361622M: Title #16651293: YR. 1979; Color: L. Blue; Body: HS, located at 1033 Smokey Lane, Orlando, FL 32822, Lot 1033

in 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 Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 305W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, on or before

(which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) 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.

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

WITNESS my hand and the seal of said Court this 11th day of March, 2024. TIFFANY MOORE RUSSELL Clerk of the Court By: /S/ Nancy Garcia Deputy Clerk

Mar. 14, 21, 28; Apr. 4, 2024 24-00882W

23-08081FL March 14, 21, 2024

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

Jerry E. Aron, P.A., having a street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare inter-

Owner Name Address Week/Unit/ Contract# ROBERT E. DIESBACH

and SANDY KAY DIES-6813 KENSINGTON DR, MARYVILLE, IL 62062 35/002519/6298063 CHRIS-TOPHER ANDREW RIOR-DAN A/K/A CHRIS A. RI-ORDAN 130 ELLIOT ST, YOUNGSTOWN, NY 14174 49/002598/6298192

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

described real property: of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condo minium thereof, as recorded in Official Records Book 4846, Page 1619, of the Public Records of Orange County, Florida, and

all amendments thereto. The above-described Owners have failed to make the payments as required 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 owed are stated below:

Owner Name Mtg. O Clerk of Court Book/Page/Document

Prepared by and returned to:

801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street ad-

dress of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is

the foreclosure trustee (the "Trustee")

of OLLAF 2020-1, LLC, having a street

address of 255 E. Brown St., Suite 300,

Birmingham, MI 48009 (the "Lien-

holder"), pursuant to Section 721.855 and 721.856, Florida Statutes and here-

by provides this Notice of Sale to the be-

Owner Name Address Interest/Points/

JENNIFER JO BECKER 1543

US HIGHWAY 61, FESTUS, MO

JANA MALIKA LEBRON 146

NORWOOD DR, FALLING WA-

TERS, WV 25419 STANDARD

Interest(s) / 150000 Points, contract # 6848404 MICHELLE

CHESTER DR, DISPUTANTA,

VA 23842 STANDARD Inter-

est(s) / 50000 Points, contract

# 6836131 KRISTY JO MILLER

and PATRICK SEAN MILLER A/K/A JESSICA ANN MILL-

LEE-BARKSDALE

low described timeshare interests:

## SECOND INSERTION

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

Notice is hereby given that on March 27, 2024, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above-described Properties. If you would like to attend the sale but cannot travel due to Covid-19 restrictions, please call Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679. at any time before the property is sold and a

Jerry E. Aron, P.A. By: Print Name: Jennifer Conrad Title: Authorized Agent AFFIANT FURTHER SAITH

FLORIDA Commission Number: HH215271 My commission expires: 2/28/26

# Amount Secured by Mortgage Per

24-00829W

certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE: NAUGHT.

Sworn to and subscribed before me this February 16, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me . Print Name: Sherry Jones NOTARY PUBLIC STATE OF

Notarial Seal

March 14, 21, 2024 24-00869W

ER PO BOX 143, MAPLETON,

MN 56065 and 4590 CHERO-

KEE DR UNIT 26. MAIDEN.

NC 28650 STANDARD Inter-

est(s) / 100000 Points, contract

# 6812406 NESSA MAIAVA MOE and RICHARD LEE MOE

20075 UPLANDER ST NW, CE-

DAR, MN 55011 STANDARD Interest(s) / 150000 Points,

contract # 6802340 TERRIE

MORRIS and ALICIA I. LANI-

ER 3222 WHITEWOOD WAY,

CASTLE HAYNE, NC 28429

and 58 ARGYLE RD APT 4B.

BROOKLYN, NY 11218 STAN-

DARD Interest(s) / 120000

Points, contract # 6818021 RA-

CHEL RENA MUSE and RON-

ALD SHELTON MUSE 8121

LIVINGSTON ST. HOUSTON.

TX 77051 and 6245 LUDING-

#### SECOND INSERTION

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

NOTICE OF SALE

Jerry E. Aron, P.A., having a street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271S. John Young Parkway, Orlando, Fl. 32819 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

 $\begin{array}{cccc} {\rm Owner\,Name} & {\rm Address} & {\rm Week/Unit} \\ {\rm OMAR} & {\rm E.} & {\rm LOPEZ} & {\rm and} & {\rm RA-} \end{array}$ 7 KENS-QUEL ROSARIO INGTON AVE APT 1, SPRINGFIELD, MA 01108 EVEN/082203/6541781 CHRISTINE TINE ORNELAS MARIAH MARTI-12664 NEZ, EL PASO, TX 79928 EVEN/005233/6581973 FRANCISCO VEGA and SO-FIA GUADALUPE VEGA 8402 WINTHROP ST, HOUSTON, TX 77075 38/082308/6496172 Whose legal descriptions are (the

"Property"): The above described WEEK(S)/UNIT(S) of the following described real property: of Orange Lake Country Club Villas IV, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condo minium thereof, as recorded in Official Records Book 9040, Page 662, of the Public Records

of Orange County, Florida, and all amendments thereto. The above-described Owners have failed to make the payments as required 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 owed are stated below:

Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per

LOPEZ/ROSARIO N/A, N/A, 20180386445 \$ 9,286.23 \$ 3.40 ORNELAS N/A, N/A, 20180542695 \$ 10,424.67 \$ 3.56 VEGA/VEGA N/A, N/A,

20170240510 \$ 26,850.31 \$ 8.23 Notice is hereby given that on April 11, 2024 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above-described Properties. If you would like to attend the sale but cannot travel due to Covid-19 restrictions, please call Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holi-day Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes

TRUSTEE: Jerry E. Aron, P.A. By: Print Name: Jennifer Conrad Title: Authorized Agent FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this March 7, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me. Print Name: Sherry Jones NOTARY PUBLIC STATE OF FLORIDA

Commission Number: HH215271 My commission expires: 2/28/26Notarial Seal 24-00847W

#### SECOND INSERTION

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

#### NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder"), pursuant to Section 721.855 and 721.856. Florida Statutes and hereby provides this Notice of Sale to the below described timeshare inter-

Owner Name Address Interest/Points/

RAYMOND GORDON WAT-KINS and VICKI BRADLEY WATKINS 713 WESLEYAN CIR, EVANS, GA 30809 STAN-DARD Interest(s) / 50000 Points, contract # M6699650

Property Description: Type of Interest(s), as described above, in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by Number of Points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida

("Memorandum of Trust") The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium docuthereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Orange County, Florida, as stated

Owner Name Lien Doc # Assign Doc # Lien Amt Per Diem

WATKINS/WATKINS 20220547342 20220551960

\$2,951.42 \$ 0.00

Notice is hereby given that on April 11, 2024 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above-described Properties. If you would like to attend the sale but cannot travel due to Covid-19 restrictions, please call Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite #64, West Palm Beach, Fl. 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE: Jerry E. Aron, P.A. By: Print Name: Jennifer Conrad Title: Authorized Agent FURTHER AFFIANT SAITH NAUGHT. Sworn to and subscribed before me this

March 7, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me. Print Name: Sherry Jones NOTARY PUBLIC STATE OF FLORIDA

Commission Number: HH215271 My commission expires: 2/28/26 24-00841W March 14, 21, 2024

## SECOND INSERTION

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

FLORIDA. CIVIL DIVISION CASE NO. 2019-CA-000891-O THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-37T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-37T1,

Plaintiff, vs. HARRY PERSAUD; UNKNOWN SPOUSE OF HARRY PERSAUD; UNKNOWN HEIRS OF HARRY PERSAUD; VIZCAYA MASTER HOMEOWNERS ASSOCIATION, INC.; BANK OF AMERICA, NA; RAJESH PANCHAL; BELLA NOTTE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY

HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated November 8, 2022, and an Order Resetting Sale dated February 28, 2024 and entered in Case No. 2019-CA-000891-O of the Circuit Court in and for Orange County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUST-EE FOR THE CERTIFICATEHOLD-ERS OF CWALT, INC., ALTERNA-TIVE LOAN TRUST 2005-37T1, MORTGAGE PASS-THROUGH PASS-THROUGH CERTIFICATES, SERIES 2005-37T1 is Plaintiff and HARRY PER-SAUD; UNKNOWN SPOUSE OF HARRY PERSAUD; UNKNOWN HEIRS OF HARRY PERSAUD; VIZCAYA MASTER HOMEOWN-ERS ASSOCIATION, INC.; BANK OF AMERICA, NA; RAJESH PANCHAL; BELLA NOTTE HOME-OWNERS ASSOCIATION, INC,;

FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, 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, RECORD-ED IN PLAT BOOK 45, PAGES 29-34, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

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

DATED March 5, 2024 Diaz Anselmo Lindberg P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com By: /s/ Lisa Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 1496-178386 / TM1 24-00824W March 14, 21, 2024

## SECOND INSERTION

1517 EVERGREEN DR, ALLEN, TX 75002 STANDARD Inter $est(s) \; / \; 100000 \; Points, \; contract$ 

Owner Name Mtg. Orange County

# 6787149 Property Description: Type of Interest(s), as described above, in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by Number of Points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")

The above-described Owners have failed to make the payments as required 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 owed are stated below:

Owner Name Mtg.- Orange County Clerk of Court Book/Page/Document# Amount Secured by Mortgage Per BECKER N/A, N/A, 20210355051

\$ 39,898.38 \$ 14.08 BROWN/ ALLEN-BROWN N/A, N/A, 20210480033 \$ 12,611.84 \$ 4.46 BURKE/CONGUEST N/A, N/A, 20210506301 \$ 9,413.27 \$ 3.01 CHAPA/ESCALANTE N/A, N/A 20200662908 \$ 8,277.39 \$ 3.17 DAVIS N/A, N/A, 20210611891 \$ 52,509.18 \$ 19.91 GORDON/ GORDON N/A, N/A, 20210135171 \$ 41,081.06 \$ 16.05 LEBRON N/A, N/A, 20210605843 \$ 27,621.60 \$ 10.53 LEE-BARKS-DALE N/A, N/A, 20210514165 \$ 15,878.21 \$ 5.27 MILLER/ MILLER A/K/A JESSICA ANN MILLER N/A, N/A, 20210113339 \$ 17,808.02 \$ 7.02 MOE/MOE N/A, N/A, 20200583305 \$ 25,542.36 \$ 9.97 MORRIS/LA-NIER N/A, N/A, 20210280618 \$ 22,691.13 \$ 8.73 MUSE/

MUS N/A, N/A, 20210419083 \$ 8,175.16 \$ 3.02 SMITH, JR. N/A, N/A. 20210146732 \$ 29.627.14 \$ 10.40 SODERBERG/SODER-BERG N/A, N/A, 20210451730 \$ 11,882.53 \$ 4.07 SODER-BERG/SODERBERG N/A, N/A, 20210451693 \$ 24,428.72 \$ 9.41 STARKS/STARKS, SR. A/K/A FRANKLIN L. STARKS, SR. N/A, N/A, 20200476273 \$ 30,150.29 \$ 10.54 TUTTAMORE/TUTTA-MOR N/A, N/A, 20210571560 \$ 29,144.89 \$ 11.04 VEST/VEST, III N/A, N/A, 20210453381 \$ 36,853.18 \$ 13.85 VOSS N/A, N/A, 20210148203 \$ 12,475.64 \$ 4.36 YADESSA/GONFA N/A, N/A 20200250548 \$ 16,856.23 \$ 6.62 Notice is hereby given that on April 11, 2024 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above-described Properties. If you would like to attend the sale but cannot travel due to Covid-19 restrictions, please call Jerry E. Aron, P.A. at 561-478-0511. In order to ascertain the total amount

due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by

paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite #64, West Palm Beach, Fl. 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

Jerry E. Aron, P.A. By: Print Name: Jennifer Conrad Title: Authorized Agent FURTHER AFFIANT

March 7, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me . Print Name: Sherry Jones

Notarial Seal March 14, 21, 2024

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes. TRUSTEE:

SAITH NAUGHT. Sworn to and subscribed before me this

NOTARY PUBLIC STATE OF FLORIDA Commission Number: HH215271 My commission expires: 2/28/26

24-00842W

INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DE-

UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING

63028 STANDARD Interest(s) TON DR APT 924, HOUSTON, TX 77035 STANDARD Inter-/ 200000 Points, contract # 6818395 PHILLIP JERMAINE est(s) / 30000 Points, contract # 6827779 JACKIE SMITH, JR. 5837 WEST WASHING-BROWN and SASHAY LA-MARA ALLEN-BROWN PO MARA ALLEN-BROWN PO BOX 4221, WOODBRIDGE, VA 22194 STANDARD In-terest(s) / 45000 Points, con-tract # 6832016 TOCCARA TON BLVD APT 1A, CHICAGO, IL 60644 STANDARD Interest(s) / 110000 Points, contract # 6812892 CANDICE M. SO-Y. BURKE and SHAVONA ANN CONGUEST 31 RAPID RUN RD, CAMDEN, SC 29020 DERBERG and STEPHEN M. SODERBERG 1860 SCHLE-GEL RD, WEBSTER, NY and 1871 LAKE FOREST LN, 14580 STANDARD Interest(s) / 100000 Points, contract # 6833208 CANDICE M. SODER-FLEMING ISLAND, FL 32003 STANDARD Interest(s) / 30000 Points, contract # 6833169 VERONICA ELISA CHAPA and ERICA Y. ESCALANTE BERG and STEPHEN M. SO-DERBERG 1860 SCHLEGEL RD, WEBSTER, NY 14580 SIG-23206 KIMBERLY GLEN LN, NATURE Interest(s) / 100000 SPRING, TX 77373 and 16020 TRAVESIA WAY, AUSTIN, Points, contract # 6833207 CONSTANCE INEZ VANES-TX 78728 STANDARD Inter-SA STARKS and FRANKLIN est(s) / 35000 Points, contract # 6806653 LUZ ELENA DAVIS STARKS, SR. A/K/A FRANK-LIN L. STARKS, SR. 11908 1602 JEREZ LOOP, LAREDO, MUNBURY DR, DADE CITY, TX 78046 STANDARD Inter-FL 33525 STANDARD Interest(s) / 300000 Points, contract est(s) / 150000 Points, con-# 6848331 PETER GORDON tract # 6799182 JUSTIN D. TUTTAMORE and MOLLY KAY TUTTAMORE 837 DEL and SONIA ELAINE GORDON 17018 SW 16TH ST., PEM-BROKE PINES, FL 33027 SIG-MOY AVE, BELLEVUE, OH NATURE Interest(s) / 150000 Points, contract # 6813341 DEI-44811 STANDARD Interest(s) / 150000 Points, contract #

6839516 CARLA RENEE VEST

and HARLEY NOBLE VEST, III PO BOX 56, ANSTED, WV

25812 STANDARD Interest(s)

/ 200000 Points, contract # 6831561 AARON WILLIAM

LAKE CHARLES, LA 70607 STANDARD Interest(s) / 50000

Points, contract # 6813113 SOL-

OMON ENDASHAW YADES-

SA and SENAIT BIRU GONFA

4609 PELICAN DR,

VOSS