

PUBLIC NOTICES

SECTION

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THURSDAY, MARCH 28, 2024

ORANGE COUNTY LEGAL NOTICES

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--- PUBLIC NOTICES ---

FICTITIOUS NAME NOTICE

Notice is hereby given that ON TARGET BUSINESS SOLUTIONS LLC, OWNER, desiring to engage in business under the fictitious name of ON TARGET INSURANCE AND FINANCIAL SERVICES located at 7021 GRAND NATIONAL DR, STE 100, ORLANDO, FLORIDA 32819 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 28, 2024 24-00991W

FIRST INSERTION

NOTICE OF PUBLIC SALE:
SLSYS TOWING & RECOVERY gives notice that on 04/04/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 119 FIFTH ST, WINTER GARDEN, FL 34787 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1C4RJXN66RW140722 2024 JEEP IN6AA1E60KN508640 2019 NISS JM1GL1V53H1129386 2017 MAZD 2GNALBEKXG1183687 2016 CHEV IHGCR2F58EA290380 2014 HONDA 3GCPCSEAXDG191897 2013 CHEV 5NPDH4AE0DH330211 2013 HYUN 1G4GJ5G31CF308851 2012 BUICK WBAPH775X9NM46347 2009 BMW KMHND46D56U267832 2006 HYUN 1FAPF44X4F107222 2004 FORD 4T1BG28K4YU709567 2000 TOYT March 28, 2024 24-00995W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE 1 TAYLOR STREET SMALL-SCALE COMPREHENSIVE PLAN FLU AMENDMENT FROM HIGH INDUSTRIAL (HI) TO COMMERCIAL (COMM) & REZONING FROM LIGHT INDUSTRIAL (I-1) TO GENERAL COMMERCIAL (C-2)
CASE NUMBER: CPA-2024-004 & RZ-24-03-02
NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8, 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider a Small-Scale Comprehensive Plan Amendment FLU Amendment from High Industrial (HI) to Commercial (COMM) & Rezoning from Light Industrial (I-1) to General Commercial (C-2) for 1 Taylor Street. The property is assigned Parcel ID #18-22-28-0000-00-049 and consists of approximately 0.21 acres. The property is located on the northeast side of Taylor Street, at the intersection of Taylor St. and W. Mckey St.
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 Planning and Zoning 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 28, 2024 24-00999W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER AN APPLICATION FOR SPECIAL EXCEPTION
OCOEE PICKLEBALL COMPLEX - VASANT SPORTS LLC
CASE NUMBER: 03-24-SE-031
NOTICE IS HEREBY GIVEN, pursuant to Article IV, Section 4-8, of the City of Ocoee Land Development Code, that on **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to consider an application for a Special Exception for the Ocoee Pickleball Complex - Vasant Sports LLC to be located on three (3) lots assigned parcel ID #s 21-22-28-3093-04-000, 21-22-28-3093-03-000 and 21-22-28-3093-06-000. Combined, the subject property contains approximately 6.08 acres and is generally located on the west side of Jacob Nathan Boulevard at the terminus of Matthew Paris Boulevard. The subject properties are addressed at 1100, 1050 and 1000 Jacob Nathan Boulevard. Pursuant to Table 5-1 of Article V of the Ocoee Land Development Code, a Special Exception approval is required for the use of property zoned C-2 (Community Commercial District) for an outdoor commercial recreation facility use. The applicant is requesting a Special Exception approval for the use of C-2 property for an indoor and outdoor pickleball complex with a 14,000 SF pro-shop/café.
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 Planning and Zoning 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 28, 2024 24-01000W

FIRST INSERTION

Grove Resort Community Development District
Notice of Board of Supervisors' Meeting
The Board of Supervisors of the Grove Resort Community Development District ("District") will hold a meeting on Tuesday, April 9, 2024, at 10:00 a.m. at 14501 Grove Resort Avenue, Winter Garden, FL, 34787. A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda may be obtained at www.GroveResortCDD.com.
The meeting is open to the public and will be conducted in accordance with the pertinent provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 723-5930 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.
Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
Jane Gaarlandt
March 28, 2024 24-00983W

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 WINDMAR SOLAR located at 6753 Kingspointe Parkway Suite 107 in the City of Orlando, Orange County, FL 32819 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of March, 2024.
Windmar Home Florida, Inc.
March 28, 2024 24-00987W

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Millennial Multi-Management Group, located at 1714 N Goldenrod Rd. C-2, in the City of Orlando, County of Orange, State of FL, 32807, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 19 of March, 2024.
Kristofer Steven Lawson
1714 N Goldenrod Rd. C-2
Orlando, FL 32807
March 28, 2024 24-00985W

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 Laundry Care Help located at 8607 Crestgate Cir in the City of Orlando, Orange County, FL 32819 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of March, 2024.
Flair Diamond LLC
March 28, 2024 24-00989W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE 789 PINE STREET SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FROM LOW-DENSITY RESIDENTIAL (LDR) TO LIGHT INDUSTRIAL (LI) & REZONING FROM SINGLE-FAMILY DWELLING (R-1A) TO RESTRICTED MANUFACTURING & WAREHOUSING (I-1)
CASE NUMBER: CPA-2024-002 & RZ-24-02-01
NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8, 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider a Small-Scale Comprehensive Plan Amendment from Low-Density Residential (LDR) to Light Industrial (LI) & Rezoning from Single-Family Dwelling (R-1A) to Restricted Manufacturing & Warehousing (I-1) for the 789 Pine Street. The property is assigned Parcel ID #18-22-28-0000-00-003 and consists of approximately 2.51 acres. The property is located on the east side of Pine St., approximately 1,137 feet north of Palm Dr. at the intersection of Pine St.
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 Planning and Zoning 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 28, 2024 24-01001W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE 1059 OCOEE APOPKA ROAD - RODGERS PROPERTY ANNEXATION
CASE NUMBER: AX-03-24-03
NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-10, of the City of Ocoee Land Development Code that on **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation for 1059 Ocoee Apopka Road - Rodgers Property Annexation. The property is assigned Parcel ID #07-22-28-0000-00-043 and consists of approximately 5.01 acres. The property is located on the east side of Ocoee Apopka Rd., approximately 3,284 feet south of Fullers Cross Rd. at the intersection of Ocoee Apopka Rd.
If the applicant's request for annexation is approved, the annexation will incorporate the property into the City of Ocoee. Interested parties may appear at the public hearing and be heard with respect to the proposed annexation. Pursuant to Subsection 5-9 B. of the Land Development Code, the Planning Director has determined that the requested annexation is within the Ocoee-Orange County Joint Planning Area (JPA) and is consistent with the Ocoee-Orange County JPA Land Use Map and the Ocoee Comprehensive Plan.
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 Planning and Zoning 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 28, 2024 24-01003W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE 1102 & 1104 N. LAKEWOOD AVENUE - LOTT PROPERTY ANNEXATION
CASE NUMBER: AX-03-24-01
NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-10, of the City of Ocoee Land Development Code that on **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation for 1102 & 1104 N. Lakewood Avenue - Lott Property Annexation. The subject property consists of two (2) parcels assigned Parcel ID #s 07-22-28-0000-00-060 & 07-22-28-0000-00-057, and a combined total of approximately 7.17 acres. The properties are located on the west side of N. Lakewood Ave., approximately 946 feet south of Wurst Rd. at the intersection of N. Lakewood Ave.
If the applicant's request for annexation is approved, the annexation will incorporate the property into the City of Ocoee. Interested parties may appear at the public hearing and be heard with respect to the proposed annexation. Pursuant to Subsection 5-9 B. of the Land Development Code, the Planning Director has determined that the requested annexation is within the Ocoee-Orange County Joint Planning Area (JPA) and is consistent with the Ocoee-Orange County JPA Land Use Map and the Ocoee Comprehensive Plan.
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 Planning and Zoning 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 28, 2024 24-01002W

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 WINDMAR SOLAR AND ROOFING located at 6753 Kingspointe Parkway Suite 107 in the City of Orlando, Orange County, FL 32819 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of March, 2024.
Windmar Home Florida, Inc.
March 28, 2024 24-00988W

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 Granite Data Pro located at 7272 Abbey Ln in the City of Winter Park, Orange County, FL 32792 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 21st day of March, 2024.
Granite Entertainment LLC
March 28, 2024 24-00986W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE 1305 & 1113 OCOEE APOPKA ROAD - MDTL ENTERPRISE LLC PROPERTY ANNEXATION
CASE NUMBER: AX-03-24-02
NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-10, of the City of Ocoee Land Development Code that on **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation for 1305 & 1113 Ocoee Apopka Road - MDTL Enterprise LLC Property Annexation. The subject property consists of two (2) parcels assigned Parcel ID #s 07-22-28-0000-00-039 & 07-22-28-0000-00-041 and a combined total of approximately 4.32 acres. The properties are located on the east side of Ocoee Apopka Rd., approximately 2,616 feet south of Fullers Cross Rd. at the intersection of Ocoee Apopka Rd.
If the applicant's request for annexation is approved, the annexation will incorporate the property into the City of Ocoee. Interested parties may appear at the public hearing and be heard with respect to the proposed annexation. Pursuant to Subsection 5-9 B. of the Land Development Code, the Planning Director has determined that the requested annexation is within the Ocoee-Orange County Joint Planning Area (JPA) and is consistent with the Ocoee-Orange County JPA Land Use Map and the Ocoee Comprehensive Plan.
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 Planning and Zoning 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 28, 2024 24-01004W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE MDTL ENTERPRISE PROPERTY ANNEXATION
CASE NUMBER: AX-03-24-04
NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-10, of the City of Ocoee Land Development Code, that on **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation for the MDTL Enterprise Property Annexation. The subject property consists of two (2) parcels assigned Parcel ID #s 07-22-28-0000-00-074 & 07-22-28-0000-00-105 and a combined total of approximately 2.17 acres. The properties are located on the east side of Ocoee Apopka Rd., approximately 3,392 feet south of Fullers Cross Rd. at the intersection of Ocoee Apopka Rd.
If the applicant's request for annexation is approved, the annexation will incorporate the property into the City of Ocoee. Interested parties may appear at the public hearing and be heard with respect to the proposed annexation. Pursuant to Subsection 5-9 B. of the Land Development Code, the Planning Director has determined that the requested annexation is within the Ocoee-Orange County Joint Planning Area (JPA) and is consistent with the Ocoee-Orange County JPA Land Use Map and the Ocoee Comprehensive Plan.
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 Planning and Zoning 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 28, 2024 24-01005W



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

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[Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

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legal@businessobserverfl.com

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

ORANGE COUNTY

--- PUBLIC SALES ---

| FIRST INSERTION | FIRST INSERTION | FIRST INSERTION | FIRST INSERTION | FIRST INSERTION |
|--|---|--|--|--|
| <p>NOTICE OF PUBLIC SALE: Universal Towing & Recovery gives Notice of Lien and intent to sell these vehicles at 8:00 a.m. at 206 6th Street, Orlando, FL. 32824 pursuant to subsection 713.78 of the Florida Statutes. Universal Towing & Recovery reserves the right to accept or reject any and/or all bids.</p> <p>2015 MERZ VIN# 55SWF4JB5FU071669 SALE DATE 4/19/2024 2007 JEEP VIN# 1J4GK48K47W541253 SALE DATE 4/20/2024 2006 NISSA VIN# JN8AZ08T76W425640 SALE DATE 4/20/2024 2008 FORD VIN# 1FTWW33R58EB54111 SALE DATE 4/21/2024 2014 CHEV VIN# 1GCRCREH9EZ347878 SALE DATE 4/22/2024 2014 FORD VIN# 1FTFW1ETXEK88941 SALE DATE 4/22/2024 2010 NISSA VIN# 1N4AL2AP6AC106977 SALE DATE 4/26/2024 2019 VOLK VIN# 3VVW57BU7KM203876 SALE DATE 4/26/2024 2003 FORD VIN# 1FAFP53U93G215265 SALE DATE 4/26/2024 2003 HOND VIN# JHMES96643S028164 SALE DATE 4/26/2024 2017 CHEV VIN# 1GIZB5T7HF248916 SALE DATE 4/26/2024 2009 SUZU VIN# JS2YB413295102192 SALE DATE 4/26/2024 2012 JEEP VIN# 1C4NCBA2CD502516 SALE DATE 4/27/2024 2007 BUIC VIN# 2G4WDS82071132381 SALE DATE 4/28/2024 2002 MERC VIN# 2MEFM75W02X651345 SALE DATE 4/28/2024 2000 HOND VIN# 1HGEJ824XYL016526 SALE DATE 4/29/2024 2017 BMW VIN# WBAS8E1G34HNU16896 SALE DATE 4/29/2024 2007 VOLK VIN# WVVFA71F17V030138 SALE DATE 4/29/2024 March 28, 2024 24-01027W</p> | <p>Notice of Sale Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999</p> <p>Sale date April 19th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309</p> <p>39315 2017 Mercedes VIN#: WD-DUG8CB7HA322249 Lienor: Lancaster Auto and Tire Co 500 W Lancaster Rd Orlando 407-855-5254 Lien Amt \$14,428.88 March 28, 2024 24-00984W</p> | <p>NOTICE OF PUBLIC SALE: SLYS TOWING & RECOVERY gives notice that on 04/18/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 119 FIFTH ST, WINTER GARDEN, FL 34787 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.</p> <p>5YJ3E1EA2PF645492 2023 TESL 1GKKK48N2132189 2022 GMC LEHTCK181MR603988 2021 RIYA 3N1CN7AP0FL810519 2015 NISSA JF2SJA8C8FH808465 2015 SUBA SALVR2BG2FH004796 2015 LA/RO KMHCT4AEXEU672570 2014 HYUN 3FA6P0K99DR150377 2013 FORD 2B3LJ74W09H592396 2009 DODG 4JGBB86E08A382682 2008 MERZ 1D4GP25373B123170 2003 DODG 2HKYF18733H550129 2003 HOND 4T3ZF13C1YU214150 2000 TOYT March 28, 2024 24-00997W</p> | <p>NOTICE OF PUBLIC SALE: THE CAR STORE OF WEST ORANGE gives notice that on 04/12/2024 at 07:00 AM the following vehicles(s) may be sold by public sale at 12811 W COLONIAL DR WINTER GARDEN, FL 34787 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.</p> <p>2G4WS52J941176672 2004 BUIC 1FUJA6AS34LM36469 2004 FRHT 2HGES16325H588432 2005 HOND 4JGBB72E48A313168 2008 MERZ 2GNALBEC8B1326699 2011 CHEV SAJWA0FB5BLR84782 2011 JAGU KNAFX4A67F5257830 2015 KIA 1G1ZD5ST7JF139680 2018 CHEV 5VGF533XJL003360 2018 KAUF 2T1BURHE8JC991618 2018 TOYT 3HSDZAPR2KN285948 2019 INTL 1N4AA6AV1KC382996 2019 NISSA KM8J33ALXLU253647 2020 HYUN WA1BAAFY9M2015805 2021 AUDI LLOTCAPH4NG012078 2022 YNGF March 28, 2024 24-00998W</p> | <p>NOTICE OF PUBLIC SALE Pursuant to F.S. 713.78, Airport Towing Service will sell the following vehicles and/or vessels. Seller reserves the right to bid. Sold as is, no warranty. Seller guarantees no title, terms cash. Seller reserves the right to refuse any or all bids.</p> <p>SALE DATE 04/15/2024, 8:00 AM</p> <p>Located at 6690 E. Colonial Drive, Orlando FL 32807</p> <p>2016 BMW WBAA3C55GK689134 2000 MOUNTAIN BIKE NO VIN 2002 MITSUBISHI 4A3AA46GX2E024449 2013 FORD 1FM5K7B87DGC19123 2014 ACURA 5FRYD3H69EB002905 2004 HONDA 2HKYF187X4H536228 1994 FORD 3FCMF53G2RJB03812</p> <p>Located at: 4507 E. Wetherbee Rd, Orlando, FL 32824</p> <p>2013 HYUNDAI KMHD35LE5DU077843 2018 BMW WBAA33548P142508</p> <p>SALE DATE 04/16/2024, 8:00 AM</p> <p>Located at 6690 E. Colonial Drive, Orlando FL 32807</p> <p>2006 CHRYSLER 1A4GP45R96B550099 2016 NISSAN 3N1AB7AP8GY265349 2002 FORD 1FTYR44U12PB09266 2018 DODGE 3C4PDCAB5JT158102 2015 NISSAN 1N4AL3AP5FC185636 2007 LINCOLN 1L1FM88W07Y632513 2003 MAZDA JM1BJ225130129699</p> <p>Located at: 4507 E. Wetherbee Rd, Orlando, FL 32824</p> <p>2015 TOYOTA 4T1BF1FK7U949337 2005 CHEVROLET 1GCCS136258275486 2005 HONDA 1HGCM665X5A014448</p> <p>SALE DATE 04/19/2024, 8:00 AM</p> <p>Located at 6690 E. Colonial Drive, Orlando FL 32807</p> <p>2015 FORD 1FMCU0GX5FUA68120 1999 MERCEDES-BENZ WDBLJ65G8XF096047 2013 NISSAN 1N4AL3AP0DC203232 2008 HONDA 5J6RE48378L004162 2003 FORD 1FMRU15W43LA90055</p> <p>March 28, 2024 24-00992W</p> |

SAVE TIME

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

OFFICIAL COURTHOUSE WEBSITES

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

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com

Business Observer

Q&A

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

A Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Q Who benefits from legal notices?

A You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

Q What is a public notice?

A A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

ORANGE COUNTY

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Self Storage Sale
Please take notice US Storage Centers - Winter Park located at 7000 Aloma Avenue Winter Park, FL 32792 intends to hold a sale to sell the property stored at the Facility by the below list Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 4/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Leo Dooley unit #B070; Alex Rodriguez unit #C553; Carol Fogarty unit #C587; Rosemary Simon unit #C600; Nicholas Cardinale unit #C625; Brian Calloway Boone unit #C802; Ariel Johnson unit #C835; Tracy Smith unit #C957; Martin Luther Lane unit #E338; Chaise Burton unit #E356; Hedi Burton unit #N1091. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Mar. 28; Apr. 4, 2024 24-00977W

FIRST INSERTION

Notice of Self Storage Sale
Please take notice US Storage Centers - Orlando - Majorca located at 7660 Majorca Pl., Orlando, FL 32819 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 4/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Sharon Linda James unit #1085; Ashley Mathieu unit #2029; Mary Breedwell unit #2071; Brenda Estelle James unit #2134; Kelli Renee Lynch unit #3051; Darren Cochran Jr unit #3065; Kissandra Mac Anthony unit #3158. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Mar. 28; Apr. 4, 2024 24-00981W

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 4/12/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1999 SKYL HS 8D611093LA & 8D611093LB. Last Tenants: DAVID HARRIS AND STEPHEN C EARL and all unknown parties beneficiaries heirs. Sale to be at SUN COMMUNITIES OPERATING LIMITED PARTNERSHIP, DEERWOOD I PARK LLC AND DEERWOOD II PARK LLC, 1575 PEL STREET, ORLANDO, FL 32828. 813-241-8269. Mar. 28; Apr. 4, 2024 24-01024W

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 4/12/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1988 JEFR HS 12610467X. Last Tenants: ERASHA M SERRANO AND JOSUE ROSARIO and all unknown parties beneficiaries heirs. Sale to be at LAKESHORE TAMARACK LLC DBA TAMARACK EAST MOBILE HOME PARK, 2312 S GOLDENROD ROAD, ORLANDO, FL 32822. 813-241-8269. Mar. 28; Apr. 4, 2024 24-01026W

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 4/12/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1983 SAND HS FLFLIAD217003886. Last Tenants: WAYDE L MATTESON, CYNTHIA L MATTESON, AND MARIA MILAGROS GOTAY LOPEZ and all unknown parties beneficiaries heirs. Sale to be at RSPI MHC LLC ROCK SPRINGS MOBILE HOME PARK, 1820 ROCK SPRINGS ROAD, APOPKA, FL 32712. 813-241-8269. Mar. 28; Apr. 4, 2024 24-01023W

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 4/12/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 JAMI HS 72121878. Last Tenants: BETH BROCKHOUSE AKA BETH ANNE AHO and all unknown parties beneficiaries heirs. Sale to be at MHC STARLIGHT RANCH LLC, 6000 E PERSHING AVE, ORLANDO, FL 32822. 813-282-5925. Mar. 28; Apr. 4, 2024 24-01025W

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2022-CP-003454-IDK???

IN RE: ESTATE OF MICHAEL JAMES PAPSODERO Deceased.
The administration of the estate of MICHAEL JAMES PAPSODERO, deceased, whose date of death was April 4, 2022, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 28, 2024.

Personal Representative:
DANIELLE MARIE PAPSODERO
65 Duer Lane
Staten Island, New York 10301
Attorney for Personal Representative:
RODOLFO SUAREZ, JR., ESQ.
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, FL 33156
Telephone: (305) 448-4244
E-Mail: rudy@suarezlawyers.com
Mar. 28; Apr. 4, 2024 24-00974W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-000620-O

IN RE: ESTATE OF Mic Pell Deceased.
The administration of the estate of Mic Pell, deceased, whose date of death was December 7, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 355, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 28, 2024

Personal Representative:
Sean R. Pell
8844 El Prado Avenue
Orlando, Florida 32825
Attorney for Personal Representative:
Jennifer R. Bondy
Attorney
Florida Bar Number: 105461
Bondy Law, P.A.
815 N. Magnolia Avenue
Orlando, Florida 32803
Telephone: (407) 720-9350
E-Mail: jennifer@bondylaw.com
Mar. 28; Apr. 4, 2024 24-01011W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-000959-O

IN RE: ESTATE OF LEANN M. WARFIELD a/k/a LEANN M. WARFIELD BREZINSKY, Deceased.
The administration of the estate of LEANN MARIE WARFIELD, deceased, whose date of death was January 19, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 28, 2024.

Personal Representative:
MARK WADE PECUNIA
34032 Live Oak Lane
Slidell, Louisiana 70460
Attorney for Personal Representatives:
FAMILY FIRST FIRM
/s/ Jeanette Mora
Jeanette Mora
Florida Bar Number: 296735
Beth K. Roland
Florida Bar Number: 103674
Family First Firm
1030 W. Canton Avenue, Suite 102
Winter Park, Florida 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: jeanette.mora@fff.law
Secondary E-Mail:
probate@familyfirstfirm.com
Mar. 28; Apr. 4, 2024 24-00971W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-004040-O

IN RE: ESTATE OF PHILIP JACK PECUNIA Deceased.
The administration of the estate of PHILIP JACK PECUNIA, deceased, whose date of death was June 14, 2023, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 28, 2024.

Personal Representative:
Rudolfo Aquino Panganiban, Jr.
19220 Autumn Woods Avenue
Tampa, Florida 33647
Attorney for Personal Representative:
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@FLprobatesolutions.com
Secondary:
sandra@FLprobatesolutions.com
Mar. 29; Apr. 4, 2024 24-00973W

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of JACK EDWARD PENTZ, if deceased any unknown heirs or assigns, JUDITH KLEMPNER and JAY PENTZ, will, on April 15, 2024, at 10:00 a.m., at 14706 Spyglass Street, Lot #52, Orlando, Orange County, Florida 32826; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1981 TWIN MOBILE HOME, VIN: T24710085A, TITLE NO.: 0019563922 and VIN: T24710085B, TITLE NO.: 0019563921
And All Other Personal Property Therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
Mar. 28; Apr. 4, 2024 24-01006W

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 1071 Marshalls Farms Rd, Ocoee, FL 34761, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 4/18/2024 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # 1070 Torrey Mackey Boxes Bags Totes
Unit # 3026 Rose Philius Appliances Boxes Bags Totes Outdoors
Unit # 3161 Ed Gardner Furniture
Unit # 3188 Grace Toussaint Boxes Bags Totes Clothing
Unit # 4081 Timothy Saddler Appliances Boxes Bags Totes
Unit # 4208 Jennifer Greer Boxes Bags Totes Furniture
Unit # 4212 Kevin Harrison Appliances Boxes Bags Electronics

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions (407)955-0609
Mar. 28; Apr. 4, 2024 24-00975W

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-000754-O

IN RE: ESTATE OF RUDY PANGANIBAN, a/k/a Rudy Sto Domingo Panganiban, a/k/a Rudy S.D. Panganiban, a/k/a Rudy S. Panganiban, Deceased.
The Administration of the Estate of Rudy Panganiban, deceased, whose date of death was December 24, 2022, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave, Suite 355, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 28, 2024.

Personal Representative:
Ann Cherry
1325 South Murray Road
Caro, Michigan 48723
Attorney for Personal Representative:
/s/ Gerrard L. Grant
Gerrard L. Grant
Florida Bar Number: 71887
Aventus Law Group, PLLC
201 East Pine Street
Suite 320
Orlando, FL 32801-2711
Telephone: (321) 250 - 3577
Fax: (321) 250 - 3985
E-Mail: ggrant@aventuslawgroup.com
E-Mail: abello@aventuslawgroup.com
Mar. 28; Apr. 4, 2024 24-02013W

FIRST INSERTION

Notice of Self Storage Sale
Please take notice Orlando Self Storage located at 12611 International Drive, Orlando FL 32821 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 4/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Deandre Carter unit #2117; Kimone Samuels unit #2219. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Mar. 28; Apr. 4, 2024 24-00982W

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 2200 Coral Hills Rd Apopka, FL 32703 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 04/18/2024 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # 1107 Brenda Sanchez Furniture, boxes, bags, totes
Unit # 1268 Danielle Shearer Electronics, appliances, boxes
Unit # 1259 Betty Harper Electronics, appliances, furniture
Unit # 1272 Rodney Winters Collectibles, tools, outdoors, appliances
Unit # 1122 Nicole Heath Furniture, sports, outdoors
Unit # 1225 Stephanie Cortes Electronics, furniture, bedding

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions (407)902-3258
Mar. 28; Apr. 4, 2024 24-00976W

FIRST INSERTION

Notice of Self Storage Sale
Please take notice US Storage Centers - Windermere - Winter Garden located at 7902 Winter Garden Vineland Rd., Windermere, FL 34786 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 4/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Thomas Thorne units #2067 & #3200; Louey Frank Carter II/NO. 1 Flowers unit #3075; Joni Latoya Allen unit #3119. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Mar. 28; Apr. 4, 2024 24-00978W

FIRST INSERTION

Notice of Self Storage Sale
Please take notice US Storage Centers - Orlando - Narcoossee located at 6707 Narcoossee Rd., Orlando FL 32822 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 4/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Stephen Dupaul unit #2236; Martin Rodriguez/BMD Investment and finance unit #3120; Daima Martinez unit #3156; Omar Kasem units #3207 & #3242; Tavonne Taghee McMillen unit #3239; Pamela Richardson units #4106 & #4201; Bennie Daniels unit #4179; Lasandra Johnson unit #4219; Jessica A Martinez unit #4240; Prentice Cooks unit #4251; Herberson Paul unit #5161; Kelly Marie unit #5164; Jennifer Fils unit #5180; Victor Torres unit #5208; Mark Dumas unit #5253; Wycliffe Brown unit #6184; Felix Baptiste unit #6191; Brittany Willey unit #6219; Eslee V Simon unit #6220. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Mar. 28; Apr. 4, 2024 24-00980W

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice US Storage Centers - Orlando - Narcoossee located at 6707 Narcoossee Rd., Orlando FL 32822 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 4/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Narsico Garcia unit #1010; Treminasha Lambert unit #1033; Jaymie Daynalle Ocasio Soto unit #1104; Jessica Lane Broughton units #1146 & #1197; Joan Marie Lugo Joubert unit #2003; Simon F Forbang unit #2032; Tommy Bernard Ashford unit #2065; Brendon Firsella unit #2133; Paola Ojeda unit #2147; Lauren Elicott units #3080 & #5010; Theresa Torres unit #3095; Maki Smith unit #4014; Debra Russell unit #4049. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Mar. 28; Apr. 4, 2024 24-00980W

--- ACTIONS/SALES ---

FIRST INSERTION

NOTICE FOR PUBLICATION
NOTICE OF ACTION
CONSTRUCTIVE SERVICE
PROPERTY
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR ORANGE COUNTY
CIVIL ACTION NO: 2024-CA-000600-O
Civil Division

IN RE: PIEDMONT LAKES HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. KELLY BROWER; UNKNOWN SPOUSE OF KELLY BROWER, et al, Defendant(s).
TO: KELLY BROWER; UNKNOWN SPOUSE OF KELLY BROWER
YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in ORANGE County, Florida:

LOT 298, PIEDMONT LAKES PHASE FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 146 TO 148, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for PIEDMONT LAKES HOMEOWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before _____ (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

WITNESS my hand and the seal of said court at ORANGE County, Florida on this 22nd day of MARCH, 2024.
TIFFANY MOORE RUSSELL
As Clerk, Circuit Court
ORANGE County, Florida
By: /s/ Nancy Garcia
As Deputy Clerk

Florida Community Law Group, P.L.
Jared Block, Esq.
P.O. Box 292965
Davie, FL 33329-2965
Phone: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flcg.com
Fla Bar No.: 90297
Mar. 28; Apr. 4, 2024 24-01009W

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.: 2022-CA-009198-O
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-9, Plaintiff, vs. BRETT LEE LABAR A/K/A BRETT L. LABAR AKA BRETT LABAR, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 19, 2023, and entered in Case No. 2022-CA-009198-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which Deutsche Bank National Trust Company, as Trustee for HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-9, is the Plaintiff and Brett Lee Labar a/k/a Brett L. Labar a/k/a Brett Labar, Westmoor Homeowners Association, Inc., Unknown Party #1, Unknown Party #2, 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 May 10, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 301, WESTMOOR PHASE IV-D, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 147 AND 148, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. A/K/A 407 SANDPIPER RIDGE DR ORLANDO FL 32835

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

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 25 day of March, 2024.
By: /s/ Charline Calhoun
Florida Bar #16141

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
E-Service: servealaw@albertellilaw.com
AM - 22-004973
Mar. 28; Apr. 4, 2024 24-01007W



ORANGE COUNTY

--- ACTIONS/SALES ---

FIRST 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, FL 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 Week/Unit/Contract# GREGORY S. COMPTON, AS TRUSTEE OF THE GREGORY S. COMPTON REVOCABLE TRUST, CREATED PURSUANT TO THAT TRUST AGREEMENT DATED JULY 21, 2005 133 POWDER SPRINGS LOOP, MYRTLE BEACH, SC 29588 24/086625 Contract # M1085990 YVONNE P. HAYNES 75 SMITH ST. ROOSEVELT, MI 48438 22/086822 Contract # M1038653 ERIC BERNARD HOLDER and NINA SHERY HOLDER 10632 TATTERSALL DR, MANASSAS, VA 20112 5 EVEN/086144 Contract # M6130033 CARRIE KENNEDY 2050 CEDAR RIDGE LOOP, PRATTVILLE, AL 36067 30/087733 Contract # M1060513 ZAIDE RADIA MANGIGIN F/K/A CAMAD MANGIGIN 2083 LONGFELLOW AVENUE, EAST

MEADOW, NY 11554 6/086664 Contract # M1068394 STEVEN J. PELECHOWICZ and RENEE J. PELECHOWICZ 18 LAMBS WAY, DANVILLE, NH 03819 34/087658 Contract # M6046993 DOUGLAS M RITCHIE and SHANNON L RITCHIE 233 SPINNER DR, JEFFERSON, GA 30549 19/088142 Contract # M6192926 AMANDA LYNN SANTIAGO and ROBERT ANTHONY SANTIAGO 7419 WOODY SPRINGS DR, FLOWERY BRANCH, GA 30542 5 EVEN/003615 Contract # M6128704 SHAWMIN JOY SMALL 8102 FOX HOLLOW RD, GOODRICH, MI 48438 39 ODD/086825 Contract # M6172220 MOBEL J. STEPHENS 48 LINCOLN ST, NEW BRITAIN, CT 06052 48/086218 Contract # M1034097 KATHY BRATCHER THOMPSON and DANNER MORRISON THOMPSON, JR. 1305 WOODY LN, CONWAY, SC 29526 36 EVEN/87663 Contract # M6202153

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

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

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof 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 below:

OwnerName LienDocument# Official Records of Orange County Assignment Document# Official Records of Orange County Lien Amt Per Diem COMPTON, AS TRUSTEE OF THE GREGORY S. COMPTON REVOCABLE TRUST, CREATED PURSUANT TO THAT TRUST AGREEMENT DATED JULY 21, 2005 20220402771 \$11,603.40 \$ 0.00 HAYNES 20230410248 \$8,512.80 \$ 0.00 HOLDER/HOLDER 20220402947 \$6,690.25 \$ 0.00 KENNEDY 20220403884 \$7,569.24 \$ 0.00 MANGIGIN F/K/A CAMAD MANGIGIN 20230410308 \$9,071.60 \$ 0.00 PELECHOWICZ/PELECHOWICZ 20230410330 \$9,476.43 \$ 0.00 RITCHIE/RITCHIE 20220402910 \$9,448.52 \$ 0.00 SANTIAGO/SANTIAGO 20230410362 \$13,301.33 \$ 0.00 SMALL 20230410362 \$10,000.47 \$ 0.00 STEPHENS 20220402977 \$8,640.40 \$ 0.00 THOMPSON/THOMPSON, JR. 20230410395

20230413139 \$13,219.52 \$ 0.00 Notice is hereby given that on April 25, 2024 at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above described Property.

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 19, 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 21, 28, 2021 24-00964W

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. 2021-CA-010420-O REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. BETTY MILLER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 16, 2024, and entered in 2021-CA-010420-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein CELINK is the Plaintiff and BETTY J. MILLER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ORANGE COUNTY, FL 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 a.m. on April 16, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 31 MONTEPELIER VILLAGE, PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 41, 42 AND 43, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 10433 MONTEPELIER CIRCLE, ORLANDO, FL 32821 Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 26 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, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 21-101439 - NaC Mar. 28; Apr. 4, 2024 24-01020W

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. 2022-CA-006029-O US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. PATRICK M. COOKE AND NANCY C. COOKE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 27, 2023, and entered in 2022-CA-006029-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 CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and PATRICK M. COOKE; NANCY C. COOKE; THE CITRUS CHASE 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 17, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 5, CITRUS CHASE PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 9, AT PAGE(S) 104 & 105, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 8247 CITRUS CHASE DR, ORLANDO, FL

32836 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 26 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, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 22-028605 - NaP Mar. 28; Apr. 4, 2024 24-01018W

FIRST INSERTION

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

CASE NO. 2023-CA-017977-O PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.

CARMEN MARTINEZ; EMERSON PARK HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; UNKNOWN SPOUSE OF CARMEN MARTINEZ; 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), TIF-FANY 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 30 day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 203, EMERSON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 1 THROUGH 17, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PROPERTY ADDRESS: 2151 SHACKLEY PL, APOPKA, FL 32703

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 ENTITLED 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 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 22 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 23-00799 Mar. 28; Apr. 4, 2024 24-01008W

FIRST INSERTION

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

CASE NO. 2023-CA-000758-O JONATHAN KENNEY, Plaintiff, vs. LEGACY INVESTMENT AND DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; MARK JEROME BERTRAND; CRYSTAL SHEREE SHORT; UNKNOWN PARTIES IN POSSESSION #1, AND UNKNOWN PARTIES IN POSSESSION #2, Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated March 25, 2024, in Case No.: 2023-CA-000758-O of the Circuit Court in and for Orange County, Florida, wherein JONATHAN KENNEY, is the Plaintiff and LEGACY INVESTMENT AND DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MARK JEROME BERTRAND, AND CRYSTAL SHEREE SHORT, 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 24, 2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 2, Block "D", CALHOUN'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book "K", Page 97, 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 (DEARING NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771. DATED: March 26, 2024.

By: \s/Laura Cooper Laura Cooper, Esquire Florida Bar No.: 10227 The Law Office of Laura M. Cooper, P.A. 301 N. Pine Meadow Dr. DeBary, FL 32713 Tel: (407) 602-4128 Mar. 28; Apr. 5, 2024 24-01016W

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003562-O Division 1 IN RE: ESTATE OF MICHELLE ELIZABETH VIZCARRONDO, Deceased.

The administration of the estate of MICHELLE ELIZABETH VIZCARRONDO, deceased, whose date of death was November 3, 2020, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 350, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 28, 2024.

Personal Representative: GENESIS MICHELLE COLON-VIZCARRONDO 1794 Curry Ford Road Orlando, Florida 32806 Attorney for Personal Representative: Rodolfo Suarez Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com Mar. 28; Apr. 5, 2024 24-01015W

FIRST INSERTION

NOTICE TO CREDITORS IN THE NINTH JUDICIAL CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000140-O IN RE: ESTATE OF NANCHIN HASSAN ADEYEMO, Deceased.

The administration of the estate of Nanchin Hassan Adeyemo, deceased, whose date of death was August 26, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 28, 2024.

Personal Representative: Drew Daddono 1227 North Franklin Street Tampa, Florida 33602 Attorney for Personal Representatives Drew Daddono Florida Bar Number: 111946 1227 North Franklin Street Tampa, FL 33602 (813) 444-2573 contact@anchortrustmanagement.com drew@anchortrustmanagement.com Mar. 28; Apr. 4, 2024 24-00970W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2024-CP-000547-O IN RE: ESTATE OF DAVID ALAN BOVINES, Deceased.

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

The administration of the estate of DAVID ALAN BOVINES, deceased,

File Number 2024-CP-000547-O, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSON ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, 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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is March 28, 2024.

DONNA SOLOMON Personal Representative 504 New Leaf Drive Tarpon Springs, FL 34689 Attorney for Personal Representatives: Frank G. Finkbeiner, Attorney Florida Bar No. 146738 108 Hillcrest Street P.O. Box 1789 Orlando, FL 32802-1789 (407) 423-0012 Attorney for Personal Representative Designated: frank@fgfatlaw.com Secondary: charlese@fgfatlaw.com Mar. 28; Apr. 4, 2024 24-00972W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY FLORIDA PROBATE DIVISION CASE NO. 2023-CP-003835-O IN RE: ESTATE OF WINGLY SAINT VIL, Deceased.

The administration of the estate of Wingly Saint Vil, deceased, whose date of death was July 31, 2022, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 28, 2024.

\s/ Kenerly Wright KENERLY WRIGHT Personal Representative 1250 NW 131st Street North Miami, FL 33161 \s/ Hung V. Nguyen Hung V. Nguyen, Esq. Florida Bar Number 597260 Attorney for Personal Representative 2020 Ponce de Leon Blvd., Suite 1105B Coral Gables, FL 33134 Phone: (786) 600-2530 Fax: (944) 838-5197 E-Mail: hung@nguyenlawfirm.net Mar. 28; Apr. 4, 2024 24-01012W

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

ORANGE COUNTY

--- ACTIONS/SALES ---

FIRST INSERTION

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

CASE NO.: 2023-CA-013062-O

THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SMALL BUSINESS ADMINISTRATION, Plaintiff, v. JOSEPH W. TRACY; UNKNOWN SPOUSE OF JOSEPH W. TRACY; SUSAN M. TRACY; UNKNOWN SPOUSE OF SUSAN M. TRACY; FAIRWINDS CREDIT UNION; CAPITAL ONE BANK (USA), N.A.; MIDLAND FUNDING LLC; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 18, 2024 entered in Civil Case No. 2023-CA-013062-O in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein the UNITED STATES OF AMERICA on behalf of its agency, the Small Business Administration, Plaintiff and JOSEPH W. TRACY; SUSAN M. TRACY; FAIRWINDS CREDIT UNION; CAPITAL ONE BANK (USA), N.A.; MIDLAND FUNDING LLC; UNKNOWN TENANT #1 N/K/A KATELYN TRACY; UNKNOWN TENANT

#2 N/K/A NICHOLAS VALENTINE 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 18, 2024 the following described property as set forth in said Final Judgment, to-wit: LOT 16, BLOCK B, NELA ISLE, ISLAND SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 99, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PROPERTY ADDRESS: 2615 HOMEWOOD DRIVE, ORLANDO, FL 32809

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.

/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: flrealprop@kelleykronenberg.com
File No: DOJ2025-JMV
Mar. 28; Apr. 4, 2024 24-00968W

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.: 48-2019-CA-003416-O

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JEAN D. ETIENNE, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 11, 2024, and entered in Case No. 48-2019-CA-003416-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Jean D. Etienne, deceased, Kenia Etienne, Batseba Etienne, Diana Etienne, Dody Etienne, Geradine Etienne, Herly Gaston, Janice Lefranc, Jean D. Etienne, Jr., Nadaly Etienne, Orange County, Florida, Clerk of the Circuit Court, State of Florida, Department of Revenue, 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 May 7, 2024

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
CT - 19-001626
Mar. 28; Apr. 4, 2024 24-00967W

the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1506, SKY LAKE, UNIT ELEVEN "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 91, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. A/K/A 6667 BLANTON COURT, ORLANDO, FL 32809

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 21 day of March, 2024.

By: /s/ Justin Swosinski
Justin Swosinski
FL Bar #96533

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. 2023-CA-016315-O

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROLAND I. CANTONE A/K/A ROLAND CANTONE, DECEASED, et al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROLAND I. CANTONE A/K/A ROLAND CANTONE, DECEASED AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KEITH ROLAND CANTONE, DECEASED AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHERRI DIANE CANTONE, DECEASED AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHANE DOUGLAS BUTCHER, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they be

dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 2, BLOCK B, OAKWOOD ESTATES, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK X, PAGE 19, OF THE PUBLIC RECORDS ORANGE COUNTY, FLORIDA.

TOGETHER WITH A 1998 OAK HAVEN MANUFACTURED HOME SERIAL NO. 8U620292A & 8U620292B

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

WITNESS my hand and the seal of this Court at County, Florida, this day of MARCH 20, 2024.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-147427
Mar. 28; Apr. 4, 2024 24-00969W

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-015189-O

UNIVERSITY SUN ESTATES 2 and 3, LLC, a Florida limited liability company, Plaintiff, vs. SARAH MINGUS, as Heir of the Estate of Donald Mingus, deceased; et al., Defendants.

TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF DONALD MINGUS, DECEASED

Last Known Address: Unknown
Current Address: Unknown

YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home,

VIN#GDWTGA08804956;
Title #17586659; YR. 1980;
Make UNK; Color: White;
Body: HS, located at 318 Holiday Acres Drive, Orlando, FL 32833,
Lot 318, 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 Manganello, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd.,

St. 305W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.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 are hearing or voice impaired, call 711."

WITNESS my hand and the seal of said Court this 26th day of March, 2024.

Tiffany Moore Russell, Clerk of Courts
By: /s/ Lauren Scheidt
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
Mar. 28; Apr. 4, 11, 18, 2024 24-01022W

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-000357-O

TOWD POINT MORTGAGE TRUST 2020-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLORA JONES, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 05, 2023, and entered in 2023-CA-000357-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein TOWD POINT MORTGAGE TRUST 2020-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLORA JONES, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENISE JONES, DECEASED; ANTHONY HILL; ROBERT JONES, JR. 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 16, 2024, the following described property as set forth in said Final Judgment, to wit:

LAND REFERRED TO I THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY APOPKA IN THE COUNTY OF ORANGE, AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED

DATED 02/22/02 AND RECORDED 03/06/02 IN BOOK 6472 PAGE 2564, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: THE WEST 1/2 OF THE NORTH 100 FEET OF SOUTH 600 FEET OF NW 1/4 OF NW 1/4 BETWEEN ROADS SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST.

Property Address: 1709 CLARCONA RD, APOPKA, FL 32703

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 26 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, 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
22-028605 - NaP
Mar. 28; Apr. 4, 2024 24-01019W

Prepared by and returned to: EASTON/EASTON N/A, N/A,
Jerry E. Aron, P.A. 20170529114 \$ 8,908.60
801 Northpoint Parkway, Suite 64 \$ 3.38
West Palm Beach, FL 33407

Notice is hereby given that on April 25, 2024, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above-described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of 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 19, 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 21, 28, 2024 24-00966W

FIRST 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, FL 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 Week/Unit/Contract #

JOSEPH R. BUTLER A/K/A JOE BUTLER II WILKES RD, EAST HAMPTON, CT 06424 24/005552 Contract # M6056317 MARIA VILMA CONTRERAS FUENTES and JOSE CARLOS CONTRERAS FUENTES 718 JENNY ANN CT, HERNDON, VA 20170 and 12010 DROUGHT PASS, HELOTES, TX 78023 32/004275 Contract # M1061607

Whose legal descriptions are (the "Property"): The above described UNIT(S)/WEEK(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 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 required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof 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 below:

Owner Name Lien Bk/Pg/Doc # Official

Records of Orange County Assign Bk/Pg/Doc # Lien Amt Official Records Orange County Per Diem

BUTLER A/K/A JOE BUTLER 20220446958 20220447598 \$8,632.26 \$ 0.00 CONTRERAS FUENTES/CONTRERAS FUENTES 20220446958 20220447598 \$7,352.73 \$ 0.00

Notice is hereby given that on April 25, 2024, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above described property. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of 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 19, 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 21, 28, 2021 24-00963W

FIRST 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 interests:

Owner Name Address Week/Unit/Contract #

PHILLIP F. FRYNS, SR. and THERESA M. FRYNS 55 LONDON ST, LOWELL, MA 01852 6/004314 Contract # 6388981 JEREMY ALLEN SLONE PO BOX 1074, BELLEVUE, FL 34421 43/004030 Contract # 6272518

Whose 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 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:

Amount Secured by Mortgage Per Diem
FRYNS, SR./FRYNS N/A, N/A, 20160371333 \$ 11,552.75
\$ 4.2 SLONE 10908, 4212, 20150201654 \$ 5,679.11 \$ 2.18

Notice is hereby given that on April 25, 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 19, 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 21, 28, 2024 24-00962W

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-000661-O

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUTH A TOWNSEND, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 19, 2024, and entered in 2023-CA-000661-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 CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUTH A TOWNSEND, DECEASED; PARKVIEW POINTE HOMEOWNERS ASSOCIATION, INC.; DAVID TOWNSEND 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 17, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 65, PARKVIEW TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 32, PAGE 10, 41, AND 42, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 5620 NORMAN H CUTSON DR, ORLANDO, FL 32821

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 26 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, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone

ORANGE COUNTY

--- ACTIONS/SALES ---

FIRST 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 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/Contract |
|--|--|--------------------|
| ANTHONY TYRONE BROKENBROUGH and TAMILIA NICOLE BROWN | 6098 SHALOAM CT, FAYETTEVILLE, NC 28314 49 EVEN/087952 Contract # 6528373 SUNDAY A. JO-LAOSO and ADEDIOWURA AJADI JOLAOSO and 300 LANGNER CT, FORT WASHINGTON, MD 20744 38 EVEN/088123 Contract # 6533337 SHEILA KAYE MAGIE and ERIC JALANDOU MAGIE 7369 RESTFUL ST, WINTER PARK, FL 32792 39 ODD/003905 Contract # 6517149 FLORA NYANGUN 5836 BROOKVILLE DR, FORT WORTH, TX 76179 41/003856 Contract # 6732030 DAWNIELLE ADRIENNE RITZ 14639 GREEN OAKS WOODS, SAN ANTONIO, TX 78249 36/087656 Contract # 6528085 | |

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, together 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.
 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 Mgt.- Orange County Clerk of Court Book/Page/Document# Amount Secured by Mortgage Per Diem
 BROKENBROUGH/BROWN N/A, N/A, 20180108057 \$ 7,942.92 \$ 3.00 JOLAOSO/JOLAOS N/A, N/A, 20170691756 \$ 5,574.30 \$ 2.13 MAGIE/MAGIE N/A, N/A, 20170472864 \$ 8,732.44 \$ 2.9 NYANGUN N/A, N/A, 20200108800 \$ 10,464.94 \$ 4.05 RITZ N/A, N/A, 20170612606 \$ 12,550.83 \$ 4.77
 Notice is hereby given that on April 25, 2024 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803, the Trustee will offer for sale

the above-described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of 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.

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 19, 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 21, 28, 2024 24-00965W

Sworn to and subscribed before me this March 19, 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 21, 28, 2024 24-00965W

FIRST 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, FL 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 | Week/Unit/Contract# |
|--|---|---------------------|
| RICARDO JULIAN ARANDA 3061 HUNT RD, ADRIAN, MI 49221 20/005131 Contract # M6131073 JANICE HARTFORD GIVENS and JESSIE R. GIVENS 4556 CABIN ROW, SAINT FRANCISVILLE, LA 70775 2/000269 Contract # M6184901 GARY WILLIAM GRIFFIN and GWEN A. GRIFFIN 64 CABANISS AVE, FORTSYTH, GA 31029 18/005108 Contract # M6188200 WILLIAM E. HENDERSON and CHRISTINE H HENDERSON A/K/A CHRISTINE HENDERSON and 4617 W 227TH ST, CLEVELAND, OH 44126 39/000008 Contract # M0265508 RONALD KOSTICK and BARBARA K. KOSTICK 49 WIRT AVE, STATEN ISLAND, NY 10309 8/000340 Contract # M1050986 JOSEPH M. MRAW | 488 SAWMILL RD, TRENTON, NJ 08620 19/000224 Contract # M0264117 MANUEL RIVERA and GLORIA M RIVERA 130 AWIN CIR SE, PALM BAY, FL 32909 24/005101 Contract # M0269087 ANETA J. SAKAMOTO 532 NICHOLS RD, HAUPAUGE, NY 11788 49/000281 Contract # M6184929 PETER M SHIMKIN and MARGARET R SHIMKIN 95 RIVER RD APT 12, MANCHESTER, NH 03104 and 114 MONT VERNON RD APT 1, MILFORD, NH 03055 38/005118 Contract # M0268438 PAULINE TAYLOR and GERRY TAYLOR 179 DRY BRANCH RD, AIKEN, SC 29803 19/004058 Contract # M6094580 REGINA O'CONNOR THOMAS and NATHANIEL K. THOMAS 130 W WILSON ST, VILLE PLATTE, LA 70586 3/004047 Contract # M6127677 | |

Whose legal descriptions are (the "Property"): The above described UNIT(S)/WEEK(S) 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 amendments thereto.
 The above described Owners have failed to make the required payments of assessments for common expenses

as required by the condominium documents. A claim of lien and assignment thereof 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 below:
 Owner Name Lien Doc # Official records Orange County Lien Amt Official Records Orange County Per Diem
 ARANDA 20230442768 \$10,222.70 \$ 0.00 GIVENS/GIVENS 20230443032 20230446540 \$12,418.64 \$ 0.00 GRIFFIN/GRIFFIN 20230443032 20230446540 \$16,073.01 \$ 0.00 HENDERSON/HENDERSON A/K/A CHRISTINE HENDERSON 20190458050 20190461342 \$12,284.06 \$ 0.00 KOSTICK/KOSTICK 20190457005 20190461164 \$11,439.69 \$ 0.00 MRAW/MRAW 20190458209 20190461354 \$12,317.09 \$ 0.00 RIVERA/RIVERA 20230443020 20230446541 \$8,348.74 \$ 0.00 SAKAMOTO 20230443020 20230446541 \$9,740.93 \$ 0.00 SHIMKIN/SHIMKIN 20230443114 20230446538 \$8,264.27 \$ 0.00 TAYLOR/TAYLOR 20220414690 20220416316 \$9,690.65 \$ 0.00 THOMAS/THOMAS 20220414690 20220416316 \$23,122.32 \$ 0.00
 Notice is hereby given that on April 25, 2024, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale

the above described Property. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of 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 19, 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 21, 28, 2021 24-00961W

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
 CIRCUIT CIVIL DIVISION
CASE NO.: 2022-CA-010867-0 NEW AMERICAN FUNDING LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING Plaintiff(s), vs. ERIC WILLIAM IRELAND; DOMINGO QUEZADA; MARIA MAGDALENA QUEZADA; THE UNKNOWN SPOUSE OF ERIC WILLIAM IRELAND; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
 NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 28, 2024 in the above-captioned action, the Clerk of Court, Tiffany Moore Russel, will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of April, 2024 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
 Lot (s) 4 and 5, Block L, Tier 4, Town of Taft, according to the map or plat thereof, as recorded in Plat Book E, Page(s) 4, of the Public Records of Orange County, Florida.
 Property address: 9528 11th Avenue, Orlando, FL 32824
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN A COURT PROCEEDING OR EVENT, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: ADA COORDINATOR, HUMAN RESOURCES, ORANGE COUNTY COURTHOUSE, 425 N. ORANGE AVENUE, SUITE 510, ORLANDO, FLORIDA, (407) 836-2303, FAX: 407-836-2204; AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING NOTIFICATION IF THE TIME BEFORE THE SCHEDULED COURT APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711 TO REACH THE TELECOMMUNICATIONS RELAY SERVICE.
 Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgetlaw.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
 Respectfully submitted,
 /s/ Heather L. Griffiths
 HEATHER GRIFFITHS, ESQ.,
 Florida Bar # 91444
 PADGETT LAW GROUP
 6267 Old Water Oak Road, Suite 203
 Tallahassee, FL 32312
 (850) 422-2520 (telephone)
 (850) 422-2567 (facsimile)
 attorney@padgettlawgroup.com
 Attorney for Plaintiff
 TDP File No. 22-008954-1
 Mar. 28; Apr. 4, 2024 24-01010W

FIRST 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 interests:

| Owner Name | Address | Week/Unit/Contract# |
|--|---------|---------------------|
| SHARON ALLEN BEDNORZ 714 ASHLAND CRK, VICTORIA, TX 77901 STANDARD Interest(s) / 2500000 Points, contract # 6874989 JESSICA LYNN BUCHANAN and DONEATA MARIE BUCHANAN and CHARLIE MACK BUCHANAN, JR. 275 WESSMANOR DR, BOWDON, GA 30108, STANDARD Interest(s) / 40000 Points, contract # 6696846 JUSHEBA POLLARD BUTLER and GEORGE RAMSEY BUTLER, JR. 2242 PINEFIELD RD, WALDORF, MD 20601 STANDARD Interest(s) / 60000 Points, contract # 6616667 KATRINA DENISE-MONIQUE BYRD 2202 W NORTHWEST LOOP 323 APT 428, TYLER, TX 75702 STANDARD Interest(s) / 50000 Points, contract # 6902778 JANIENE HAMPTON CAMPBELL 137 CLIMBING VINE AVE, SMYRNA, DE 19977 STANDARD Interest(s) / 30000 Points, contract # 6590255 WILLIE L. CONLEY and SAMANTHA ASHLEY CONLEY 519 ROCK ISLAND WAY, LEBANON, TN 37087 STANDARD Interest(s) / 45000 Points, contract # 6629955 JESSICA L. DIXON and STEVEN DARNELL DIXON 141 FISHER DR, MONTGOMERY, AL 36115 STANDARD Interest(s) / 60000 Points, contract # 6846696 VALERIE ANN ELIZALDE and ALAN EUGENE ELIZALDE 28775 COUNTY ROAD 30, AKRON, CO 80720 STANDARD Interest(s) / 150000 Points, contract # 6688677 ANITA M. FRANKLIN 730 COUNTRY MEADOW LN, SHILOH, IL 62221 STANDARD Interest(s) / 40000 Points, contract # 6628587 SALENA ELLEN FREDERICK 2534 SW FISSURE LOOP, REDMOND, OR 97756 STANDARD Interest(s) / 75000 Points, contract # 6725870 LOUIS ANTHONY GALLEGOS and DONNA GALLEGOS 1576 S LOWELL BLVD, DENVER, CO 80219 STANDARD Interest(s) / 150000 Points, contract # 6877969 IRA NEIL GORDON A/K/A IRA GORDON and HOLLY ELIZABETH ROARK 3332 HORSESHOE DR, LONGWOOD, FL 32779 STANDARD Interest(s) / 500000 Points, contract # 6924976 JAKEEA CELESTE GUNN-WHITE and SHEILA ANN WHITE 24600 EUCLID AVE APT 302, EUCLID, OH 44117 STANDARD Interest(s) / 30000 Points, contract # 6833723 STEPHANIE J. HARRIS and CURT DOUGLAS HARRIS 6526 DERBY DR, CLEVELAND, OH 44143 STANDARD Interest(s) / 45000 Points, contract # 6622776 JAMES HOBERT HARVEY and FRANCES LOUISE HARVEY 180 ENGLAND CIR, TEN MILE, TN 37880 STANDARD Interest(s) / 50000 Points, contract # 6901806 STEVEN J. HAUBEIL and C. MOTTOLSE-HAUBEIL A/K/A CHRISTINA HAUBEIL 2491 BAYVIEW AVE, WANTAGH, NY 11793 STANDARD Interest(s) / 75000 Points, contract # 6622356 JARRED MASAMI HENNINGER PO BOX 596, CEDAR CREEK, TX 78612 STANDARD Interest(s) / 40000 Points, contract # 6782501 ROSLYNN LOFTON HOPKINS 3024 E 14TH 1/2 ST, AUSTIN, TX 78702 STANDARD Interest(s) / 30000 Points, contract # 6580901 JAMES EDWARD HOPSON, SR. and TERESA KAY HOPSON 341 BATTLEFIELD DR, DANDRIDGE, TN 37725 STANDARD Interest(s) / 200000 Points, contract # 6923424 MARY ANN KATHRYN HUMOLA and STEVEN ELWOOD MILLER PO BOX 237, ANNANDALE, MN 55302 SIGNATURE Interest(s) / 1000000 Points, contract # 6877427 MARY ANN KATHRYN HUMOLA and STEVEN ELWOOD MILLER PO BOX 237, ANNANDALE, MN 55302 SIGNATURE Interest(s) / 340000 Points, contract # 6877430 EVA ELIZABETH ISAAC 1000 CHARLESTON LN, SAVANNAH, TX 76227 STANDARD Interest(s) / 45000 Points, contract # 6810439 MONTAVIOUS JEROME JONES and SHABREKA MONIQUE WHITE JACKSON 4610 HAMLET WALK SE, CONYERS, GA 30094 STANDARD Interest(s) / 50000 Points, contract # 6806477 SHERRY S. KNOX and ERIC TAYLOR CYPRIAN 22501 MISSION DR, RICHTON PARK, IL 60471 STANDARD Interest(s) / 75000 Points, contract # 6849674 JOHN E MEISEL and JENNIFER M MEISEL 915 9TH ST, MILLEDGEVILLE, IL 61051 STANDARD Interest(s) / 50000 Points, contract # 6910560 CURTIS CHARLES MISLICK 178 GRANNIS ST, EAST HAVEN, CT 06512 STANDARD Interest(s) / 110000 Points, contract # 6715042 JOEL DAYTON MOONEYHAM and MICHELLE DELISLE MOONEYHAM 10693 SQUALL LINE RD, PENSACOLA, FL 32507 STANDARD Interest(s) / 300000 Points, contract # 6861719 DAVID ANDREWS MORALOBO 7040 SIENA AVE, SPRING HILL, FL 34608 STANDARD Interest(s) / 150000 Points, contract # 6810982 ROBERT G MORENO and DIANA ZAPATA MORENO 3031 HATTON ST, SAN ANTONIO, TX 78237 STANDARD Interest(s) / 190000 Points, contract # 6620330 KIMBERLY JAMILLIAH MOTLEY 412 VIVIAN MERRITT ST, BROOKHAVEN, MS 39601 STANDARD Interest(s) / 40000 Points, contract # 6840230 DENNIS EUGENE OLSON and TIFFANY BROOKE OLSON A/K/A TIFFANY BROOKE CRAM 11555 W 10350 N, TREMONTON, UT 84337 STANDARD Interest(s) / 150000 Points, contract # 6695064 SABRINA THERESA OWNBY 4328 OAK CREEK DR, GAINESVILLE, GA 30506 STANDARD Interest(s) / 100000 Points, contract # 6636491 SARA MARIE PEREZ and THOMAS RAY PEREZ, JR. 162 TANNERS RUN, BLUFFTON, SC 29910 STANDARD Interest(s) / 305000 Points, contract # 6879825 HEATHER DAWN PYPER 373 E 600 S, MOUNT PLEASANT, UT 84647 STANDARD Interest(s) / 100000 Points, contract # 6898488 SARA FRANCES RASMUSSEN and ROBERT BRIAN RASMUSSEN 1402 WEDGEWOOD DR, CLEBURNE, TX 76033 STANDARD Interest(s) / 200000 Points, contract # 6625206 LUETISHA SAMPSON 3288 LANDGRAF CLOSE, DECATUR, GA 30034 STANDARD Interest(s) / 200000 Points, contract # 6841080 PAUL KENNETH SCHMIDT JR and DAWN MARIE SCHMIDT 109 CRAIG DR, SAVANNAH, GA 31405 STANDARD Interest(s) / 180000 Points, contract # 6696172 JOSHUA CALEB SHEALY 7257 SPANN RD, BATESBURG, SC 29006 SIGNATURE Interest(s) / 150000 Points, contract # 6886141 SANDRA FAYE SHEEFEL 1115 CHESTER ST, ANDERSON, IN 46012 SIGNATURE Interest(s) / 50000 Points, contract # 6883466 MICHAEL JOSEPH STREET 5441 SPRING HILL RD, GROVE CITY, OH 43123 STANDARD Interest(s) / 30000 Points, contract # 6836088 DENISE MICHELLE TATUM and KEVIN JACOB TATUM 2982 CREEKVIEW CT NE, CONYERS, GA 30012 STANDARD Interest(s) / 50000 Points, contract # 6827130 DONTELL ANTONW THOMAS and AMMIE CORENTHIA THOMAS 454 G R TUCKER RD, HARLEM, GA 30814 STANDARD Interest(s) / 150000 Points, contract # 6860370 JOEL VAZQUEZ ALONSO and ANAISA DUQUESNE BRITO 2324 NW 35TH AVE, CAPE CORAL, FL 33993 STANDARD Interest(s) / 30000 Points, contract # 6831976 WILLIAM ALLEN VONDERSCHMIDT A/K/A WM ALLEN VONDERSCHMIDT 620 N WHITE DR, GARDNER, KS 66030 STANDARD Interest(s) / 50000 Points, contract # 6840444 DEBORAH KAY VOYLES and JAMES ERIC VOYLES 6904 87TH ST, LUBBOCK, TX 79424 STANDARD Interest(s) / 150000 Points, contract # 6626300 MARK ALLEN WARSING and CARRI ANN WARSING 1701 REED ST, LITTLEFIELD, TX 79339 STANDARD Interest(s) / 175000 Points, contract # 6614230 TRAVIS CLARK WHAN and JILL ANNE WHAN 501 SELLS LN, GREENSBURG, PA 15601 STANDARD Interest(s) / 75000 Points, contract # 6786950 CYNTHIA M. WHITLEY 185 SEA GRASS LN, ARVERNE, NY 11692 STANDARD Interest(s) / 75000 Points, contract # 6725510 RAIMONE J. WILSON and KATRINA ALLAH WILSON 5031 HICKORYGATE DR, SPRING, TX 77373 STANDARD Interest(s) / 70000 Points, contract # 6680842 LEODAN ZAVALA FLORES and VANESSA BETSABETH FLORES ACUEDA 102 MITZI DR, GULFPORT, MS 39503 STANDARD Interest(s) / 30000 Points, contract # 6859245 MICHAEL HAROLD ZELLER and JERRINE DEE KIRSCH 5481 BARNWOOD CT, PAHRUMP, NV 89061 STANDARD Interest(s) / 300000 Points, contract # 6851110 | | |

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 Mgt.- Orange County Clerk of Court Book/Page/Document# Amount Secured by Mortgage Per Diem
 BEDNORZ N/A, N/A, 20220195945 \$ 28,295.63 \$ 9.01 BUCHANAN/ BUCHANAN/BUCHANAN, JR N/A, N/A, 20190770697 \$ 13,140.37 \$ 3.94 BUTLER/BUTLER, JR. N/A, N/A, 20190208893 \$ 17,716.52 \$ 5.42 BYRD N/A, N/A, 20220526825 \$ 10,549.42 \$ 3.82 CAMPBELL N/A, N/A, 20190187407 \$ 5,572.08 \$ 2.04 CONLEY/CONLEY N/A, N/A, 20190258644 \$ 9,818.97 \$ 3.70 DIXON/DIXON N/A, N/A, 20220077892 \$ 15,010.62 \$ 5.64 ELIZALDE/ELIZALDE N/A, N/A, 20190401354 \$ 38,733.99 \$ 10.68 FRANKLIN N/A, N/A, 20190300026 \$ 8,909.46 \$ 3.33 FREDERICK N/A, N/A, 20190751743 \$ 15,776.21 \$ 5.92 GALLEGOS/GALLEGOS N/A, N/A, 20220227530 \$ 25,417.00 \$ 8.35 GORDON A/K/A IRA GORDON/ROARK N/A, N/A, 20230066592 \$ 38,315.61 \$ 0.00 GORDON A/K/A IRA GORDON/ROARK N/A, N/A, 20230066592 \$ 38,315.61 \$ 0.00 GORDON A/K/A IRA GORDON/ROARK N/A, N/A, 20230066592 \$ 38,315.61 \$ 0.00 GUNN-WHITE/WHITE N/A, N/A, 20190202704 \$ 15,994.56 \$ 5.65 HENNINGER N/A, N/A, 20200370795 \$ 11,163.47 \$ 3.92 HOPKINS N/A, N/A, 20190043456 \$ 13,237.23 \$ 3.84 HOPSON, SR./HOPSON N/A, N/A, 20220761393 \$ 36,243.60 \$ 12.84 HUMOLA/MILLER N/A, N/A, 20220206026 \$ 125,232.18 \$ 38.44 HUMOLA/MILLER N/A, N/A, 20220206056 \$ 83,782.86 \$ 26.59 ISAAC/ N/A, N/A, 20210077939 \$ 13,165.06 \$ 4.70 JONES/JACKSON N/A, N/A, 20210099591 \$ 14,384.50 \$ 4.87 KNOX/CYPRIAN N/A, N/A, 20220036899 \$ 18,546.73 \$ 6.88 MEISEL/MEISE N/A, N/A, 20220621964 \$ 11,634.90 \$ 4.38 MISLICK N/A, N/A, 20190651702 \$ 12,956.10 \$ 4.24 MOONEYHAM/ MOONEYHAM N/A, N/A, 20220182005 \$ 49,969.15 \$ 19.3 MORALOBO N/A, N/A, 20210081648 \$ 36,519.84 \$ 12.22 MORENO/MORENO N/A, N/A, 20190011884 \$ 16,021.18 \$ 5.37 MOTLEY N/A, N/A, 20210750620 \$ 10,770.12 \$ 3.95 OLSON/OLSON A/K/A TIFFANY BROOKE CRAM N/A, N/A, 20190510257 \$ 25,936.16 \$ 9.15 OWNBY N/A, N/A, 20190300262 \$ 31,873.53 \$ 8.77 PEREZ/PEREZ, JR. N/A, N/A, 20220254688 \$ 63,601.66 \$ 20.57 PYPER N/A, N/A, 20220342039 \$ 22,750.19 \$ 8.02 RASMUSSEN/ RASMUSSEN N/A, N/A, 20190014269 \$ 63,347.26 \$ 16.83 SAMPSON N/A, N/A, 20210557850 \$ 44,982.31 \$ 15.23 SCHMIDT JR./SCHMIDT/ N/A, N/A, 20190532268 \$ 41,847.60 \$ 11.56 SHEALY N/A, N/A, 20220332703 \$ 45,181.72 \$ 16.01 HEFEL N/A, N/A, 20220297881 \$ 15,187.09 \$ 5.72 STREET N/A, N/A, 20210686424 \$ 8,018.62 \$ 3.03 TATUM/TATUM N/A, N/A, 20210434718 \$ 13,347.96 \$ 5.05 THOMAS/THOMAS N/A, N/A, 20220180253 \$ 31,470.48 \$ 11.66 VAZQUEZ ALONSO/DUQUESNE BRITO N/A, N/A, 20210513864 \$ 9,029.77 \$ 3.23 VONDERSCHMIDT A/K/A WM ALLEN VONDERSCHMIDT N/A, N/A, 20210561864 \$ 12,427.92 \$ 4.71 VOYLES/VOYLES N/A, N/A, 20190109728 \$ 25,223.63 \$ 8.95 WARSING/WARSING N/A, N/A, 201900059107 \$ 41,138.32 \$ 10.93 WHAN/WHAN N/A, N/A, 20200400872 \$ 16,225.50 \$ 6.15 HITLE N/A, N/A, 20200063952 \$ 20,153.50 \$ 6.67 WILSON/WILSON N/A, N/A, 20190310202 \$ 9,151.90 \$ 3.07 ZAVALA FLORES/FLORES ACUEDA N/A, N/A, 20220159128 \$ 8,531.11 \$ 3.22 ZELLER/KIRSCH N/A, N/A, 20210702237 \$ 34,001.87 \$ 10.13

Notice is hereby given that on April 25, 2024 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 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 19, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.

Sworn to and subscribed before me this March 19, 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 21, 28, 2024 24-00961W

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 Print Name: Sherry Jones
 NOTARY PUBLIC STATE OF FLORIDA
 Commission Number: HH215271
 My commission expires: 2/28/26
 Notarial Seal
 March 21

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 2023-CA-001973-O
LAKEVIEW LOAN SERVICING, LLC,
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, Defendant(s).

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 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, 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 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 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGES 94 THROUGH 103, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED 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

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-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 B. KENNAH
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, Florida:
LOT 70, THE PALMS SECTION

FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 109, 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 Diaz Anselmo & 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 attorneys 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 the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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
Room 350
Orlando, Florida 32801
1496-194373 / VP2
March 21, 28, 2024 24-00946W

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-004058-O
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL AINSLEY, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure 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 CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, 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 wit:
LOT 75, ARBOR RIDGE SUBDIVISION, UNIT 1, ACCORDING TO THE PLAT THERE-

OF AS RECORDED IN PLAT BOOK 6, PAGE 32, OF THE PUBLIC RECORDS OF ORANGE 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 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,
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

SECOND 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 CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 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 at 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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "X", PAGE 134, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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 discapacidad del oído o de la voz, llame al 711.

Si ou se you moun ki enfim ki bezwen akomodasyon pou w ka patipise 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 kòdònatè pwogram Lwa pou ameriken ki Enfim you 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 avan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens le 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
CRI2447-18/sap
March 21, 28, 2024 24-00958W

SECOND INSERTION

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

CASE NO. 2023-CA-015202-O
UNIVERSITY SUN ESTATES 2 and 3, LLC, a Florida limited liability company, Plaintiff, vs.
EMELINDA LOZADA ORTIZ; et al., Defendants.
TO: EMELINDA LOZADA ORTIZ
Last Known Address: 326 Holiday Acres Dr, Orlando, FL 32833
Current Address: unknown

YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home, VIN#03610158F; Title #63877158; YR: 1993; Make REBT; 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 Manganello, 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 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 are hearing or voice impaired, 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

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. 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 NICOLAS MEUS; JACQUELIN NAPOLEON; BELMERE HOMEOWNERS' ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY-INTERNAL REVENUE 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 www.myorangeclerk.realforeclose.com, at 11:00 AM, on April 09, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 95, BELMERE VILLAGE G5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 140-143, OF THE PUBLIC RE-

CORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 11813 VIA LUCERNA CIR, WINDERMERE, 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,
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 24-00926W

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 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 TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT 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; DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT 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, 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, CHRISTMAS PARK FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 44- 45, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED 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

SECOND 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 CORPORATION, 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 COUNTY, 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 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."

By: /s/ Tara L. Messenger
Chase A. Berger, Esq.
Florida Bar No.: 083794
Tara L. Messenger, Esq.
Florida Bar No. 0059454
fcpleadings@ghidottriberger.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

SAVE TIME

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

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

FLORIDA'S NEWSPAPER FOR THE BUSINESS
Business Observer

1/30/2024, 7:16

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

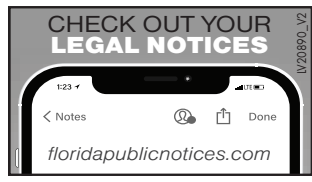
NOTICE OF PUBLICATION
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN
AND FOR ORANGE COUNTY,
FLORIDA.

Case Number: 2024-CA-001193-0
**ALLIANCE CONDOMINIUM
ASSOCIATION, INC.**
Plaintiff, vs.
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 foreclose 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
March 21, 28, 2024 24-00897W



--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 2019-CA-009758-0
**SPECIALIZED LOAN SERVICING
LLC,**
Plaintiff, vs.
**RICHARD R. BAKER A/K/A
RICHARD BAKER A/K/A
RICHARD RUSSELL BAKER, et al,**
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant
to a Final Judgment of Foreclosure
dated November 2, 2023, and entered
in Case No. 2019-CA-009758-0 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 WAUNATTA
WOOD, UNIT 1, ACCORDING
TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK
5, PAGE(S) 57, OF THE PUBLIC
RECORDS OF ORANGE COUNTY,
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
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 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

SECOND INSERTION

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

CASE NO. 2024-CA-000337-0
**PHH MORTGAGE CORPORATION,
PLAINTIFF, VS.**
**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNS,
CREDITORS AND TRUSTEES OF
THE ESTATE OF MICHAEL H.
KNOWLES (DECEASED), ET AL.**
DEFENDANT(S).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNS, CREDITORS AND TRUSTEES OF THE ESTATE OF MICHAEL 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

SECOND INSERTION

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

CASE NO. 2023-CA-015210-0
**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. KALU-1U 14962 FELLE LN
ORLANDO, FL 32827
LAST 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, FELLE'S LANDING
PHASE 2, ACCORDING TO
THE PLAT THEREOF AS RECORDED
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 written
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
Civil Court Seal

23-05757FL
March 21, 28, 2024 24-00896W

--- 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. 2023-CA-011715-0
Freedom Mortgage Corporation,
Plaintiff, vs.
Blake C. Mercer a/k/a Blake Mercer,
et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered in
Case No. 2023-CA-011715-0 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 Mercer; Unknown Spouse
of Blake C. Mercer a/k/a Blake Mercer;
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 Judgment
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

SECOND INSERTION

**WOODS SECOND ADDITION,
ACCORDING TO THE MAP OR
PLAT THEREOF, AS RECORDED
IN PLAT BOOK 2, PAGE(S)
52, 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 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
March 21, 28, 2024 24-00898W

SECOND 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 WITHIN
3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS

NOTICE.

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

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

The date of first publication of this
notice is 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.com
Alternate 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,
Suite 5
Naples, FL 34109
Telephone: 239-435-1533
Facsimile: 239-435-1433
March 21, 28, 2024 24-00903W

**PUBLISH YOUR
LEGAL NOTICE**
Email
legal@businessobserverfl.com
Business
Observer

--- 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-009965-0
**THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE FOR
THE CERTIFICATE HOLDERS
OF THE CWABS, INC.,
ASSET-BACKED CERTIFICATES,
SERIES 2004-14,**
Plaintiff, vs.
**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER, OR AGAINST THE
ESTATE OF JULIEN JOACHIN,
DECEASED; et al.,**
Defendant(s).

TO: Marc Antoine Joachin a/k/a Mark
Joachin
Last Known Residence: 3501 Vera Avenue
Orlando, FL 32808
TO: Watson Joachin
Last Known Residence: 824 Faber
Drive Orlando, FL 32822
TO: Robinson Joachin
Last Known Residence: 530 Washington
St. Apt. 17 Brighton, MA 02135
TO: Anson Joachin
Last Known Residence: 8076 Cherokee
Blvd. Douglasville, GA 30134
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
property in Orange County, Florida:
LOT 39, HIAWASSEE OAKS,
ACCORDING TO MAP OF
PLAT THEREOF AS RECORDED
IN PLAT BOOK 20, PAGE
9, 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 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 publication,
and file the original with the
clerk of this court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief demanded
in the complaint or petition.

Dated on MARCH 18, 2024
Tiffany Moore Russell
As Clerk of the Court
By: /s/ Nancy Garcia
As Deputy Clerk
1092-12099B
Ref# 7286
March 21, 28, 2024 24-00955W

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2023-CA-017595-0
GTSIT SOLUTIONS LLC,
Plaintiff, v.
**UNKNOWN BENEFICIARIES,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
NINA RUTH CRAWFORD, et al.,**
Defendants.

TO: UNKNOWN BENEFICIARIES,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF NINA RUTH CRAWFORD
Last Known Address: Unknown
MATTHEW EVAN ROBERSON
Last Known Address: 1304 S. Baltimore
Street, Kirksville, MO 63501
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on
the following property located in Orange
County, Florida:

LOTS 1, 2 AND 3, BLOCK G,
PARADISE HEIGHTS, A SUBDIVISION
AS PER PLAT THEREOF
RECORDED IN PLAT BOOK
0, PAGE(S) 31, OF THE PUBLIC
RECORDS OF ORANGE COUNTY,
FLORIDA.

including the buildings, appurtenances,
and fixture located thereon. Property
Address: 2132 Woodland 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 Technology
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 demanded
in the Complaint or petition filed herein.

WITNESS my hand and seal of this
Court at Orange, Florida on this 11th
day of MARCH, 2024.

Tiffany Moore Russell
ORANGE CLERK OF COURT
ORANGE COUNTY
CLERK OF COURT
By: /s/ Nancy Garcia
Deputy Clerk
Civil Court Seal
March 21, 28, 2024 24-00894W

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
9TH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 2024-CA-001617-0
**U.S. BANK NATIONAL
ASSOCIATION,**
Plaintiff, vs.
**PAMELA NICOLE PRITCHARD,
et al.,**
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 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 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.

TIFFANY MOORE RUSSELL
As Clerk of the Court
By: /s/ Rosa Aviles
As Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
24-00582
March 21, 28, 2024 24-00923W

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR OR-
ANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000761-0
IN RE: ESTATE OF
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
January 27, 2024, is pending in the
Circuit Court for Orange County,
Florida, Probate Division, the address
of which is 425 N. Orange Avenue,
Orlando, Florida 32801. The names
and addresses of the personal representative
and the personal representative's attorney
are set forth below.

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

All other creditors of the decedent
and other persons having claims or demands
against decedent's estate must file
their claims with this court WITHIN

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 SECTION
733.702 WILL BE FOREVER
BARRED.

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

The date of first publication of this
notice is March 21, 2024.
Signed on this 18th day of March,
3/18/2024.

/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 Droschick 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 ---

SECOND INSERTION

**NOTICE OF SALE PURSUANT
TO CHAPTER 45, FLORIDA
STATUTES**
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN
AND FOR ORANGE COUNTY,
FLORIDA
CASE NO.: 2023CC0132400
**BEACON PARK PHASE I
HOMEOWNERS ASSOCIATION,
INC.,**
Plaintiff, vs.
**LEE FRIEDMAN A/K/A LEE
FRIEDMAN, et al.,**
Defendant(s).

Notice is given that pursuant to the Final
Judgment of Foreclosure dated, in
Case No.: 2023-CC-013240-0 of the
County Court in and for Orange County,
Florida, wherein BEACON PARK
PHASE I HOMEOWNERS ASSOCIATION,
INC., is the Plaintiff and LEE
FRIEDMAN A/K/A LEE FRIEDMAN,
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 I,
according to the Plat thereof as re-
corded in Plat Book 58, Pages 101
through 111, 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 DOCUMENT.
IF YOU ARE HEARING OR VOICE
IMPAIRED, CALL 1-800-955-8771.

DATED: March 18, 2024
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

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. 2024-CA-001753-0
Wells Fargo Bank, N.A.
Plaintiff, vs.
**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,
Florida:

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 COUNTY,
FLORIDA, TOGETHER
WITH THE EAST 1/2 OF THE
VACATED BUMBY ALLEY LYING
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

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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 425 N Orange Ave., 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 ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 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 21, 2024.

/s/ 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 21, 28, 2024 24-00959W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 21, 2024.

/s/ Personal Representative:
Bradley J. Busbin
2295 S. Hiwassee 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. Hiwassee Rd.,
Ste. 207
Orlando, FL 32835
Email: Brad@BusbinLaw.com
Telephone: (407) 955-4595
Fax: (407) 627-0318
March 21, 28, 2024 24-00901W

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

SECOND 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 425 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is March 21, 2024.

Personal Representative:
Cherina Velez
6240 Contessa Drive, Unit 110
Orlando, Florida 32829
Attorney for Personal Representative:
Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
March 21, 28, 2024 24-00902W

SECOND 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 below.

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

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

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

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

The date of first publication of this notice is 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: natty@patriotlegal.com
Secondary E-Mail:
service@patriotlegal.com
March 21, 28, 2024 24-00933W

SECOND 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/K/A GETHEL TILLMAN MCNATT, A/K/A 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 other persons, who have claims or demands against decedent's estate, including unmaturing, 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 AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, including unmaturing, 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 PUBLICATION OF THIS NOTICE IS MARCH 21, 2024.

Personal Representative
Charles Tillman
543 Palm Drive
Ocoee, FL 34761
Personal Representative's 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 ---

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. 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 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 TRUSTEE, SUCCESSOR BY MERGER TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL 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 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 18th day of April, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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

SECOND 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,
L.L.C.
PLAINTIFF, VS.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNORS,
CREDITORS AND TRUSTEES
OF THE ESTATE OF KATHY L.
THOMAS A/K/A KATHY LOU
THOMAS (DECEASED), ET AL.
DEFENDANT(S).

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF KATHY L. THOMAS A/K/A KATHY LOU THOMAS (DECEASED) UNKNOWN RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1362 Winter Green Way, Winter Garden, FL 34787

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

Lot 100, Village Grove Phase 2, according to the plat thereof, recorded in Plat Book 14, Pages 15 and 16 of the Public Records of Orange County, Florida.

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 ctadm2@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 N Orange Ave
Room 350
Orlando, FL 32801
Our Case #: 23-0002063
March 21, 28, 2024 24-00899W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE 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 AMADOR BELTRAN BERBERENA; UNKNOWN SPOUSE OF AMADOR BELTRAN 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 TWENTY-THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT Y, PAGE(S), 81, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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 ENTITLED 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 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.

Dated this 19th day of March, 2024.

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

SECOND INSERTION

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

CASE NO.
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,
Plaintiff, vs.
BRF REAL ESTATE HOLDINGS,
L.L.C., 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 INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TRUST TITLE TRUST I is Plaintiff and UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; BRF REAL ESTATE HOLDINGS, L.L.C.; 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.MYORANGECLERK.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 CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRUMENT 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 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
March 21, 28, 2024 24-00895W

SECOND INSERTION

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 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 20, BLOCK 3, RICHMOND HEIGHTS, UNIT #2, ACCORDING TO THE PLAT BOOK AS RECORDED IN PLAT BOOK Y, PAGE 130, 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 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 1-800-955-8771.

WITNESS my hand and the seal of this Court this ___ day of MARCH 19, 2024.

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
MILLER, GEORGE & SUGGS,
PLLC
Attorney for Plaintiff
210 N. University Drive,
Suite 900
Coral Springs, FL 33071
23FL935-0425
March 21, 28, 2024 24-00957W

SECOND INSERTION

<

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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
March 21, 28, 2024 24-00932W

SECOND 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 below.

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

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

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

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

The date of first publication of this notice is 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
March 21, 28, 2024 24-00949W

--- PUBLIC SALES ---

SECOND 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

SECOND 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 APO 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

SECOND 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. 1998 KING HS N88569A & N88569B. Last Tenants: EDWARD FRANCIS KNUCK III AND KEVIN CHARLES WENZEL and all unknown parties beneficiaries heirs. Sale to be at SUN COMMUNITIES OPERATING LIMITED PARTNERSHIP, DEERWOOD I PARK LLC AND DEERWOOD II PARK LLC, 1575 PEL STREET, ORLANDO, FL 32828. 813-241-8269.
March 21, 28, 2024 24-00950W

--- TAX DEEDS ---

SECOND 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 year of issuance, the description of the property, and the names in which it was assessed 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) BLK I

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
24-00892W

--- ACTIONS ---

THIRD 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; and TOMMY IKEDA, an Individual. Defendants.

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

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 2/2024, 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 - Orange.

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

Hinshaw & Culbertson LLP
2811 Ponce de Leon Blvd., Suite 1000
10th Floor
Coral Gables, Florida 33134
Mar. 14, 21, 28; Apr. 4, 2024
24-00840W

THIRD 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:

Unit: 3425, TRADEWINDS A METROWEST CONDOMINIUM, 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. Hiawasee 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 Plaintiff's 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 Plaintiff's 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 Court.

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

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

OFFICIAL COURTHOUSE WEBSITES

- manateeclerk.com
- sarasotaclerk.com
- charlotteclerk.com
- leeclerk.org
- collierclerk.com
- hillsclerk.com
- pascoclerk.com
- pinellasclerk.org
- polkcountyclerk.net
- myorangeclerk.com

SAVE TIME

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

Business Observer

--- ACTIONS ---

THIRD 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-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

THIRD 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-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, deceased
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

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
24-00883W

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386
or email legal@businessobserverfl.com

Business Observer

Q&A

Are there different types of legal notices?
Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

To publish your legal notice email: legal@businessobserverfl.com

Are internet-only legal notices sufficient?
No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

SAVE TIME

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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