## PUBLIC NOTICES



ORANGE COUNTY LEGAL NOTICES

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

#### --- PUBLIC NOTICES ---

#### 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, MAY 7, 2024, at 6:15 p.m. or as soon thereafter as practical, the **OCOEE CITY COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, located at 1 North Bluford Avenue, Ocoee, Florida, to consider 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, including a complete legal description by metes and bounds, may be inspected at the Ocoee Planning Department located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. The Ocoee City Commission may continue the public hearing to other dates and times, as it deems necessary. Any interested party shall be advised of the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearing, and no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made at the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

April 25, 2024 24-01380W

#### FIRST INSERTION

#### NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Pursuant to the Florida Statutes, notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on May 6, 2024 at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to consider the adoption of the following ordinance(s):

#### ORDINANCE 24-13

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITION-AL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 2.19 +/- ACRES LOCATED AT 681 W PLANT STREET, NORTH OF PLANT STREET, SOUTH OF THE WEST ORANGE TRAIL, EAST OF BRAY-TON ROAD, AND WEST OF PARK AVENUE INTO THE CITY OF WIN-TER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVID-ING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

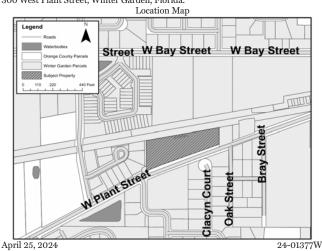
ORDINANCE 24-14 AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GAR-DEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS AP-PROXIMATELY 2.19 +/- ACRES LOCATED AT 681 W PLANT STREET, NORTH OF PLANT STREET, SOUTH OF THE WEST ORANGE TRAIL, EAST OF BRAYTON ROAD, AND WEST OF PARK AVENUE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY COM-MERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 2.19 +/- ACRES LOCATED AT 681 WEST PLANT STREET GENERALLY LOCATED NORTH OF PLANT STREET, SOUTH OF THE WEST ORANGE TRAIL, EAST OF BRAYTON ROAD, AND WEST OF PARK AVENUE FROM ORANGE COUNTY A-1 (CIT-RUS RURAL DISTRICT) AND M-1 (MANUFACTURING DISTRICT) TO WINTER GARDEN PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE LUMEN CENTER PROP-ERTY AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

oning Board meeting, the City Commission of the City of llowing the Planning & Winter Garden will hold a public hearing in the City Commission Chambers located at 300 W. Plant Street, Winter Garden, FL on May 9, 2024, at 6:30 p.m., or as soon after as possible, to also consider the adoption of the ordinance(s).

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

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





#### FIRST INSERTION

#### NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Pursuant to the Florida Statutes, notice is hereby given that the City of Winter Garden proposes to adopt the following Ordinance: ORDINANCE 24-09

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WIN-TER GARDEN, FLORIDA, AMENDING CHAPTER 70, TELECOMMU-NICATIONS, ARTICLE I, IN GENERAL, CITY OF WINTER GARDEN CODE OF ORDINANCES TO ADD REQUIREMENTS FOR RIGHT-OF-WAY PERMIT APPLICANTS AND REGISTRATION REQUIREMENTS FOR COMMUNICATIONS SERVICES PROVIDERS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

The City Commission of the City of Winter Garden will hold the 1st reading and public hearing on the aforesaid Ordinance in the City Commission Chambers located at 300 W. Plant Street, Winter Garden, FL on April 25, 2024 at 6:30 p.m., or as soon after as possible, to also consider the adoption of the ordinance(s).

The City Commission will hold the 2nd reading and public hearing on the aforesaid Ordinance in the City Commission Chambers located at 300 W. Plant Street, Winter Garden, FL on May 9, 2024 at 6:30 p.m., or as soon after as possible, to also consider the adoption of the ordinance(s).

Copies of the proposed ordinance may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida. For more information, please call Steve Pash at 407-

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

24-01355W

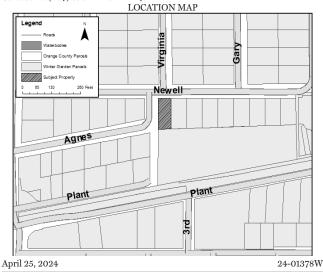
#### FIRST INSERTION

#### NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on May 6, 2024, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance request to Winter Garden Code of Ordinance Section 118-396(2) a. and c. for the property located at 200 E Newell Street. If approved, this variance will permit a reduction of lot width at the building front setback line to 70 feet in lieu of 100 feet and a reduction in lot size to approximately +/- 9,021 square feet in lieu of 10,000 square feet to permit a two-family house on the property.

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

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



#### FIRST INSERTION

#### NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on May 6, 2024 at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance request to the Winter Garden Code of Ordinances Section 118-308(1)(c) for the property located at 416 Lone Heron Way. If approved, this variance will allow a five (5) foot rear yard setback, in lieu of the required 21 foot rear yard setback minimum, in order to build an outdoor summer kitchen and patio with roof.

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

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

Location Map Heron April 25, 2024 24-01376W

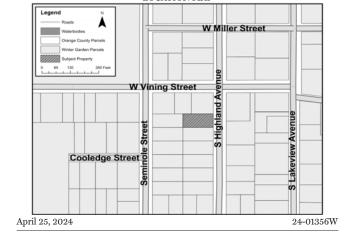
#### FIRST INSERTION

#### NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on May 6, 2024 at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance request to Winter Garden Code of Ordinances Sec. 118- 1297(a)(1) for the property located at 502 S. Highland Avenue. If approved, this variance will allow a 6' tall wood fence in lieu of the 3' height maximum in the front yard of the property.

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

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



#### FIRST INSERTION

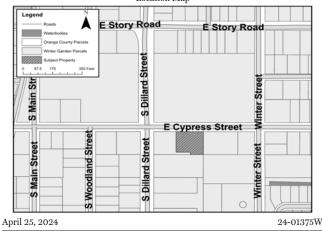
#### NOTICE OF PUBLIC HEARING

CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on May 6, 2024 at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance requests to the Winter Garden Code of Ordinances Section 118-586(1)(a) for a property generally located at 114 E Cypress Street. If approved, the variance will allow a front yard setback of ten (10) feet, in lieu of the minimum required 40 feet, in order to build a two story office building in a C-2 (Arterial Commercial) zoning district.

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

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



#### FIRST INSERTION

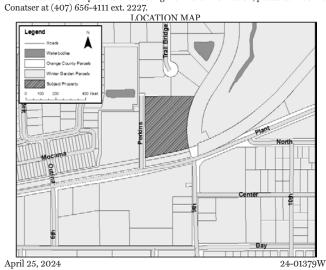
#### NOTICE OF PUBLIC HEARING

CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on Monday, May 6, 2024, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review a Special Exception Permit request for a property located at 855 E Plant Street, Suite 500 & 600, Winter Garden, Florida. If approved, this Special Exception Permit will allow a 40-student daycare (Discover After School) in the Trailside Business Center.

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

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



OFFICIAL COURTHOUSE WEBSITES

Notes

manateeclerk.com sarasotaclerk.com charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com pascoclerk.com

pinellasclerk.org

**polk**countyclerk.net my**orange**clerk.com

#### **ORANGE** COUNTY

#### FIRST INSERTION

Notice is hereby given that ACCRED-ITED DRUG TESTING INC., OWN-ER, desiring to engage in business under the fictitious name of SECURE SCREENINGS located at 5931 BRICK COURT, SUITE 100, WINTER PARK, FLORIDA 32792 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. 24-01349W

April 25, 2024

#### FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Channing Elliott will engage in business under the fictitious name CHAN-DURAN ARTS, with a physical address 2006 Avenel Street Orlando, Florida 32828, with a mailing address 2006 Avenel Street Orlando, Florida 32828, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. April 25, 2024

#### FIRST INSERTION

#### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of WONDERWORKS located at 121 S. Orange Avenue, Unit 1130N, Orlando, Florida 32801, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida,

Dated at Winter Park, Florida, this 19th day of April, 2024. WONDERWORKS ENTERPRISES,

a Florida limited liability company 24-01342W April 25, 2024

#### FIRST INSERTION

#### NOTICE OF MEETING

Please take notice that on Wednesday, May 15, 2024, at 8:30 am, the Board of Directors of HWO, Inc. (dba Foundation for a Healthier West Orange) will hold a meeting at 1200 E. Plant St., Suite 200, Winter Garden, FL. At that time, they will consider such business as may properly come be-fore them. Following the meeting, the Board will convene separate meetings as the Manager of HWO Holdings, LLC, HWO Investments, LLC, and Healthy West Orange, LLC. HWO, Inc.

Board of Directors April 25, 2024

24-01354W

#### FIRST INSERTION

#### Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien: all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date May 17th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL

39452 2021 Toyota VIN#: 5YFS4MCE-4MP091040 Lienor: In and Out Autobody + Repairs 6363 E Colonial Dr Suite G Orlando 407-341-5055 Lien Amt \$2,150

April 25, 2024 24-01335W

#### **PUBLISH YOUR LEGAL NOTICE**

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

or email legal@businessobserverfl.com



#### FIRST INSERTION

Notice is hereby given that LORENA PATRICIA SALAS, TROY MANAGE-MENT SOLUTIONS LLC, OWNERS, desiring to engage in business under the fictitious name of SWEET MAGIC located at 5524 ARNOLD PALMER DR, APT 1128, ORLANDO, FLORIDA 32811 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. April 25, 2024 24-01348W

#### 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 T Dimez10 located at 219 Aranel in the City of Winter garden, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of April, 2024.

April 25, 2024 24-01336W

#### FIRST INSERTION

#### NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES,

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Citra at Windermere, care of 11766 Wilshire Blvd., Suite 1500, Los Angeles, California, 90025, in the County of Orange, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida, this 19th day of April, 2024. OWNER: Citra Apartments Property

Owner LLC April 25, 2024 24-01341W

#### 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 Harmony Vibe Coaching located at 924 N Magnolia Ave Suite 202 Unit #5293 in the City of Orlando, Orange County, FL 32803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee. Florida.

Dated this 17th day of April, 2024. Kiah Husbands

April 25, 2024

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE Notice is hereby given that on 5/13/2024 at 10:30 am, the following

vehicle will be sold for towing & storage charges pursuant to F.S. 713.78: 2018 NISS ALTIMA

#1N4AL3AP2JC182671 Notice is hereby given that on 5/14/2024 at 10:30 am, the following vehicle will be sold for towing & storage charges pursuant to F.S. 713.78:

2018 MAZD CX-5 #JM3KFABM3J1416320 2014 HYUN SONATA #5NPEB4ACXEH858957 2002 HONDA CIVIC #1HGES16562L024735 2003 BMW Z4 #4USBT33433LR62466 2006 BUIC LACROSSE #2G4WE587561116359 2011 VOLV XC90 #YV4852CZXB1589322 2020 HYUN ELANTRA #KMHD74LF8LU901212 2013 CHEVROLET EQUINOX

#2GNALBEK0D6163284 Notice is hereby given that on 5/29/2024 at 10:30 am, the following vehicle will be sold for towing & storage

charges pursuant to F.S. 713.78: 2022 MERZ GLE #4JGFB4KB2NA587289 2024 TOYT TUNDRA #5TFLA5DB7RX139694 2022 MAZ CX-5 #JM3KFBCMXN1574759

Sale will be held at ABLE TOWING AND ROADSIDE LLC, 250 THORPE ROAD, ORLANDO, FL 32824, 407-866-3464. Lienor reserves the right to April 25, 2024 24-01334W

#### --- PUBLIC NOTICES ---

#### FIRST INSERTION

Notice is hereby given that ACCRED-ITED DRUG TESTING INC., OWN-ER, desiring to engage in business under the fictitious name of NATIONAL WORKPLACE SCREENINGS located at 5931 BRICK COURT, SUITE 100. WINTER PARK, FLORIDA 32792 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. 24-01347W April 25, 2024

#### Notice Under Fictitious Name Law According to Florida Statute

State, Tallahassee, Florida.

Dated this 22nd day of April, 2024. Noor K Foods LLC

#### FIRST INSERTION

#### NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Florida Epoxy Solutions, located at 13518 HEANEY AV, in the City of Orlando, County of Orange, State of FL, 32827, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 19 of April, 2024. AMERICAN ELITE ENTERPRISES

13518 HEANEY AV Orlando, FL 32827 April 25, 2024

24-01340W

H&A TOWING AND RECOVERY LLC gives notice that on 05/19/2024 at 9:00 AM the following vehicles(s) may be sold by public sale at 6548 E COLONIAL DR to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

24-01352W

#### According to Florida Statute

partment of State, Tallahassee, Florida. Dated this 23rd day of 04, 2024.

Alyxx Duggins April 25, 2024

24-01399W

#### FIRST INSERTION

Notice is hereby given that ACCRED-ITED DRUG TESTING INC., OWN-ER, desiring to engage in business under the fictitious name of NATIONAL WORKFORCE SCREENINGS located at 5941 BRICK COURT, SUITE 100. WINTER PARK, FLORIDA 32792 intends to register the said name in ORANGE county with the Division of Corporations, Florida Department of State, pursuant to section \$65.09 of the Florida Statutes

April 25, 2024 24-01346W

#### 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 Cassidy Preschool located at 5036 Dr Phillips Blvd Box 314 in the City of Orlando, Orange County, FL 32819 intends to register the said name with the Division of Corporations of the Depart-

ment of State, Tallahassee, Florida Dated this 22nd day of April, 2024. Wilshire Education LLC 24-01373W April 25, 2024

#### FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RAMON RIVERA located at 578 Karma Ave. in the City of Winter Garden, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 22nd day of April, 2024. April 25, 2024 24-01339W

#### FIRST INSERTION NOTICE OF PUBLIC SALE

H&A TOWING AND RECOVERY LLC gives notice that on 05/10/2024 at 9:00 AM the following vehicles(s) may be sold by public sale at 6548  $\rm E$ COLONIAL DR to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1GBJP37WXE3348121 1984 ITAS 1MELM62W6RH626624 1994 MERC 2G1WH52KX39235958 2003 CHEV 1D7HA18D85J562961 2005 DODG JHMCP26848C003039 2008 HOND 2CNDL23F996245044 2009 CHEV JN8AZ18U49W0I8894 2009 NISS 3N 1AB6AP4CL 725902 2012 NISS 2C4RDGCG2HR813693 2017 DODG ZFBCFXDB1HP520455 2017 FIAT 24-01353W April 25, 2024

#### CHECK OUT YOUR LEGAL NOTICES



#### FIRST INSERTION

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

#### Located at 6690 E. Colonial Drive, Orlando FL 32807

2017 CHEVROLET 1G1FB3DS8H0169110 4WWBGB6B57N611744 2006 ACURA 19UUA66276A035679

Located at: 4507 E. Wetherbee Rd,

2005 TOYOTA  $2007\,\mathrm{TOYOTA}$ 4T1BE46K37U014435

SALE DATE 05/16/2024, 8:00 AM

Located at 6690 E. Colonial Drive, Orlando FL 32807

WBA73AK08M7G54296 2015 HYUNDAI 5NPE24AF2FH100588 2004 CHEVROLET 1GNDT13S942183928 2006 HYUNDAI 5NPEU46F36H093573 2002 HONDA 1HGCG56762A000030 2011 MAZDA JM1BL1UF5B1470798 2002 SUZUKI JS3TX92V924125470

SALE DATE 05/17/2024, 8:00 AM

Located at 6690 E. Colonial Drive, Orlando FL 32807

2018 CADILLAC 1GYS4HKJ0JR379803 2003 HONDA 2HKYF18493H590947 2002 LINCOLN 1LNHM87A52Y672138

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

2019 NISSAN 3N1CM7AP0KL822325 24-01350W April 25, 2024

#### FIRST INSERTION

Notice is hereby given that ACCREDIT-ED DRUG TESTING INC., OWNER, desiring to engage in business under the fictitious name of LAB TESTING USA located at 5931 BRICK COURT, SUITE 100, WINTER PARK, FLORIDA 32792 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. April 25, 2024

24-01345W

#### 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 J & V Maid Services located at 15143 Piping Plover St in the City of Winter Garden, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of April, 2024. Janiana Xavier Mendes Alves April 25, 2024

#### FICTITIOUS NAME NOTICE

Notice Is Hereby Given that CenterWell Senior Primary Care (FL), Inc., 500 W Main St, Louisville, KY 40202, desiring to engage in business under the fictitious name of CenterWell Senior Prima- ${\bf ry} \ {\bf Care} \ {\bf of} \ {\bf South chase,} \ {\bf with} \ {\bf its} \ {\bf principal}$ place of business in the State of Florida in the County of Orange, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 25, 2024 24-01398W

#### 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 CVP Virtual located at 14044 Lamont Dr., in the City of Orlando, Orange County, FL 32832 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of April, 2024. Cecilia Peralta

April 25, 2024 24-01338W

#### FIRST INSERTION

NOTICE OF PUBLIC SALE H&A TOWING AND RECOVERY LLC gives notice that on 05/12/2024at 9:00 AM the following vehicles(s) may be sold by public sale at 6548 E COLONIAL DR to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 5N1BT3BB4PC682725

2023 NISSAN Rogue April 25, 2024 24-01351W

#### 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 05/16/2024 at 2:30PM. Contents include personal property belong-

ing to those individuals listed below. Nathan Hicks Boxes, Totes, Clothing, Furniture 1233 Kristopher Powell Photos, Frames, Furniture, Lamps Alicia Harris

1247 Appliances, Dishes, Sports 1255 Stephanie Daugherty Boxes, Totes 1266 Zariah Hall

Boxes, Totes, Clothing Keyin Ervin 3323 Appliances, Bedding, Furniture C100 Terri Vaniwarnden

Appliances, Sports, Tools 1114 Paige Walmer Baby items, Bedding, Boxes, Toys Purchases must be paid at the above referenced facility in order to complete

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

24-01394W

questions (407)-902-3258

Apr. 25; May 2, 2024

the transaction. SmartStop Self Storage

#### FIRST INSERTION

Notice is hereby given that ACCRED-ITED DRUG TESTING INC., OWN-ER, desiring to engage in business under the fictitious name of DOT DRUG TESTING USA located at 5931 BRICK COURT, SUITE 100, WINTER PARK, FLORIDA 32792 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. 24-01344W

April 25, 2024

#### 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 Craftd, located at 3673 Gatlin Place Circle, in the City of Orlando, County of Orange, State of FL, 32812, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 22 of April, 2024. David Michael Goodman 3673 Gatlin Place Circle Orlando, FL 32812 April 25, 2024

24-01371W

#### FIRST INSERTION

Notice is hereby given that ACCREDIT-ED DRUG TESTING INC., OWNER, desiring to engage in business under the fictitious name of COASTAL DRUG TESTING located at 5931 BRICK COURT, SUITE 100, WINTER PARK, FLORIDA 32792 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. 24-01343W April 25, 2024

#### FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Robert James Chase / NANNIE CAVA-NAUGHS INC will engage in business under the fictitious name DIGRESS WINE, with a physical address 1215 Edgewater Drive Orlando, FL 32804, with a mailing address 1215 Edgewater Drive Orlando, FL 32804, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. April 25, 2024

24-01397W

#### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 5/10/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1997 FLEE HS FLFLT70A24847SK21 & FLFLT70B24847SK21. Last Tenants: ALLEN LEE MONSMA JR, JOYCE M MONSMA, JOYCE MONSMA, AND JOHN DOE and all unknown parties beneficiaries heirs. Sale to be at RSPI MHC, LLC DBA ROCK SPRINGS MOBILE HOME PARK, 1820 ROCK SPRINGS ROAD, APOPKA, FL 32712. 813-241-8269.

Apr. 25; May 2, 2024 24-01393W

#### FIRST INSERTION NOTICE OF FORFEITURE

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

#### Case Number: 2023-CA-017353-O IN RE: FORFEITURE OF: ONE (1) 2017 HARLEY DAVIDSON FLHXS

VIN: 1HD1KRC10HB694811 ALL PERSONS who claim an interest in the following property: One (1) 2017 Harley Davidson FLHXS, VIN: 1HD1KRC10HB694811, which seized because said property is alleged to be contraband as defined by Sections 932.701 (2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about November 20, 2023, in Orange County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Lindsay Michael, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Blvd., Jacksonville, FL 32205, by certified

mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. Apr. 25; May 2, 2024 24-01357W



## Who benefits from legal

notices?

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

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

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

legal@businessobserverfl.com

## FIRST INSERTION

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Indian Pavilion located at 13770 W Colonial Dr #120 in the City of Orlando, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of

April 25, 2024 24-01374W

Pursuant to F.S. §865.09

FIRST INSERTION NOTICE OF PUBLIC SALE

1J8HG48KX6C346116 2006 JEEP Commander

#### FIRST INSERTION Notice Under Fictitious Name Law

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TechBee Confections located at 1317 Edgewater Dr #5149 in the City of OR-LANDO, Orange County, FL 32804 intends to register the said name with the Division of Corporations of the De-

SALE DATE 05/13/2024, 8:00 AM

2007 WILSON TRAILERS

Orlando, FL 32824 1NXBR32EX5Z565604

## 2021 BMW

#### --- PUBLIC NOTICES ---

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-CP-001119-O **Division Probate** IN RE: ESTATE OF MICHAEL M. MARTIN Deceased.

The administration of the estate of Michael M. Martin, deceased, whose date of death was March 1, 2024, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is April 25, 2024.

#### Personal Representative: /s/ James David Martin James Daniel Martin

3506 Southern Parkway West Bradenton, Florida 34205 Attorney for Personal Representative: /s/ Carl B. Zacharia Carl B. Zacharia Attorney

Florida Bar Number: 50784 Zacharia Brown PC 111 W McMurray Road McMurray, PA 15367 Telephone: (724) 942-6200 Fax: (724) 942-6202 E-Mail: czacharia@zacbrownlaw.com Apr. 25; May 2, 2024 24-01382W

#### --- ESTATE ---

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000404-O Division: 09 CHARLES ROY JOHNSON Deceased.

The administration of the estate of CHARLES ROY JOHNSON, deceased, whose date of death was November 20, 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

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

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

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

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

Notice is April 25, 2024.

#### Personal Representative: Caroll V. Huntley-Johnson 1757 Alejo Drive

Apopka, FL 32712 FAMILY FIRST FIRM Attorney for Personal Representative: /s/ Jeanette Mora Jeanette Mora Florida Bar Number: 0296735 1030 W. Canton Avenue, Suite 102Winter Park, FL 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: jeanette.mora@fff.law Secondary E-Mail: probate@familyfirstfirm.com24-01331W Apr. 25; May 2, 2024

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000788-O **Division Probate** IN RE: ESTATE OF WILLIAM ALLEN SIMMONS

Deceased. The administration of the estate of William Allen Simmons, deceased, whose date of death was December 15, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is April 25, 2024.

Personal Representative: Anne L. Simmons 1046 Yellow Rose Dr. Orlando, Florida 32818 Attorney for Personal Representative:

Elizabeth Bertrand E-mail Addresses: elizabeth@palumbobertrand.com,elizabeth@palumbobertrand.com Florida Bar No. 97814 Palumbo & Bertrand, P.A. 2500 S. Bumby Ave. Orlando, Florida 32806 Telephone: (407) 960-2835 Apr. 25; May 2, 2024 24-01361W

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

PROBATE DIVISION

File No.: 2024 CP 000962 O

Division: 2

BRIAN DAVID MENDELL,

Deceased.

The administration of the estate of

Brian David Mendell, deceased, whose

date of death was 10/06/2023, is pend-

ing in the Circuit Court for Orange

County, Florida, Probate Division, File

No. 2024 CP 000962 O, the address of which is 425 N. Orange Avenue, Orlan-

do, FL 32801. The names and address-

es of the Personal Representative and

the Personal Representative's attorney

mands against decedent's estate, on

whom a copy of this notice is required

to be served, must file their claims with

this court WITHIN THE LATER OF

THREE (3) MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR THIRTY (30)

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

TION OF THIS NOTICE IS APRIL 25,

Personal Representative:

Lisa A. Wright 10325 Mallard Landings Way

Orlando, FL 32832

Attorney for Personal Representative: Kathlyn M. White

Attorney for Personal Representative

kmwhite@demariadekozanwhite.com

bsstubbs@demariadekozanwhite.com

DeMaria, de Kozan & White, PLLC

Florida Bar No. 13763

510 E. Zaragoza St.

(850) 202-8535

Pensacola, FL 32502

(850) 438-8860 FAX

Apr. 25; May 2, 2024

THE DATE OF FIRST PUBLICA-

DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME

OF THIS NOTICE.

ER BARRED

2024.

All creditors of the decedent and

are set forth below.

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001201-O

Division 01 IN RE: ESTATE OF PAULINE F. THOMAS a/k/a PAULINE FORD THOMAS, Deceased.

The administration of the estate of Pauline F. Thomas a/k/a Pauline Ford Thomas, deceased, whose date of death was February 24, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 355, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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

The date of first publication of this notice is April 25, 2024. Personal Representative:

Nona Thomas 867 Keaton Parkway Ocoee, Florida 34761 Attorney for Personal Representative:

Rodolfo Suarez Jr. Esq. Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

NINETH JUDICIAL CIRCUIT IN

AND FOR ORANGE COUNTY,

FLORIDA

PROBATE DIVISION

CASE NO.: 2024-CP-001109-O IN RE: ESTATE OF

LISA M. RANDOLPH

A/K/A LISA M. BURTON,

Deceased.

The administration of the Estate of Lisa

M. Randolph a/k/a Lisa M. Burton, de-

ceased, whose date of death was March

8, 2024, is pending in the Circuit Court

for Orange County, Florida, Probate

Division, the address of which is 2000

E. Michigan Street, Orlando, Florida

32801. The names and addresses of the

personal representative and the person-

al representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Christian Randolph

1822 Bramblewood Drive

Orlando, Florida 32818

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

Notice is April 25, 2024.

Ashton C. Malkin Esq.

Florida Bar Number: 1030776

4755 Technology Way, Suite 205

ELLIS LAW GROUP, P.L.

Boca Raton, Florida 33431

Telephone: (561) 910-7500

E-Mail: Ashton@ellis-law.com

Fax: (561) 910-7501

Secondary E-Mail:

Service@ellis-law.com

Apr. 25; May 2, 2024

BARRED.

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

OF THIS NOTICE ON THEM.

Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com Apr. 25; May 2, 2024 24-01387W

#### FIRST INSERTION

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

FILE NO. 2024CP001102-O DIVISION 01 ESTATE OF ROBERT J. ALLEGROE, Deceased.

The administration of the estate of Robert J. Allegroe, 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, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is April 25, 2024.

Claudia A. Straw **Personal Representative** 21 Franklin Court, A, Unit D St. Petersburg, FL 33711 John J. Raymond, Jr., Esq.

Nelson Mullins Riley & Scarborough, Florida Bar No. 194162 251 Royal Palm Way, Ste. 215

Palm Beach, FL 33480 E-mail address: john.raymond@nelsonmullins.com (561) 659-8661 Apr. 25; May 2, 2024 24-01333W

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

ORANGE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-000942-O

Division: 01

IN RE: ESTATE OF JACQUELYN M. BUSHEY

a/k/a JACQUELYN MARIE

BUSHEY

Deceased.

The administration of the estate of

Jacquelyn M. Bushey, deceased, whose

date of death was October 17, 2023, is

pending in the Circuit Court for Orange

County, Florida, Probate Division, the

address of which is 425 N. Orange Ave-

nue, Suite 355, Orlando, Florida 32801.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Personal Representative:

Robert George Bushey

1395 Caitlyn Circle

Westlake Village, CA 91361

Lynn Marie Edson

6360 Middlerow Court

Orlando, FL 32819

Attorney for Personal Representative:

Thomas J. Upchurch, Esquire

1616 Concierge Blvd., Suite 101

Email: service@upchurchlaw.com

2nd Email: clutes@upchurchlaw.com

Daytona Beach, Florida 32117

Telephone: (386) 492-3871

Apr. 25; May 2, 2024

Florida Bar No. 0015821

Upchurch Law

notice is April 25, 2024.

The date of first publication of this

NOTWITHSTANDING THE TIME

All other creditors of the decedent

OF THIS NOTICE ON THEM.

All ci

--- ESTATE ---

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION FileNo. 2024-CP-000995-O IN RE: ESTATE OF SUSAN ELENA HARALSON, Deceased.

The administration of the estate of SU-SAN ELENA HARALSON, deceased, whose date of death was February 23, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 335, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 April 25, 2024.

Personal Representative: PAUL HARALSON 205 County Road 401 La Veta, CO 81055

Attorney for Personal Representative: LAUREN MORALES, ESQ. Florida Bar No. 1032086 The Elias Law Firm, PLLC 1550 New Barn Road, Suite 104 Miami Lakes, FL 33014 Telephone: (305) 823-2300 Fax: (305) 403-0053 E-mail: lmorales@eliaslaw.net 24-01383W Apr. 25; May 2, 2024

FIRST INSERTION

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT IN AND

FOR THE NINTH JUDICIAL

CIRCUIT, ORANGE COUNTY.

FLORIDA

PROBATE DIVISION

Case No.: 2024-CP-001034-O

IN RE: ESTATE OF

ARLENE F. LABELLA.,

Deceased.

TO ALL PERSONS HAVINO CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that Petition

for Summary Administration has been

filed in the estate of ANGEL ROURA.

deceased, ("Decedent"), File Number

2024-CP-001034-O, by the Circuit

Court for Orange County, Florida, Probate Division, the address of which is

425 N. Orange Avenue, Orlando, Flor-

ida 32801 that the Decedent's date of

death was December 23, 2023, that the

total value of the estate is \$ 25,000.00

approx. and that the names and ad-

dresses of those to whom it has been

436 Woodland View Dr. Neice

ALL INTERESTED PERSONS ARE

All creditors of the estate of the

Decedent and persons having claims

or demands against the estate of the

decedent other than those for whom

provision for full payment was made in

the Order of Summary Administration

must file their claims with this court

WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES

SECTION 733.702. ALL CLAIMS AND

DEMANDS NOT SO FILED WILL BE

FOREVER BARRED. NOTWITH-

STANDING ANY OTHER APPLICA-

BLE TIME PERIOD, ANY CLAIM

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

**Person Giving Notice:** 

Frank Roura

4539 E. Sacramento Ct.

Orlando, FL 32821

Attorney for Person Giving Notice

Email: stuart@mvorlandolaw.com

24-01386W

Florida Bar Number: 0102192

The date of first publication of this

DEATH IS BARRED.

notice is April 25, 2024.

STUART GLENN, ESQ.

Attorney for Petitioner

Orlando, Florida 32807

Apr. 25; May 2, 2024

Telephone: (407)632-1000

Irene@myorlandolaw.com

1728 Salem Dr.

assigned by such order are:

Orlando, FL 32821

Maria Thompson

York, PA 17486

NOTIFIED THAT:

Address

4539 E. Sacramento Ct.

Name

Frank Roura

#### --- PUBLIC NOTICES ---

#### FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713,585 or Florida Statutes 713,78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. Sale Date: May 27th, 2024

HOLLER IMPORTS OF WINTER PARK, INC. 2211 NORTH SEMORAN BLVD, WINTER PARK, 2009 HOND 5FNRL38499B018910 \$594.95 WHEELS N PERFORMANCE 312 ST JOHN AVE, HASTINGS, 2020 NISS 1N4BL4CV4LC282750 \$6781.54

KARS ENTERPRISE LLC DBA CHOICE IMPORT REPAIRS 501 ROPER PARKWAY, OCOEE, 2007 TOYT JTKDE167770188435 \$5603.93 JAYS AUTO REPAIR 7716 APOP-KA BLVD APOKPA 2018 DODG 2C3CDZAG2JH251864 \$5040.00 THE CAR PORT SPECIALIST OF BELLE ISLE LLC 5242 S ORANGE AVE, ORLANDO 2019 HONDA 1HG-CV1F38KA047586 \$9828.99

ORLANDO BEST CARS INC DBA KING'S AUTO 102 S KIRKMAN RD 2016 FORD 1FTEW1E8XGFD30034 \$14114.35

HHYWP INC DBA HOLLER HYUND-AI 1150 N ORANGE AVE 2013 HYUN 5NPEC4AC9DH734660 \$740.71

Sale Date: June 3rd, 2024
BILLY PAYNE CONSULTING LLC 12400 W COLONIAL DR, WIN-TER GARDEN, FL 34787 2015 RAM 1C6RR6FT1FS583510 \$480.00 Sale Date: June 10th, 2024

ROGER HOLLER CHEVEROLET CO DBA HOLLER DRIVERS MART 1970 STATE ROAD 436 2011 HYUN 5NPE-C4AC6BH277108 \$1587.12 HHYWP INC DBA HOLLER HYUN-

DAI 1150 N ORANGE AVE, WINTER PARK, 2016 HYUN KMHTC6AE-9GU271364 \$378.84 Sale Date: June 24th, 2024

CLASSIC CAR CO DBA CLASSIC HONDA 400 W COLONIAL DRIVE, 2012 HOND 5J6TF3H58CL005909 \$1750.00 2007 HOND 5J6YH18797L015487

\$1750.00 2004 HOND 2HKYF18114H555682 \$1750.00

2007 BUIC 1G4HD57257U223242 2001 HOND 2HGES165X1H515885

\$1750.00 April 25, 2024 24-01395W

#### --- ESTATE ---

FIRST INSERTION

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

PROBATE DIVISION CASE NO.: 2024-CP-001107-O IN RE: ESTATE OF DAVID RANDOLPH II, Deceased.

The administration of the Estate of David Randolph, II, deceased, whose date of death was January 2, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 2000 E. Michigan Street, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 April 25, 2024.

Personal Representative: Christian Randolph 1822 Bramblewood Drive Orlando, Florida 32818 Attorney for Personal Representative:

Ashton C. Malkin Esq. Florida Bar Number: 1030776 ELLIS LAW GROUP, P.L. 4755 Technology Way, Suite 205 Boca Raton, Florida 33431 Telephone: (561) 910-7500 Fax: (561) 910-7501 E-Mail: Ashton@ellis-law.com Secondary E-Mail: Service@ellis-law.com 24-01329W Apr. 25; May 2, 2024

24-01330W

#### 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.



Business Observer

#### --- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001098-O Division 02 IN RE: ESTATE OF GLENDA P. FRY Deceased.

The administration of the estate of Glenda P. Fry, deceased, whose date of death was December 19, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 25, 2024.

Personal Representatives: Allison Fry 504 Naples Road Jackson, Mississippi 39206 Karen Fry Ott 504 Naples Road

Jackson, Mississippi 39206 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 Apr. 25; May 2, 2024

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001103-O Division 02

IN RE: ESTATE OF JAMES IVAN FRY Deceased.

The administration of the estate of James Ivan Fry, deceased, whose date of death was October 15, 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 representa-tives and the personal representatives' attorney are set forth below.

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

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

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

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 April 25, 2024.

Personal Representatives: Allison Fry 504 Naples Road Jackson, Mississippi 39206 Karen Fry Ott

504 Naples Road Jackson, Mississippi 39206 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 Apr. 25; May 2, 2024 24 24-01385W

#### 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-000824-O

JONATHAN KENNEY, Plaintiff, vs. LEGACY INVESTMENT AND DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SHIRLEY BERTRAND-DEHANEY A/K/A SHIRLEY IRENE RICHARDS; MARK JEROME BERTRAND; CRYSTAL SHEREE SHORT; AND UNKNOWN PARTIES IN

POSSESSION #1,

Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated April 23, 2024, in Case No.: 2023-CA-000824-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 LIA-BILITY COMPANY, SHIRLEY BER-TRAND-DEHANEY A/K/A SHIRLEY IRENE RICHARDS; MARK JEROME BERTRAND, AND CRYSTAL SHER-EE SHORT, is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 11:00

ONLINE at www.myorangeclerk. realforeclose.com, in accordance with Section 45.031, Florida Statutes on

JUNE 4, 2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 42, HOLIDAY HEIGHTS, according to the map or plat thereof as recorded in Plat Book 3, Page 93, 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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE, PLEASE CONTACT COURT ADMINISTRA-TION AT 425 N. ORANGE AVENUE, ROOM 2130, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 836-2303 WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771.

> 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 32713Tel: (407) 602-4128 Apr. 25; May 2, 2024 24-01389W

DATED: April 23, 2024.

#### FIRST INSERTION

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

CASE NO.: 2024-CA-002026-O

NEWREZ LLC D/B/A

SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs. LAWRENCE RAYMOND IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, RAYMOND, DECEASED, AND ALL

AND TRUSTEES OF LAWRENCE OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED **DEFENDANTS; AMERICAN AIR** AND HEAT, LLC; THE UNKNOWN TENANT IN POSSESSION. Defendant(s).

TO: LAWRENCE RAYMOND IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LAWRENCE RAYMOND, DECEASED, AND ALL OTHER PERSONS CLAIMING BY. THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN

CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Orange County, Florida, to foreclose certain real property described as follows:

ALL THAT PARCEL OF LAND IN ORANGE COUN-TY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED BOOK 4531, PAGE

3245, ID# 34-22-31-9055-00-630, BEING KNOWN AND DESIGNATED AS LOT 63, WATERFORD LAKES TRACT N-7 PHASE I, FILED IN PLAT BOOK 29, PAGE 119.LOT 63, WATERFORD LAKES TRACT N-7 PHASE I. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 119 AND 120, PUB-LIC RECORDS OF ORANGE

COUNTY, FLORIDA.

Property address: 1027 Sweetbrook Way, Orlando, FL 32828 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

Dated this the 21st day of April,

Tiffany Moore Russell As Clerk of the Court Civil Court Seal /s/ Stan Green Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801

Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-000146-1 24-01360W Apr. 25; May 2, 2024

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

#### FIRST INSERTION

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

CASE NO. 2023-CA-017111-O WELLS FARGO BANK, N.A.

Plaintiff, v. WILLIAM MCDOW; UNKNOWN SPOUSE OF WILLIAM MCDOW; **UNKNOWN TENANT 1: UNKNOWN TENANT 2;** Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 12, 2024, in this cause, in the Circuit Court of Orange County, Florida, the office of Tiffany Moore Russell, Clerk of the Circuit Court, shall sell the property situated in Orange County, Florida, described as:

LOT 4, BLOCK E, WINTER PARK ESTATES, SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK U, PAGES 146 AND 147. OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLOR-IDA.

a/k/a 633 BALFOUR DR, WINTER PARK, FL 32792-2612 at public sale, to the highest and best bidder, for cash, online at www. myorangeclerk.realforeclose.com, May 21, 2024 beginning at 11:00 AM. 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 a court proceeding or event, 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, fax: 407-836-2204 at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

Dated at St. Petersburg, Florida this 17th. day of April, 2024.

By: Isabel López Rivera FL Bar: 1015906

eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff 1000009524 Apr. 25; May 2, 2024 24-01324W

#### FIRST INSERTION

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

CASE No. 2024-CA-002704-O BNACK INVESTMENTS, LLC, Plaintiff,

ABDULLA ALKUBAISI and WANDA FELINA RAGAN £'k/a WANDA FELINA, ALKUBAISI, Defendants.

TO: ABDULLA ALKUBAISI, Current address unknown:
YOU ARE HEREBY NOTIFIED that

an action to quiet title to the following real property located in Orange County, Florida: Lot 15, Block 8, ANGEBILT AD-DITION, according to the plat

thereof as recorded In Plat Book H, Page 79, of the Public Records of Orange County, Florida, except that portion of said lot known, and described as follows: Begin at a point on the West line and 6B feet south of the Northwest corner of Lot 15, Block 8, ANGE-

BILT ADDITION, as recorded in Plat Book H, Page 79, said point being 3 feet South of the low water mark, run thence South along the West boundary of said Lot 15 a distance of 69 feet to the southwest corner of said Lot 15, thence East a distance of 28 feet to a point which is 3 feet West. of the low water mark, thence meandering Northwesterly along a line 3 feet from the shore line at low water a

distance of 109 feet (M/L) to the point of beginning, all lying in Lot 15, Block 8, ANGEBILT ADDI-TION.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on: Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiffs attorney, whose address is: 425 W. Colonial Drive, Suite 204, Orlando, FL 32804, on or before \_\_\_\_\_\_, 2024 and file a copy with the clerk of this court either before ser-

vice on the Plaintiffs 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 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.

Tiffany Moore Russell, Clerk of Courts /s/ Joji Jacob Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, FL 32801 Apr. 25; May 2, 9, 16, 2024

24-01328W

#### FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 48-2014-CA-008800-O WELLS FARGO BANK, N.A.

BROOKE A. AXTELL A/K/A **BROOKE AXTELL; JONATHAN** AXTELL A/K/A JONATHAN W. AXTELL; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE NAMED DEFENDANT(S), WHO (IS/ARE) NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES CLAIM AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, SPOUSES, OR OTHER CLAIMANTS: BROOKESTONE PROPERTY OWNERS

REVENUE SERVICE Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 22, 2015, and Order Rescheduling Foreclosure Sale entered on April 15, 2024 in this cause, in the Circuit Court of Orange County, Florida, the office of Tiffany Moore Russell,

ASSOCIATION, INC.; UNITED

STATES OF AMERICA, INTERNAL

property situated in Orange County, Florida, described as: BROOKESTONE 30, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGES 47 THROUGH 49, OF THE PUBLIC

Clerk of the Circuit Court, shall sell the

RECORDS OF ORANGE COUN-TY, FLORIDA. a/k/a 418 COVERED BRIDGE DR, OCOEE, FL 34761-3357 at public sale, to the highest and

best bidder, for cash, online at www. myorangeclerk.realforeclose.com, on May 28, 2024 beginning at 11:00 AM. 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

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 the 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 Telecom-

munications Relay Service. Dated at St. Petersburg, Florida this 19th day of April, 2024. By: Isabel López Rivera

 $eXL\ Legal,\ PLLC$ Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff 888140528 Apr. 25; May 2, 2024 24-01366W 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.

2022-CA-001511-O M&T BANK, Plaintiff.

JESUS OLVERA, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 02, 2022 in Civil Case No. 2022-CA-001511-O of the Circuit Court of the NINTH JU-DICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein M&T BANK is Plaintiff and JESUS OLVERA, 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 accordance with Chapter 45, Florida Statutes on the 14th day of May, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 4, SOUTHCHASE PHASE 1B PARCEL 46, ACCORDING

#### FIRST INSERTION

TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38. PAGE 87 AND 88, OF THE PUB-LIC 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.

Dated: This 21st day of June, 2023. 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 23-07711FL

24-01325W Apr. 25; May 2, 2024

#### FIRST INSERTION

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

CASE NO. 2019-CA-014219-O HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN, INC., ASSETBACKED CERTIFICATES, SERIES 2007-1 Plaintiff, v. MIGUEL HUERTAS TORRES;

UNKNOWN SPOUSE OF MIGUEL HUERTAS TORRES; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AFS GENERAL CONTRACTING. LLC; STRATUS CONSTRUCTION & ROOFING, LLC D/B/A STRATUS ROOFING; VENETIAN PLACE CONDOMINIUM ASSOCIATION,

Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 12, 2024, in this cause, in the Circuit Court of Orange County, Florida, the office of Tiffany Moore Russell, Clerk of the Circuit Court, shall sell the property situated in Orange County, Florida, described as:

UNIT 635, VENETIAN PLACE, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED ON JULY 17, 2006 IN OFFICIAL RECORDS BOOK 08755, PAGE 1712, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ALL AMEND-MENTS AND SUPPLEMENTS THERETO, ALONG WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AP-

PURTENANT THERETO. a/k/a 5773 GATLIN AVE APT 635, ORLANDO, FL 32822-3882

myorangeclerk.realforeclose.com, May 29, 2024 beginning at 11:00 AM. 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

at public sale, to the highest and best bidder, for cash, online at www.

unclaimed. If you are a person with a disability who needs any accommodation in or der to participate in a court proceeding or event, 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, 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 Telecom-

munications Relay Service. Dated at St. Petersburg, Florida this 19th day of April, 2024.

By: Isabel López Rivera

FL Bar: 1015906 eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff 888141328-ASC Apr. 25; May 2, 2024 24-01367W

#### FIRST INSERTION

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

2024-CA-002704-O BANK OF AMERICA, N.A., PLAINTIFF, VS. THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSÍGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF TERRY G. MCCOOK (DECEASED), ET AL.

DEFENDANT(S). To: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF TERRY G. MCCOOK (DECEASED) RESIDENCE:

LAST KNOWN ADDRESS:

UNKNOWN

800 Royal Oak Dr , Orlando , FL 32809 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in

Orange County, Florida: LOT 270, SKY LAKE-OAK RIDGE SECTION UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK Z, PAGE(S) 150, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLOR-IDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attornevs

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 XXXXXXX or immediately thereafter, otherwise a default may be entered against you for

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

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

Date: 4/17/2024 TIFFANY MOORE RUSSELL ORANGE COUNTY CLERK OF THE CIRCUIT COURT By: /s/ Kasey Swiney Civil Court Seal Deputy Clerk of the Court Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801

24-01327W Apr. 25; May 2, 2024

Our Case #: 24-000185



legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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



#### FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2023-CA-011357-O PLANET HOME LENDING, LLC

Plaintiff(s), vs.
JOHNNIVYS ADAMES DIAZ AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JUAN VEREEN A/K/A JUAN KEITH VEREEN; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JUAN VEREEN A/K/A JUAN KEITH VEREEN, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS;

TO: JOHNNIVYS ADAMES DIAZ AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JUAN VEREEN

Defendant(s).

A/K/A JUAN KEITH VEREEN LAST KNOWN ADDRESS: 1011 BRISTOL LAKES RD APT 204 MOUNT DORA, FL 32757 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Orange County, Florida, to foreclose certain real property described as follows:

THE EAST 323.4 FEET OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORI-DA, LYING SOUTH OF SEA-BOARD AIR LINE RAILROAD; LESS ROAD.

Property address: 958 Hermit Smith Road, Apopka, FL 32703 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203,

Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

Dated this the 19th day of April,

Tiffany Moore Russell As Clerk of the Court Civil Court Seal /s/ Stan Green Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801

24-01381W

Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com

TDP File No. 23-002334-1

Apr. 25; May 2, 2024

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-000867-O

JONATHAN KENNEY. Plaintiff, vs. MARK JEROME BERTRAND A/K/A MARK BERTRAND A/K/A MARK J. BERTRAND. AND ORANGE COUNTY CLERK OF THE CIRCUIT COURT. AND UNKNOWN PARTIES IN POSSESSION #1, AND UKNOWN PARTIES IN POSSESSION #2,

Defendant(s). Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated April 12, 2024, in Case No.: 2023-CA-000867-O of the Circuit Court in and for ORANGE County, Florida, wherein JONATHAN KEN-NEY, is the Plaintiff and MARK JE-ROME BERTRAND A/K/A MARK BERTRAND A/K/A MARK J. BER-

#### FIRST INSERTION

CLERK OF THE CIRCUIT COURT, 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 May 29, 2024, the following described property set forth in the Amended Final Judgment of Foreclosure:

Lots 1, 2, 7 and 8 and 14 3/4 feet of Block 12 of CLARK'S ADDI-TION TO THE TOWN OF LAKE MAITLAND, North of Block 12 and 200 feet running East, beginning 15 feet from Section line of Section 36, Township 21 South. Range 29 East according to the map or plat thereof as recorded in Plat Book A, Page 133, Public Records of Orange County, Florida. (Lees the Road Right of Way).

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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRATION AT  $425~\mathrm{N}.$  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: April 21, 2024. By: /s/Laura Cooper Laura Cooper, Esquire

Florida Bar No.: 10227 The Law Office of Laura M. Cooper, P.A.

**PUBLISH** 

LEGAL NOTICE

301 N. Pine Meadow Dr. DeBary, FL 32713 Tel: (407) 602-4128 Apr. 25; May 2, 2024

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24-01358W

#### FIRST INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2023-CA-013368-O CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.

DORA JAILALL PRASHAD, et al., Defendant.
NOTICE IS HEREBY GIVEN pursu-

ant to a Summary Final Judgment of Foreclosure entered February 02, 2024 in Civil Case No. 2023-CA-013368-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE is Plaintiff and Dora Jailall Prashad, et al., are Defendants, the Clerk of Court, TIFFA-NY 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 4th day of June, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 22, BLOCK "D", MORN-INGSIDE PARK, ACCORDING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK "W", PAGE 26, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORI-

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

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

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

225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MR Service@mccalla.com23-06053FL

Apr. 25; May 2, 2024

Plaintiff, vs.

COYLE ET AL.,

Defendant(s).

COUNT

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY,

FLORIDA CASE NO.: 2024-CA-000353-O HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1, Plaintiff, vs.

DONNY MCTAGGART; UNKNOWN SPOUSE OF DONNY MCTAGGART; ORCHARD PARK PROPERTY OWNERS ASSOCIATION, INC., Defendant(s).

TO: Donny McTaggart Residence Unknown Unknown Spouse of Donny McTaggart Residence Unknown

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

LOT 18, ORCHARD PARK PHASE III, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 52, PAGES 65-66, PUBLIC RE-CORDS OF ORANGE COUN-TY, FLORIDA.

Street Address: 2731 Plumberry Avenue, Ocoee, Florida 34761 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days of the first publication of this notice, and file the original with the Clerk of this Court, 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 APRIL 22, 2024. Tiffany Moore Russell Clerk of said Court By: /S/ Nancy Garcia

As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400

WEEK /UNIT

52/53/087534

FLpleadings@MWC-law.com File#:23-400145

Apr. 25; May 2, 2024

FIRST INSERTION

NOTICE OF SALE AS TO:

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT,

IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO. 22-CA-010907-O #48

HOLIDAY INN CLUB VACATIONS INCORPORATED

AND OTHER CLAIMANTS OF

ELIZABETH COYLE

thereto belonging or in anywise appertaining.

days; if you are hearing or voice impaired, call 711.

DATED this 22nd day of April, 2024.

JERRY E. ARON, P.A 801 Northpoint Parkway, Suite 64

jaron@aronlaw.com

mevans@aronlaw.com

April 25; May 2, 2024

West Palm Beach, FL 33407

Telephone (561) 478-0511

DEFENDANTS

TOM COYLE, ELIZABETH COYLE AND

ANY AND ALL UNKNOWN HEIRS, DEVISEES

hereby given that on 5/15/24 at 11:00 a.m. Eastern time at www.

myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

Orange Lake Country Club Villas III, a Condominium, together with an undi-

vided interest in the common elements appurtenant thereto, according to the

Declaration of Condominium thereof recorded in Official Records Book 5914,

Page 1965 in the Public Records of Orange County, Florida, and all amend-

ments thereto, the plat of which is recorded in Condominium Book 28, page

84-92, until 12:00 noon on the first Saturday 2071, at which date said estate

shall terminate; TOGETHER with a remainder over in fee simple absolute as

tenant in common with the other owners of all the unit weeks in the above de-

scribed Condominium in the percentage interest established in the Declaration  $\,$ 

TOGETHER with all of the tenements, hereditaments and appurtenances

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

the property owner as of the date of the lis pendens must file a claim within 1 year

Any person claiming an interest in the surplus from the sale, if any, other than

If you are a person with a disability who needs any accommodation in order to

participate in this proceeding, you are entitled, at no cost to you, to the provision of

certain assistance. Please contact the ADA Coordinator, Human Resources, Orange

County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-

2303, at least 7 days before your scheduled court appearance, or immediately upon

receiving this notification if the time before the scheduled appearance is less than 7

to the above listed counts, respectively, in Civil Action No. 22-CA-010907-O \$48.

#### FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2022-CA-004746-O FIRST FEDERAL BANK,

JOSHUA E. BLOOM; et. al., **Defendants**.

Plaintiff,

NOTICE IS GIVEN that, in accordance with the Amended Final Judgment of Foreclosure (Amended to Correct Time of Sale Only) entered on April 16, 2024 in the above-styled cause, Tiffany Moore Russell, Orange county clerk of court shall sell to the highest and best bidder for cash on May 21, 2024 at 11:00 A.M., at www.myorangeclerk. realforeclose.com, the following de-

scribed property: LOT 33, SHEELER OAKS -PHASE THREE - B, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 149, OF THE PUBLIC RE-CORDS OF ORANGE COUNTY, FLORIDA

PROPERTY ADDRESS: LARKWOOD DRIVE,

APOPKA, FL 32703. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

AMERICANS 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 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: April 18, 2024

/s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454  $(855)\,287\text{-}0240$ (407) 872-6012 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff Matter No.: FL-000471-22

#### FIRST INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2023-CA-014827-O TRUIST BANK,

REBECCA LEE BOISSELLE A/K/A REBECA LEE BOISSELLE A/K/A REBECA L. BOISSELLE, et al.,

**Defendant.**NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 14, 2024 in Civil Case No. 2023-CA-014827-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein TRUIST BANK is Plaintiff and Rebecca Lee Boisselle a/k/a Rebeca Lee Boisselle a/k/a Rebeca L. Boisselle, 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.real foreclose.comin accordance with Chapter 45, Florida Statutes on the 12th day of June, 2024 at 11:00 AM on the following described property as set forth in said Summary

Final Judgment, to-wit: LOT(S) 39, OF HEIGHTS AS RECORDED IN PLAT BOOK 4, PAGE 149, ET SEQ., OF THE PUBLIC RE-CORDS OF ORANGE COUN-TY, FLORIDA.

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

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

By: /s/Robyn Katz Robyn Katz, Esq. Fla. Bar No.: 146803 McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com

23 - 07454 FL24-01392W Apr. 25; May 2, 2024

#### FIRST INSERTION

24-01326W

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-009525-O

Apr. 25; May 2, 2024

BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ORVILLE H. SMITH, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in 2021-CA-009525-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ORVILLE H. SMITH, DECEASED; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DE-VELOPMENT; TREVOR L. SMITH; SHARON M. SMITH; ESTELIE A. PERRY 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 May 13, 2024, the following described property as set forth

in said Final Judgment, to wit: LOT 12 AND THE NORTH 25 FEET OF LOT 11, BLOCK J, ORLO VISTA HEIGHTS ADDI-TION, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK L, PAGE 75 OF THE PUBLIC RECORDS

OF ORANGE COUNTY, FLOR-

Property Address: 16 NORTH LANCELOT AVENUE, OR-LANDO, 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 in accordance with Florida Statutes, Section

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

or voice impaired, call 711 to reach the

Telecommunications Relay Service. Dated this 18 day of April, 2024. By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

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

Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909  $Service\ Email: flmail@raslg.com$ 21-070221 - NaC Apr. 25; May 2, 2024 24-01370W FIRST INSERTION

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

CASE NO. 2024-CA-000772-O PENNYMAC LOAN SERVICES, Plaintiff, vs.

FRANCIS E FORBES, et al., **Defendants.**To: FRANCIS E FORBES, 748 CREPE MYRTLE CIR,

APOPKA, FL 32712 UNKNOWN SPOUSE OF FRANCIS E FORBES, 748 CREPÉ MYRTLE CIR,

APOPKA, FL 32712 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage

covering the following real and person-al property described as follows, to-wit: LOT 49, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 57-62, PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Lauren A. Bromfield, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 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 day of 4/9, 2024.

Tiffany Moore Russell, Clerk of Courts /s/ Brian Williams Deputy Clerk Civil Court Seal Divil Division 425 N Orange Avenue Room 350 Orlando, Florida 32801 MCCALLA RAYMER LEIBERT

PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-08992FL Apr. 25; May 2, 2024

24-01359W

**Business Ubserver** 

businessobserverfl.com

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2023-CA-001995-O

THE BANK OF NEW YORK

MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17, Plaintiff, VS. SYLVIA COLEMAN; KISHANNA M. WILLIAMS; UNKNOWN SPOUSE OF KISHANNA M. WILLIAMS N/K/A NICHOLAS WILLIAMS; UNKNOWN TENANT #1 N/K/A NYTHIEM WHITEBORN: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR

OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 26, 2023 in Civil Case No. 2023-CA-001995-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17 is the Plaintiff, and SYLVIA COLEMAN; KISHANNA M. WILLIAMS; UN-KNOWN SPOUSE OF KISHANNA M. WILLIAMS N/K/A NICHOLAS WILLIAMS; UNKNOWN TENANT #1 N/K/A NYTHIEM WHITEBORN; ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HERE-IN NAMED INDIVIDUAL DEFEN-DANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Tiffany

Moore Russell will sell to the highest

bidder for cash at www.myorangeclerk. realforeclose.com on May 21, 2024 at 11:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 77, OF SAN JOSE SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 4, PAGE 97, OF THE PUBLIC RE-CORDS 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.  $\label{eq:mportant} \textbf{IMPORTANT}$ 

AMERICANS WITH DISABILITIES ACT: AMERICANS WITH DISABIL-ITIES 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 notifica-tion 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

Dated this 22 day of April, 2024. Digitally Signed by Zachary Ullman Zachary Y. Ullman, Esq. FBN: 106751 Primary E-Mail:

ServiceMail@aldridgepite.com ALDRIDGE | PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391

Facsimile: 561-392-6965 1012-3654B Apr. 25; May 2, 2024 24-01363W

**OFFICIAL COURTHOUSE WEBSITES** 



manateeclerk.com sarasotaclerk.com charlotteclerk.com

leeclerk.org collierclerk.com hillsclerk.com

pinellasclerk.org polkcountyclerk.net myorangeclerk.com

## Jerry E. Aron, Esq. Attorney for Plaintiff

24-01365W

#### FIRST INSERTION

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

CIVIL DIVISION CASE NO. 2022-CA-010783-O US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-61, Plaintiff, vs. KATALIN TOROS; ISPC; PITMAN ESTATES HOMEOWNERS ASSOCIATION, INC.; THE CIT GROUP / CONSUMER FINANCE, INC.: UNKNOWN TENANT IN POSSESION 1; UNKNOWN TENANT IN POSSESION 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, PROPERTY HEREIN DESCRIBED, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order or Amended Consent Summary Final Judgment of foreclosure dated April 17, 2024, and entered in Case No. 2022-CA-010783-O of the Circuit Court 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 Plaintiff and KATALIN TOROS; ISPC; PITMAN ESTATES HOMEOWN-ERS ASSOCIATION, INC.; THE CIT GROUP / CONSUMER FINANCE.

INC.; UNKNOWN TENANT IN POS-SESION 1; UNKNOWN TENANT IN POSSESION 2 UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL,

Clerk of the Circuit Court, will sell to

the highest and best bidder for cash www.myorangeclerk.realforeclose.com, 11:00 A.M., on July 16, 2024, the following described property as set forth in said Order or Final Judgment, to-

LOT 11, PITMAN ESTATES,

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 100, 101 AND 102, INCLUSIVE, 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-

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

ED HEREIN.

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 April 23, 2024. By: /s/ Ian Dolan Ian C. Dolan

Attorneys for Plaintiff 499 NW 70th Ave., Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 1491-191518 / SR4

Apr. 25; May 2, 2024 24-01390W

Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo Lindberg P.A.

Service E-mail: answers@dallegal.com

#### FIRST INSERTION

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

NOTICE OF ACTION BY

TITLE OR INTEREST IN THE

CASE NO. 2024-CA-001504-O WYNDHAM VACATION RESORTS, INC., F/K/A FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD COMMUNITIES, INC., A
DELAWARE CORPORATION,

JAMES A SIMMONS III, et al, Defendants.

TO THE FOLLOWING DEFEN-DANTS WHOSE RESIDENCES ARE UNKNOWN:

TO: JAMES A SIMMONS III, DE-CEASED, ANY SPOUSES, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES OR OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST JAMES A SIMMONS III 705 HILLWOOD DR STATESBORO, GA 30458-9114

TO: VICKI ANN SIMMONS 705 HILLWOOD DR STATESBORO, GA 30458-9114 COUNT V: TO: ALICIA S PARRA P O BOX 15813

MARACAIBO, ZU 4005,

VENEZUELA TO: PROSPERO O PARRA, DE-CEASED, ANY SPOUSES, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES OR OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST PROSPERO O PARRA

P O BOX 15813 MARACAIBO, ZU 4005, VENEZUELA

COUNT VI: TO: MICHAEL E SULLINS, DE-CEASED, ANY SPOUSES, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES OR OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MICHAEL E SULLINS

2405 TIMBERCREST DR DISTRICT HTS, MD 20747-3775 TO: INELL SULLINS, DECEASED, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS, BY, THROUGH, UN-DER OR AGAINST INELL SULLINS 2405 TIMBERCREST DR DISTRICT HTS, MD 20747-3775

COUNT VIII-TO: RAYMOND MARK GLASSON 1 SUTHERLAND ST

PORT HEDLAND, WESTERN AUSTRALIA 6721, AUSTRALIA TO: RACHELLE GLASSON AKA RA-CHELLE WILLIAMS

1 SUTHERLAND ST PORT HEDLAND, WESTERN AUSTRALIA 6721, COUNT IX:

TO: ALL REAL ESTATE OWNER-SHIP INC P O BOX 592 ELFERS, FL 34680 COUNT XI: TO: JONATHAN STEPHENS 501 SWEDEN ST BERLIN, NH 03570

TO: ANN-MARIE STEPHENS

501 SWEDEN ST BERLIN, NH 03570 COUNT XIII: TO: TRINA T WATTS 10242 FARMINGTON CT MANASSAS, VA 20110 TO: POLLY K MCGINN 10242 FARMINGTON CT

MANASSAS, VA 20110 COUNT XIV: TO: KLOOTWYK, MULLENS & AS-SOCIATES INC 347 DILLARD CARY DR COCHRAN, GA 31014 TO: ROGER S PARSONS 5207 LINCOLN RD OREGON, WI 53575

COUNT XV: TO: PAMELA J PARSONS 5207 LINCOLN RD OREGON, WI 53575

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

of the institution of the above-styled foreclosure proceedings by the Plain-tiff upon the filing of a complaint to foreclose a claim of lien and for other relief relative to the following described

COUNT I: JAMES A SIMMONS III, DECEASED, ANY SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CRED-ITORS, TRUSTEES OR OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST JAMES A SIMMONS III and VICKI ANN SIMMONS

Unit Week No: 14, Unit No: 225 of ORLANDO INTERNATIONAL RESORT CLUB I, a condominium, together with all appurtenances thereto and together with a remain-der over in fee simple absolute as tenant in common with all other owners of all the unit weeks and in that percentage interest determined and established by the hereinafter described Declaration of Condominium according and subject to the Declaration of Condominium for Orlando International Resort Club I, as recorded in Official Records Book  $3197,\ Page\ 2315$  seq., public records of Orange County, Florida, together with any and all amendments and

supplements thereto. COUNT V: ALICIA S PARRA and PROSPERO O PARRA, DE-CEASED, ANY SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGN-EES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST PROSPERO O PAR-

Unit Week No: 32, Unit No: 222, of ORLANDO INTERNATIONAL RESORT CLUB I, a condominium, together with all appurtenances thereto and together with a remainder over in fee simple absolute as tenant in common with all other owners of all the unit weeks and in that percentage interest determined and established by the hereinafter described Declaration of Condominium according and subject to the Declaration of Condominium for Orlando International Resort Club I, as recorded in Official Records Book 3197, Page 2315 seq., public records of Orange County, Florida, together with any and all amendments and

supplements thereto. COUNT VI: MICHAEL E SULL-INS, DECEASED, ANY SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CRED-ITORS, TRUSTEES OR OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MICHAEL E SULLINS and INELL SULL-INS, DECEASED, ANY SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CRED-ITORS, TRUSTEES OR OTHER CLAIMANTS, BY, THROUGH, UN-DER OR AGAINST INELL SULL-

INS Unit Week No: 42, Unit No: 227, Building No.: 204 of ORLANDO INTERNATIONAL RESORT CLUB I, a condominium, together with all appurtenances thereto and together with a remainder over in fee simple absolute as tenant in common with all other owners of all the unit weeks and in that percentage interest determined and established by the hereinafter described Declaration of Con-

How much do legal notices cost?

dominium according and subject to the Declaration of Condominium for Orlando International Resort Club I, as recorded in Official Records Book 3197, Page 2315 seq., public records of Orange County, Florida, together with any and all amendments and supplements thereto. COUNT VIII: RAYMOND MARK

GLASSON and RACHELLE GLASSON AKA RACHELLE WILLIAMS Unit Week No: 5, Unit No: 111-O, Building No.: 203 of ORLANDO INTERNATIONAL RESORT CLUB I, a condominium, together with all appurtenances thereto and together with a remainder over in fee simple absolute as tenant in common with all other owners of all the unit weeks and in that percentage interest determined and established by the hereinafter described Declaration of Condominium according and subject to the Declaration of Condominium for Orlando International Resort Club I, as recorded in Official Records Book 3197, Page 2315 seq., public records of Orange County, Florida, together with any and all amendments and

supplements thereto. COUNT IX: ALL REAL ESTATE OWNERSHIP INC

Unit Week No: 41, Unit No: 113, Building No.: 204 of ORLANDO INTERNATIONAL RESORT CLUB I, a condominium, together with all appurtenances thereto and together with a remainder over in fee simple absolute as tenant in common with all other owners of all the unit weeks and in that percentage interest determined and established by the hereinafter described Declaration of Condominium according and subject to the Declaration of Condominium for Orlando International Resort Club I, as recorded in Official Records Book  $3197,\ Page\ 2315$  seq., public records of Orange County, Florida, together with any and all amendments and

supplements thereto. COUNT XI: JONATHAN STE-PHENS and ANN-MARIE STE-

Unit Week No: 15, Unit No: 204, Building No.: 201 of ORLANDO I, a condominium, together with all appurtenances thereto and together with a remainder over in fee simple absolute as tenant in common with all other owners of all the unit weeks and in that percentage interest determined and established by the hereinafter described Declaration of Condominium according and subject to the Declaration of Condominium for Orlando International Resort Club I, as recorded in Official Records Book 3197, Page 2315 seq., public records of Orange County, Florida, together with any and all amendments and

supplements thereto. COUNT XIII: TRINA T WATTS and POLLY K MCGINN

Unit Week No: 39, Unit No: 241, Building No.: 206 of ORLANDO INTERNATIONAL RESORT CLUB I, a condominium, together with all appurtenances thereto and together with a remainder over in fee simple absolute as tenant in common with all other owners of all the unit weeks and in that percentage interest determined and established by the hereinafter described Declaration of Condominium according and subject to the Declaration of Condominium for Orlando International Resort Club I, as recorded in Official Records Book 3197, Page 2315 seq., public records of Orange County, Florida, together with any and all amendments and

supplements thereto. COUNT XIV: KLOOTWYK, MUL-

LENS & ASSOCIATES INC Unit Week No: 42, Unit No: 242, Building No.: 206 of ORLANDO INTERNATIONAL RESORT CLUB I, a condominium, together with all appurtenances thereto and together with a remainder over in fee simple

absolute as tenant in common with all other owners of all the unit weeks and in that percentage interest determined and established by the hereinafter described Declaration of Condominium according and subject to the Declaration of Condominium for Orlando International Resort Club I, as recorded in Official Records Book 3197, Page 2315 seq., public records of Orange County, Florida, together with any and all amendments and supplements thereto. COUNT XV: ROGER S PARSONS

and PAMELA J PARSONS Unit Week No: 10, Unit No: 229, of ORLANDO INTERNATIONAL RESORT CLUB I, a condominium, together with all appurtenances thereto and together with a remainder over in fee simple absolute as tenant in common with all other owners of all the unit weeks and in that percentage interest determined and established by the hereinafter described Declaration of Condominium according and subject to the Declaration of Condominium for Orlando International Resort Club I, as recorded in Official Records Book 3197, Page 2315 seq., public records of Orange County, Florida, together

supplements thereto. all according and subject to the Declaration of Condominium for Orlando International Resort Club I, as recorded in Official Records Book 3197, Page 2315 seq., public records of Orange County, Florida, together with any and all amendments and

with any and all amendments and

supplements thereto.. AND you are required to serve a copy of your written defenses, if any to the complaint, upon Tara C. Early, Esq., Gasdick Stanton Early, P.A., 1601 W. Colonial Dr., Orlando, FL, 32804, attorneys for the Plaintiff, within 30 days from the first date of publication, and file the original with the Clerk of the above-styled Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief de-

manded in the Complaint. Pursuant to the Fair Debt Collection Act, it is require state the following to you: THIS DOC-UMENT IS AN ATTEMPT TO COL-LECT A DEBT AND ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE.

REQUESTS FOR ACCOMMODA-TIONS BY PERSONS WITH DIS-ABILITIES

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. DATED on 4/22/2024 Tiffany Moore Russell

As Clerk of the Court By: /S/ Kasey Swiney Deputy Clerk Civil Court Seal Civil Division 425 N Orange Avenue Room 350 Orlando, Florida 32801

24-01368W

Tara C. Early, Esq. Florida Bar #0173355 Gasdick Stanton Early, P.A. 1601 W. Colonial Dr. Orlando, FL, 32804 Ph. (407)425-3121 F x (407) 425-4105 E-mail: tsf@gse-law.com OIRC COL 57-NOA

Apr. 25; May 2, 2024

VIEW NOTICES ONLINE AT To publish your legal notice e FIRST INSERTION

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

CASE NO. 23-CA-014363-O #48

OLLAF 2020-1, LLC Plaintiff, vs. HORN ET AL., Defendant(s).

DEFENDANTS COUNT Type/Points/Contract# KALYN M HORN, JOHNNY RANSOM

HORN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHNNY RANSOM HORN STANDARD/400000/6816968

SIGNATURE/45000/6795999 KELLY RAE MOLINA STANDARD/30000/6789597 KENNETH L. RICE DEREK DARIUSZ SACHARZEWSKI AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER

CLAIMANTS OF DEREK DARIUSZ SACHARZEWSKI STANDARD/75000/6848051 BONNIE ANN WEBER, JOHN THOMAS JONES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER

CLAIMANTS OF JOHN THOMAS STANDARD/150000/6789829 Notice is hereby given that on 5/15/24 at 11:00 a.m. Eastern time at www. myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property: Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a

Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust").

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 23-CA-014363-O #48. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, 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 7days; if you are hearing or voice impaired, call 711.

DATED this 22nd day of April, 2024.

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

WEEK /UNIT

42 EVEN/005336

14 ODD/005340

49 ODD/081208

14/081730AB

JERRY E. ARON, P.A 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com April 25; May 2, 2024

24-01364W

#### FIRST INSERTION

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

CASE NO. 23-CA-015785-O #39 HOLIDAY INN CLUB VACATIONS INCORPORATED

Plaintiff, vs. CUSAAC ET AL.,

Defendant(s). DEFENDANTS COUNT SARAH ELIZABETH CUSAAC AND ANY

AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SARAH ELIZABETH CUSAAC II

TRUDIE K. HART, EVERETT L. HART JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF EVERETT L. HART JR

MARK ALEXANDER KIRKPATRICK, CHRISTINE LEE KIRKPATRICK AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CHRISTINE

LEE KIRKPATRICK MARY SHARON KOWALSKI, EUGENE T. KOWALSKI AND ANY AND ALL UNKNOWN

HEIRS, DEVISEES AND OTHER CLAIMANTS OF EUGENE T. KOWALSKI LEON P. MEYER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER

CLAIMANTS OF LEON P. MEYER, LENDELL A. MEYER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS

OF LENDELL A. MEYER 13/081623 MANUEL RAMON VILLARREAL GUTIERREZ, 37 EVEN/082126 ELSA PATRICIA OLEA MORENO

VALERIE J. WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VALERIE J. WILLIAMS,

Notice is hereby given that on 5/22/24 at 11:00 a.m. Eastern time at www. myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property: Orange Lake Country Club Villas IV, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 9040,

Page 662 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 43, page 39, until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Con-TOGETHER with all of the tenements, hereditaments and appurtenances

thereto belonging or in anywise appertaining. The aforesaid sales will be made pursuant to the final judgments of foreclosure as

to the above listed counts, respectively, in Civil Action No. 23-CA-015785-O  $\pm$ 39. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836- $2303,\,\mathrm{at}$  least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 23rd day of April, 2024.

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

JERRY E. ARON, P.A 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com April 25; May 2, 2024

24-01388W



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the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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SECOND INSERTION

#### 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-011325-O Navy Federal Credit Union, 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 Noelia Morales, Deceased, et al.,

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-CA-011325-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Navy Federal Credit Union is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Noelia Morales, Deceased; Liz Carolyn Rodriguez a/k/a Liz C. Rodriguez; Debbie Lorraine Rodriguez-Velez a/k/a Debbie Lorraine Rodriguez a/k/a Debbie L. Rodriguez; Michael Angelo Rodriguez; Tiffany Ann Cabrera f/k/a Tiffany Ann Rodriguez; State of Florida Department of Revenue; Jacqueline Ayala; Clerk of the Court, Orange County, Florida 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 24th day of June, 2024, the following described property as set forth in said Final Judg-

LOT 152, QUAIL TRAIL ESTATES UNIT ONE, A SUBDI-VISION, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 5, PAGE(S) 79 AND 80, INCLUSIVE, OF

THE PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA. TAX ID: 11-23-30-7271-01-520 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 12th day of April, 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-F00084

April 18, 25, 2024 24-01291W

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

CASE NO. 2023-CA-017895-O SELECT PORTFOLIO SERVICING, INC..

Plaintiff, vs. JOSEPH A. JONES; UNKNOWN SPOUSE OF JOSEPH A. JONES; PARTNERS FEDERAL CREDIT UNION; GOODLEAP, LLC F/K/A LOANPAL, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s) To the following Defendant(s): UNKNOWN SPOUSE OF JOSEPH A. JONES

(LAST KNOWN ADDRESS) 8013 WINDY HILL WAY ORLANDO, FL 32818

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 79, GROVE HILL UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 17,

LIC RECORDS OF ORANGE COUNTY, FLORIDA. a/k/a 8013 WINDY HILL WAY,

PAGE(S) 47, OF THE PUB-

ORLANDO, FLORIDA 32818 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before date which is within thirty (30) days after the first publication of this Notice

in the 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 com-

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

WITNESS my hand and the seal of this Court this 3rd day of APRIL, 2024. TIFFANY MOORE RUSSELL As Clerk of the Court By: /S/ Nancy Garcia DEPUTY CLERK

Civil Court Seal Publish: (Please publish in BUSINESS OBSERVER) Submitted by: 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.: 23-00940 SPS April 18, 25, 2024 24-01299W

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  ${\tt GENERAL\,JURISDICTION}$ 

DIVISION

CASE NO. 2021-CA-010776-O NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

Plaintiff, vs. EDWARD LEE WILLIAMS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 07, 2023, and entered in 2021-CA-010776-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein MORTGAGE AS-SETS MANAGEMENT, LLC is the Plaintiff and EDWARD LEE WIL-LIAMS; UNKNOWN SPOUSE OF EDWARD LEE WILLIAMS N/K/A ELIZABETH WILLIAMS; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LAUREL HILLS CONDOMINIUM ASSOCIATION, INC.; MIDLAND FUNDING LLC 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 May 10, 2024, the following described property as set forth in said Final Judgment, to

UNIT 7212 LAUREL HILLS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORD-ED IN OFFICIAL RECORD BOOK 9454, PAGE 4389, AND ANY AMENDMENTS MADE THERETO, OF THE PUB-LIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 7212 BAL-

BOA DRIVE UNIT #7212, OR-LANDO, FL 32818 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 accor-

dance with Florida Statutes, Section

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to Plaintiff, vs. you, to the provision of certain assistance. Please contact Orange County, Defendant(s). 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-

or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 12 day of April, 2024. By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email:

dsalem@raslg.com

24-01302W

house Square, Suite 6300, Kissimmee,

FL 34741, (407) 742-2417, fax 407-835-

5079, at least 7 days before your sched-

uled court appearance, or immediately

upon receiving notification if the time

before the scheduled court appearance

is less than 7 days. If you are hearing

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

SECOND INSERTION

21-008410 - GrS

April 18, 25, 2024

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE INTHECIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023-CA-014603-O

UNITED WHOLESALE MORTGAGE, LLC PLAINTIFF, VS.

ANNY ESTEFANY DIAZ RAMIREZ,  $RAFAEL\,A.\,CEDENO;\,ET\,AL.,$ DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 3rd day of April, 2024, and entered in Case No. 2023-CA-014603-O, of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein United Wholesale Mortgage, LLC is the Plaintiff and RAFAEL A. CEDENO; ANNY ESTEFANY DIAZ RAMIREZ; EASTWOOD COMMU-NITY ASSOCIATION, INC.; and UN-KNOWN 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.myorange.realforeclose.com 11:00 A.M on the 5th day of June, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 83, NORTHWOOD, AC-

CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 46, PAGE(S) 39 THROUGH 45, INCLUSIVE OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING

A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT-ED 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 17th day of April, 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

23FL935-0088 24-01323W April 18, 25, 2024

#### 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.: 2009-CA-001975-O LASALLE BANK NA AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-HY2 TRUST, Plaintiff, vs.

MIGUEL HUERTAS TORRES; MARIE SANTIAGO; THE PINES COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF TREASURY; ABU S. HAQQAH A/K/A ABU SALIB HAQQUAH AKA SEAN GILBERT; CAROL J. MERIDETH A/K/A CAROL GILBERT; UNKNOWN TENANT(S); IN POSSESSION OF THE SUBJECT PROPERTY,

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 07 day of May, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 46, THE PINES UNIT 1,

AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 22, PAGE 67, OF THE PUBLIC RE-CORDS OF ORANGE COUN-TY, FLORIDA.

PROPERTY ADDRESS: 903 PONDEROSA PINE ORLAN-DO FL, ORLANDO, FL 32825 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

NINTH JUDICIAL CIRCUIT IN AND

FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2022-CA-002022-O

ROGER E. BUTTERLEY; WENDI

L. BUTTERLEY A/K/A WENDI BUTTERLEY; UNITED STATES

OF AMERICA- DEPARTMENT

DEVELOPMENT; GROVE PARK

ASSOCIATION, INC.; ANY AND

HEREIN NAMED INDIVIDUAL

DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN

INTEREST AS SPOUSES, HEIRS,

**Defendant(s).**NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order or Final Judgment. Final Judgment was

awarded on April 11, 2024 in Civil Case

No. 2022-CA-002022-O, of the Circuit

Court of the NINTH Judicial Circuit

in and for Orange County, Florida,

wherein, WELLS FARGO BANK, N.A.

is the Plaintiff, and ROGER E. BUTTERLEY; WENDI L. BUTTERLEY

A/K/A WENDI BUTTERLEY; UNIT-

ED STATES OF AMERICA- DEPART-

MENT OF HOUSING AND URBAN

DEVELOPMENT; GROVE PARK

AT STONECREST HOMEOWNERS'

ASSOCIATION, INC.; ANY AND

ALL UNKNOWN PARTIES CLAIM-

ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED

INDIVIDUAL DEFENDANT(S) WHO

ARE NOT KNOWN TO BE DEAD

OR ALIVE, WHETHER SAID UN-

KNOWN PARTIES MAY CLAIM AN

INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER

The Clerk of the Court, Tiffany

Moore Russell will sell to the highest

bidder for cash at www.myorangeclerk.

CLAIMANTS are Defendants.

AT STONECREST HOMEOWNERS'

OF HOUSING AND URBAN

ALL UNKNOWN PARTIES

CLAIMING BY, THROUGH,

UNDER AND AGAINST THE

PARTIES MAY CLAIM AN

OTHER CLAIMANTS

DEVISEES, GRANTEES, OR

WELLS FARGO BANK, N.A.,

Plaintiff, VS.

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

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

Dated this 17 day of April 2023. 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

09-00117 April 18, 25, 2024 24-01322W

realforeclose.com on May 14, 2024 at 11:00:00 AM EST the following de-

scribed real property as set forth in said

Final Judgment, to wit:

SECOND INSERTION

LOT 37, GROVE PARK AT CIVIL DIVISION STONE CREST, ACCORDING CASE NO. 2023-CA-017917-O TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT  ${\tt BOOK~66, PAGES~46-49, PUBLIC}$ 

TY, 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  $\operatorname{clerk}$  reports the surplus as unclaimed. IMPORTANT

RECORDS OF ORANGE COUN-

AMERICANS WITH DISABILITIES ACT: AMERICANS WITH DISABIL-ITIES 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 notifica-tion 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 12 day of April, 2024. Digitally Signed by Zachary Ullman Date: 2024.04.12 14:49:23-04'00' Zachary Y. Ullman, Esq. FBN: 106751

Primary E-Mail:

24-01290W

Service Mail@aldridge pite.comALDRIDGE | PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1113-14283B

April 18, 25, 2024

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE  $9 {\rm TH\,JUDICIAL\,CIRCUIT,\,IN\,AND}$ FOR ORANGE COUNTY, FLORIDA

FINANCE OF AMERICA REVERSE Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES. ASSIGNEES, LIENORS,

TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM EVERETT VESSIER, DECEASED; DONALD VESSIER; CATHERINE SOILEAU; LORIE HEBERT; KATHY POURCIAU; KIM COLLIER; LANDON VESSIER; JAYCE VESSIER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CYNTHIA C. LITZ, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM EVERETT

Defendant(s).To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDI-TORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ESTATE OF WILLIAM EVERETT VESSIER, DECEASED (LAST KNOWN ADDRESS)

VESSIER, DECEASED; LINDA JUNE WALDING,

1039 MORRIS AVENUE ORLANDO, FLORIDA 32803 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

THE SOUTH 55.00 FEET OF LOT 1, BLOCK "A", ALTALO-MA HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE(S) 54, OF THE PUB-LIC RECORDS OF ORANGE

COUNTY, FLORIDA. a/k/a 1039 MORRIS AVENUE,

ORLANDO, FLORIDA 32803 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before 5/11/24, a date which is within thirty (30) days after the first publication of this Notice in the 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 com-

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

WITNESS my hand and the seal of this Court this 4/11/24 Tiffany Moore Russell, Clerk of Courts

By: /s/ Charlotte Appline Civil Court Seal Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 23-01563 CLNK April 18, 25, 2024 24-01312W

#### SECOND INSERTION

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

CASE NO. 2482013CA008322A001OX U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-2HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-2,

LEONCIO RODRIGUEZ,

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 27, 2015 and an Order Resetting Sale dated April 3, 2024 and entered in Case No. 482013CA008322A001OX of the Circuit Court in and for Orange County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-2HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-2 is Plaintiff and LEONCIO RODRI-GUEZ is the Defendant(s), TIFFA-NY 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 20, 2024, the following described property as set forth in said Order or Final Judgment, to-

LOT 10, BLOCK D, SIGNAL HILL UNIT TWO, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGE 136, OF THE PUBLIC RE-CORDS OF ORANGE COUNTY,

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PROVID-

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

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

DATED April 5, 2024. Diaz Anselmo Lindberg P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com By: Kathleen Achille Florida Bar No.: 166200 Roy Diaz, Attorney of Record Florida Bar No. 767700 1162-146305 / SR4 April 18, 25, 2024 24-01272W

Type/Points/Contract#

#### SECOND INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 23-CA-013183-O #39

HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HERNANDEZ MARTINEZ ET AL.,

Defendant(s). DEFENDANTS COUNT MANUELA HERNANDEZ MARTINEZ, JOSE JAVIER SANTOS MERINO

STANDARD/30000/M6695724 WILLIAM EUGENE NEYLAND A/K/A Π

WILLIAM E. NEYLAND AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM EUGENE NEYLAND A/K/A WILLIAM E. NEYLAND

STANDARD/160000/M6733257 DEBRA LEE RUSH, LEE SWAYNE RUSH III AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LEE

STANDARD/30000/M6734703 SWAYNE RUSH Notice is hereby given that on 5/15/24 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described prop-

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

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 23-CA-013183-O  $\sharp 39.$ Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, 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 15th day of April, 2024.

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

JERRY E. ARON, P.A 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com April 18, 25, 2024

24-01309W





manateeclerk.com

charlotteclerk.com leeclerk.ora collierclerk.com

hillsclerk.com pascoclerk.com pinellasclerk.org

polkcountyclerk.net myorangeclerk.com

#### 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.: 2018-CA-013853-O WELLS FARGO BANK, N.A., Plaintiff, vs.

ZORAIDA M. PALENCIA, et al,

**Defendant(s).**NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 11, 2024, and entered in Case No. 2018-CA-013853-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Zoraida M. Palencia, Lakes of Windermere-Lake Reams Townhomes Community Association, Inc., United States of America Acting through Secretary of Housing and Urban Development, 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 14, 2024 the following described property as set forth in said Fi-

nal Judgment of Foreclosure: LOT 26, LAKES OF WINDER-MERE-LAKE REAMS TOWN-HOMES (JACKSON PROP-ERTY), ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 53, PAGES 52 THROUGH 62, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. A/K/A 12712 LANGSTAFF DR,

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 before the Clerk reports the surplus as unclaimed.

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

Dated this 15 day of April, 2024. By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq.

ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.comCT - 18-031312

April 18, 25, 2024 24-01308W

#### SECOND INSERTION NOTICE OF SALE

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2023-CA-012647-O

OAK SHADOWS CONDOMINIUM ASSOCIATION, INC., a Florida nonprofit corporation, Plaintiff, vs

SONIA ORTIZ; TENANT #1; and TENANT #2,

Defendants.

NOTICE OF SALE IS HEREBY GIV-EN that pursuant to an Order of Final Judgment of Foreclosure dated April 13, 2024, and entered in the above styled cause now pending in said Court, that I will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on May 21, 2024, at www.myorangeclerk.realforeclose.com. the following described property as set forth in said Order of Final Judgment to wit:

Unit 9, Building K, of Oak Shadows, a Condominium, together with an undivided interest in the land, common elements and common expenses appurtenant to said Unit, all in accordance with the subject to the covenants, conditions, restrictions, terms and other provisions of the Declaration of Condominium of Oak Shadows, filed October 19, 1979, in Official Records Book 3059, Page 1444 et seq. along with subsequent modifications thereto and further described in Condominium Book 5, Pages 5 through 10, of the public records of Orange County, Florida. Property Address: 2850 N. Powers Drive, #74, Orlando, FL 32818

Property ID #13-22-28-6132-11090

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 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 receive ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

By: /s/ Eric M. Glazer ERIC M. GLAZER, ESQUIRE Florida Bar No.: 946494

GLAZER & SACHS, P.A. Counsel for the plaintiff 3113 Stirling Road, Suite 201 Ft. Lauderdale, Florida 33312 (954) 333-3983 (fax) Eric@condo-laws.com



#### 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-001701-O BMO Bank N.A. Plaintiff, vs.

Melissa Hwang; et al Defendants.

TO: Unknown Trustee of the Melissa Hwang Trust and Unknown beneficiaries of the Melissa Hwang Trust Last Known Address: Unknown

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

LOT 202, CYPRESS LAKES -PARCELS D AND L, ACCORD-ING TO THE MAP OR PLAT THEREOF. AS RECORDED IN PLAT BOOK 61, PAGE(S) 3 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Dated on 4/11/24.

Tiffany Moore Russell As Clerk of the Court By /s/ Brian Williams Deputy Clerk Civil Court Seal Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801

File # 24-F00215 24-01293W April 18, 25, 2024

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO: 2020-CC-001819-O SANDPOINT AT MEADOW WOODS HOMEOWNERS'

ASSOCIATION, INC., Plaintiff, v. INGRID O TAVERAS, et al,

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure dated April 11, 2024, and entered in 2020-CC-001819-O, of the County Court in and for Orange County Florida, wherein Sandpoint at Meadow Woods Homeowners' Association, Inc., is Plaintiff and Ingrid O Taveras, Unknown Spouse of Ingrid O Taveras, Unknown Tenant #1 and Unknown Tenant #2, are Defendant(s), the Orange County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on June 12, 2024 at 11:00 A.M., on-line at www.myorangeclerk.realforeclose.com,

the following described property:

LOT 57, SANDPOINT AT

MEADOW WOODS, ACCORDING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 40, PAGES 25, 26, AND 27, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLOR-

Property Address: 1227 Sandes tin Way, 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 within sixty (60) days after the sale.

By: /s/ D. Jefferson Davis D. Jefferson Davis, Esq. Fla. Bar No.: 0073771 The JD Law Firm

Attorney for Plaintiff ~ Sandpoint at Meadow Woods Homeowners' Association, Inc. P.O. Box 696 Winter Park, FL 32790 (407) 864-1403 Jeff@TheJDLaw.com April 18, 25, 2024 24-01298W SECOND INSERTION

FOR ORANGE COUNTY, FLORIDA CASE NO. 2023-CA-016609-O

OSNY OSCAR, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated April 10, 2024 entered in Civil Case No.: 2023-CA-016609-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Orlando, Florida, Foreclosure Sale will be held online via the Internet at www.myorangeclerk. realforeclose.com pursuant to Judgment or Order of the Court and Chapter 45, Florida Statutes, at 11:00 AM on the 30th day of May, 2024 the following described property as set forth in said Summary Final Judgment, to-wit: LOT 83, FOREST TRAILS, AC-

PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 58, PAGE(S) 112 , 113 AND 114, OF THE PUB-COUNTY, FLORIDA.

SOM CIRCLE, OCOEE, FL 34761. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

> Jared Block, Esq. Fla. Bar No. 90297 Email: Jared@flclg.com

Florida Community Law Group, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Telephone (954) 372-5298 Facsimile (866) 424-5348 April 18, 25, 2024 24-01273W

#### SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 2022-CA-003011-O THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, SUCCESSOR TO THE BANK OF NEW YORK TRUST COMPANY, NA. AS TRUSTEE, FOR CHASE MORTGAGE FINANCE TRUST MULTI-CLASS MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2007-S2,** Plaintiff, vs.

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

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed March 8, 2024 and entered in Case No. 2022-CA-003011-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein THE BANK OF NEW

YORK MELLON TRUST COMPANY, NA, SUCCESSOR TO THE BANK OF NEW YORK TRUST COMPA-NY, NA, AS TRUSTEE, FOR CHASE MORTGAGE FINANCE TRUST MULTI-CLASS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-S2 is Plaintiff and JENNA LEE O'SULLIVAN; UNKNOWN SPOUSE OF JENNA LEE O'SULLIVAN; DON HUBBARD BESTOR; UNKNOWN SPOUSE OF DON HUBBARD BESTOR; UNKNOWN PERSON(S) IN POSSESSION OF THE SUB-JECT PROPERTY; SWEETWATER COUNTRY CLUB HOMEOWNERS' ASSOCIATION INC.; are defendants. TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. M Y O R A N G E C L E R K . REALFORECLOSE.COM, at 11:00 A.M., on May 15, 2024, the following described property as set forth in said Final Judgment, to wit:

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

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

hearing or voice impaired, call 711. Dated this 16th day of April 2024.

Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-00070 SPS April 18, 25, 2024

#### SECOND INSERTION

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2023-CA-014579-O

WYNDHAM VACATION RESORTS, INC., F/K/A FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION, Plaintiff, vs.

JAMES E CRAIGEN, ET AL.,

Defendants

in the Circuit Court, in and for Orange County, Florida, Civil Case No.: 2023-CA-014579-O, the Office of Tiffany Moore Russell,

creditors, trustees or other claimants, by, through, under or against, GREGORY EARL COLE

One (1) Vacation Ownership Interest ("VOI") having a 52,500/735,459,000 undivided tenant-in-common fee simple fractional Ownership Interest in all Residential Units numbered 901-906, 908-910, 912-914, 916-922, 1001-1006, 1008-1010, 1012-1014, 1016-1022, 1101-1104, 1106, 1108, 1109, 1112-1114, 1117-1122, 1201-1204, 1206, 1208, 1209, 1212-1214, 1217-1222, 1201-1204, 1206, 1208, 1209, 1201-1204,and none other located in Building entitled "BUILDING 6, PHASE VI."
The VOI described above has a(n) BIENNIAL Ownership Interest as described in the Declaration and such Ownership

Interest has been allocated 105,000 Points as defined in the Declaration for use in EVEN year(s). The Usage Right of the VOI is a Floating Use Right.
COUNT IX: BARRY WANE MORTON, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors,

creditors, trustees or other claimants, by, through, under or against, BARRY WANE MORTON One (1) Vacation Ownership Interest ("VOI") having a 84,000/626,821,000 undivided tenant-in-common fee simple fractional Ownership Interest in all Residential Units numbered 101-106, 108-110, 201-206, 208-210, 212-214, 216-222,

"BIIILDING 6 PHASE VI" The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership

Interest has been allocated 84,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the VOI is a Floating Use Right. COUNT XIII: GALE D MATTHEWS and EVERETT M MATTHEWS

fractional Ownership Interest in all Residential Units numbered 101-106, 108-110, 201-206, 208-210, 212-214, 216-222, 301-306, 308-310, 312-314, 316-322, 401-406, 408-410, 412-414, 416-422 and none other located in Building entitled

The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 640,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the

subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration").

plete details. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAIN-\*\* Pursuant to Rule 2.516, you are hereby notified the designated email address for the attorney is: tsf@gse-law.com. REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to 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

/s/ Tara C. Early

Gasdick Stanton Early, P.A. 1601 W. Colonial Dr Orlando, FL, 32804 Ph. (407)425-3121 Fx (407) 425-4105 E-mail: tsf@gse-law.com Attorney for Plaintiff BC553 April 18, 25, 2024

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE 9TH JUDICIAL CIRCUIT IN AND

FOREST TRAILS HOMEOWNERS ASXOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs.

CORDING TO THE MAP OR LIC RECORDS OF ORANGE

A/K/A: 2509 LAUREL BLOS-

Dated: April 10, 2024.

/s/ Jared Block

days after the sale.

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

By: Marc Granger, Esq. Bar. No.: 146870

24-01321W

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure entered on April 11, 2024 in the cause pending Orange County Clerk of Court will sell the property situated in said County described as:
COUNT III: GREGORY EARL COLE, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors,

301-306, 308-310, 312-314, 316-322, 401-406, 408-410, 412-414, 416-422 and none other located in Building entitled

One (1) Vacation Ownership Interest ("VOI") having a 640,000/626,821,000 undivided tenant-in-common fee simple

ALL, within the Condominium Property submitted to the Timeshare Plan of FAIRFIELD ORLANDO AT BONNET CREEK RESORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and

at Public sale to the highest and best bidder for cash starting at the hour of 11:00 o'clock a.m. on May 3, 2024. These foreclosure sales will be held online at the following website: www.myorangeclerk.realforeclose.com. Please refer to this website for com-

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

Florida Bar #0173355

24-01295W

#### 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-001371-O LAKEVIEW LOAN SERVICING,

Plaintiff, vs. DOUGLAS EUGENE MOTT, III A/K/A DOUGLAS E. MOTT, III, et al..

Defendants. TO: DOUGLAS EUGENE MOTT, III A/K/A DOUGLAS E. MOTT, III UNKNOWN SPOUSE OF DOUGLAS EUGENE MOTT, III A/K/A DOUG-

LAS E. MOTT, III N/K/A DOUGLAS E. MOTT, III YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 7, BLOCK B, PINE GROVE ESTATES, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK W, PAGE 95, OF THE PUBLIC RE-CORDS OF ORANGE COUN- ${\it TY, FLORIDA.}$ 

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 XXXXXXXXXXXXX, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OB-SERVER) 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 APRIL 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

24-00358 April 18, 25, 2024

Type/Points/Contract#

STANDARD/100000/M6685501

STANDARD/50000/M6637339

STANDARD/30000/M6788511

STANDARD/300000/M6728674

24-01310W

#### SECOND INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 23-CA-014362-O #39

ARELLANO VALENZUELA ET AL.,

HOLIDAY INN CLUB VACATIONS INCORPORATED

**Defendant**(s). COUNT DEFENDANTS SANDRA K. BOND AND ANY AND ALL UN-KNOWN HEIRS. DEVISEES AND OTHER CLAI-MANTS OF SANDRA K. BOND DONALD J. BRADBURY APRIL IIIL. BRADBURY IV TREVOR N. BROWN,

JOYCELIN P. BROWN JOHN GLADSTONE ELAINE ANN GLAD-STONE SUSAN D. MADDERN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SUSAN D. MADDERN, PHILIP W. MADDERN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PHILIP W. MADDERN

JAVIERA PIA NAVARRETE CORSINI A/K/A J. N. CORSINI P., VII DIEGO ARMANDO CAMPOS ELLWANGER A/K/A CAMPOS D., STANDARD/150000/M6717861 GINA ALEXANDRA RUIZ CARRERO, MARIUS ALEXIS EPIPHANE ST. ROSE, KIERAN WINIFRED X

STANDARD/50000/M6692883

STANDARD/270000/M6634559

ST. ROSE SIGNATURE/45000/M6692073 Notice is hereby given that on 5/15/24 at 11:00 a.m. Eastern time at www. myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer

for sale the above described UNIT/WEEKS of the following described property: Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 5, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida

("Memorandum of Trust") The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 23-CA-014362-O #39. Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim within 1 year after the sale. If you are a person with a disability who needs any accommodation in order to

participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 11th day of April, 2024.

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

JERRY E. ARON, P.A 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com April 18, 25, 2024

24-01270W



Deadline Wednesday at noon • Friday Publication HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE

#### SUBSEQUENT INSERTIONS

#### 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.: 2024-CA-001578-O ILS BANK TRUST NATIONAL. ASSOCIATION AS TRUSTEE OF THE CABANA SERIES III TRUST, Plaintiff, v. DEREC K. MCKINNEY A/K/A

DEREC MCKINNEY,, et al., **Defendants** 

TO: DEREC K. MCKINNEY A/K/A DEREC MCKINNEY UNKNOWN SPOUSE OF DEREC K. MCKINNEY A/K/A DEREC MCKIN-

UNKNOWN TENANT #1 UNKNOWN TENANT #2 Last Known Address: 10109 Winder Trail, Orlando, FL 32817

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

LOT 8, OF ARBOR WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 30, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. including the buildings, appur-

tenances, and fixture located thereon Property Address: 10109 Winder Trail, Orlando, FL 32817 (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 XXXXXXXX, 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

WITNESS my hand and seal of this Court at Orange County, Florida on this 12 day of April, 2024.

filed herein.

April 18, 25, 2024

TIFFANY MOORE RUSSELL ORANGE COUNTY CLERK OF COURT By: /s/ Karina Taveras Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801

24-01297W

#### 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-017975-O Truist Bank, Plaintiff, vs. Tommy Chhem a/k/a Tommy Chemm, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-CA-017975-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Truist Bank is the Plaintiff and Tommy Chhem a/k/a Tommy Chemm; Orange County, Florida 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 21st day of May, 2024, the following described property as set forth in said

Final Judgment, to wit: LOT 5, BLOCK "E", ORLANDO IMPROVEMENT CO. NO. 2, PLAT BOOK "S", PAGE 98, PUB-LIC RECORDS OF ORANGE COUNTY FLORIDA.

TAX ID: 20-22-31-6350-05-050 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 12th day of April, 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@brock and scott.comFile # 23-F02306 April 18, 25, 2024 24-01292W

#### SECOND 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-001023-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 UKNOWN PARTIES IN POSSESSION #2. Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated April 11, 2024, in Case No.: 2023-CA-001023-O of the Circuit Court in and for ORANGE County, Florida, wherein JONATHAN KENNEY, is the Plaintiff and LEGA-CY INVESTMENT AND DEVELOP-MENT 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 July 10, 2024, the following described property set forth

in the Final Judgment of Foreclosure:

The East 51.8 feet of teh 502.2 feet of the South 100 feet of the Northwest quarter of the Northeast quarter of Section 35, Township 21 South, Range 29 East.

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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRA-TION AT 425 N. ORANGE AVENUE, ROOM 2130, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 836-2303 WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED. CALL 1-800-955-8771.

DATED: April 15, 2024. By: /s/Laura Cooper Laura Cooper, Esquire Florida Bar No.: 10227

The Law Office of Laura M. Cooper, 301 N. Pine Meadow Dr. DeBary, FL 32713

Tel: (407) 602-4128 April 18, 25, 2024 24-01294W

#### SECOND INSERTION

RE-NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO: 2022-CA-008439-O

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST Plaintiff,

KAMINI LATCHMAN; et al.,

**Defendants..**NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure Pursuant to Stipulation for Settlement and Forbearance/Modification entered in Civil Case No. 2022-CA-008439-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-A, is Plaintiff and KAMINI LATCHMAN; et al., are Defendant(s).

The Clerk, Tiffany Moore Russell, of the Circuit Court will sell to the highest bidder for cash, online at www. myorangeclerk.realforeclose.com 11:00 A.M. o'clock a.m. on June 26, 2024, on the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK F, PINE HILLS SUBDIVISION NO. 10, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK T, PAGE 84, PUBLIC RECORDS OF

ORANGE COUNTY, FLORIDA. PROPERTY ADDRESS: 904 BORDEAUX PLACE, ORLANDO, FLORIDA 32808

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 im-

DATED this 11th day of April 2024. BY: /s/ Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 LAW OFFICES OF MANGANELLI,

LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 305W Boca Raton, FL 33431 Telephone: (561) 826-1740 service@mls-pa.com April 18, 25, 2024 24-01275W

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

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

#### SECOND INSERTION

--- ACTIONS / SALES ---

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

CASE NO.: 2021-CA-003382-O HABITAT FOR HUMANITY GREATER ORLANDO AND OSCEOLA COUNTY, INC., a Florida not for profit corporation, f/k/aHABITAT FOR HUMANITY OF GREATER ORLANDO, INC.,

JONIQUE MONTGOMERY, et al. Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment dated November 30, 2021, in the Ninth Circuit Court in and for Orange County, Florida, wherein HABITAT FOR HUMANITY OF GREATER ORLAN-DO AND OSCEOLA COUNTY, INC. F/K/A HABITAT FOR HUMANITY OF GREATER ORLANDO, INC. is the Plaintiff, and granted against the Defendants, JONIQUE MONTGOM-ERY, STATE OF FLORIDA, TIFFANY MOORE RUSSELL, CLERK OF THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA, NORTHWEST FEDERAL CREDIT UNION and PERMANENT GENERAL ASSUR-ANCE CORPORATION, in Case No. 2021-CA-003382-O, and the Order Granting Plaintiff's Renewed Motion to Reset Foreclosure Sale dated April 11, 2024, the Clerk of this Court, Tiffany Moore Russell, will at 11:00 a.m. on the 15th day of May 2024, offer for sale and sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, the real property situate and being in Orange County, Florida more particularly described as:

Lot 8, Block 4 of Glenn Oaks, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 131, of the Public Records of Orange

Property Address: 901 Charles Street, Orlando, FL 32808 Said sale will be made pursuant to and in order to satisfy the terms of said Final Judgment.

IF YOU ARE A PERSON CLAIM-ING 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 NOTICE TO PERSONS WITH DIS-

ABILITIES 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 April 15, 2024.

/s/ Danielle N. Waters Danielle N. Waters, Esq. Florida Bar No. 0029364 NARDELLA & NARDELLA, PLLC

135 W. Central Blvd., Suite 300 Orlando, FL 32801 (407) 966-2680 Primary E-mail address: dwaters@nardellalaw.com Secondary E-mail address: kcooper@nardellalaw.com ATTORNEYS FOR PLAINTIFF

IN THE CIRCUIT COURT OF THE GENERAL JURISDICTION

CASE NO. 48-2022-CA-000097-O BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs.

PEARL O. BORENS, et al. Defendant(s).

ant to a Final Judgment of Foreclosure dated October 26, 2023, and entered in 48-2022-CA-000097-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Flor-MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE I TRUST is the Plaintiff and PEARL O. BORENS; WEST SIDE TOWN-HOMES HOMEOWNER'S ASSOCI-ATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE URBAN DEVELOPMENT 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 May 07, 2024, the following described property as set forth in said Final Judgment,

LOT 7, IN BLOCK 19, OF WEST-SIDE TOWNHOMES-PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, AT PAGE 135, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLOR-IDA.

#### SECOND INSERTION

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

DIVISION

NOTICE IS HEREBY GIVEN pursuida, wherein BANK OF NEW YORK ASSETS MANAGEMENT SERIES SECRETARY OF HOUSING AND

Property Address: 1402 CAR-

DINAL LANE, WINTER GAR-DEN, FL 34787

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 12 day of April, 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 20-079797 - MiM April 18, 25, 2024 24-01303W

CLERK REPORTS THE FUNDS AS

UNCLAIMED. IF YOU FAIL TO FILE

A CLAIM, YOU WILL NOT BE ENTI-

TLED TO ANY REMAINING FUNDS.

AFTER THE FUNDS ARE REPORT-

ED AS UNCLAIMED, ONLY THE

OWNER OF RECORD AS OF THE

DATE OF THE LIS PENDENS MAY

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 Co-

ordinator, Human Resources, Orange

County Courthouse, 425 N. Orange Av-

enue, Suite 510, Orlando, Florida, (407)

836-2303, fax: 407-836-2204; and in

Osceola County;: ADA Coordinator,

Court Administration, Osceola Coun-

ty 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 re-

ceiving notification if the time before

the scheduled court appearance is less

CLAIM THE SURPLUS.

#### SECOND INSERTION

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

Case No.: 2024-CA-000119-O THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,

Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANK F. VAUGHT, DECEASED: JOSEPH VAUGHT AS POTENTIAL HEIR TO THE ESTATE OF FRANK F. VAUGHT, DECEASED: PATRICK VAUGHT AS POTENTIAL HEIR TO THE ESTATE OF FRANK F. VAUGHT, DECEASED: 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. To the following Defendant(s): THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF FRANK F. VAUGHT, DE-(RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 21, KINGSWOOD MANOR,

FIFTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK Z, PAGE 22 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. a/k/a 1300 Leeway Avenue, Orlando, Florida 32810

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 30 days from the fast date of publication. a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the

relief demanded in the complaint. This notice is provided pursuant to

Administrative Order No. 2.065. 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.

WITNESS my hand and the seal of this Court this 04/04/2024

Tiffany Moore Russell Clerk of Courts /s/ Joji Jacob Deputy Clerk Civil Court Seal As Deputy Clerk 425 N Orange Ave Room 350 Orlando, FL 32801

April 18, 25, 2024 24-01274W

#### SECOND INSERTION LATER THAN THE DATE THAT THE

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-013810-O NATIONSTAR MORTGAGE LLC,

HAVA WASSERMAN: LAKE KILLARNEY CONDOMINIUM ASSOCIATION, INC.; UNKNOWN SPOUSE OF HAVA WASSERMAN: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TIFFANY MOORE RUSSELL as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www. myorangeclerk.realforeclose.com 11:00 AM on the 05 day of June, 2024, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 259, OF LAKE KILLARNEY CONDOMINIUMS, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM RECORD-ED IN O.R. BOOK 2425, PAGE 896, AND ALL EXHIBITS AND AMENDMENTS THEREOF. AND RECORDED IN CONDO-MINIUM PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLOR-

PROPERTY ADDRESS: 151 N ORLANDO AVE APT 259, WINTER PARK, FL 32789IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO

than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 10 day of April 2024. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq.

Florida Bar Number: 93156 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

23-01760 April 18, 25, 2024 24-01271W

#### SECOND INSERTION

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

CASE NO. 2016-CA-007548-O

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF17 MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2006-FF17,** Plaintiff, vs. PETER WILLIAMS; PAULETTE WILLIAMS; MORTGAGE ELECTRONIC REGISTRATION  ${\bf SYSTEMS\ INC., AS\ NOMINEE}$ FOR THE CIT GROUP/ CONSUMER FINANCE, INC.,

ITS SUCCESSOR AND ASSIGNS; TILDENS GROVE COMMUNITY ASSOCIATION, INC.; D/B/A ISPC THE INDEPENDENT SAVINGS PLAN COMPANY: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed April 2, 2024 and entered in Case No. 2016-CA-007548-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORT-GAGE LOAN TRUST 2006-FF17 MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2006-FF17 is Plaintiff and PETER WILLIAMS; PAULETTE WILLIAMS; D/B/A ISPC THE INDEPENDENT SAVINGS THE INDEPENDENT

NANCE, INC., ITS SUCCESSOR AND

ASSIGNS; TILDENS GROVE COM-MUNITY ASSOCIATION, INC.; are

defendants. TIFFANY MOORE RUS-SELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MYORANGECLERK. REALFORECLOSE.COM, at 11:00 A.M., on May 9, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 110, TILDENS GROVE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 55 THROUGH 57, INCLUSIVE, OF THE PUB-LIC 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 12th day of April 2024. By: Marc Granger, Esq. Bar. No.: 146870

Submitted By: 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.: 15-04483 SPS April 18, 25, 2024 24-01300W

PLAN COMPANY; UNKNOWN PER-SON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR THE CIT GROUP/CONSUMER FI-

Telecommunications Relay Service. Dated this 12 day of April, 2024. By: \S\ Danielle Salem Danielle Salem, Esquire

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 21-007842 - GrS April 18, 25, 2024 24-01301W

#### SECOND INSERTION

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

CASE NO. 2021-CA-003210-O WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT1. Plaintiff, vs.

MILLICENT HOFFMAN A/K/A MILLICENT A. HOFFMAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 21, 2023, and entered in 2021-CA-003210-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein WELLS FARGO BANK, NATIONAL AS-SOCIATION AS TRUSTEE FOR STRUCTURED ASSET SECURI-TIES CORPORATION. MORT-GAGE PASS-THROUGH CER-TIFICATES, SERIES 2006-OPT1 is the Plaintiff and MILLICENT HOFFMAN A/K/A MILLICENT A. HOFFMAN; SAND CANYON COR-PORATION F/K/A OPTION ONE CORPORATION; MORTGAGE AMERICAN BANKERS INSUR-ANCE COMPANY OF FLORIDA; THE INDEPENDENT SAVINGS PLAN COMPANY DBA ISPC; MV REALTY PBC, LLC 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 May 07, 2024, the following described property as set forth in said Final Judgment, to

LOT 15, NORTH LAKE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 2, PAGE 140, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 5826 FLORI LN, ORLANDO, FL 32808

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

> Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE COUNTY COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO. 2023-CA-015426-O HARRINGTON POINT AT WYNDHAM LAKES HOMEWONERS ASSOCIATION INC, a Florida non-profit Corporation,

Plaintiff, vs. ROBERTO PEDRO CARCAMO FUNEZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated April 10, 2024 entered in Civil Case No.: 2023-CA-015426-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Orlando, Florida, Foreclosure Sale will be held online via the Internet at www.myorangeclerk.realforeclose.com pursuant to Judgment or Order of the Court and Chapter 45, Florida Statutes, at 11:00 AM on the 23rd day of May, 2024 the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 114, BLOCK 21, WYNDHAM LAKES ESTATES UNIT 7 (A RE-PLAT), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGES 131 THROUGH 135, PUBLIC RE-CORDS OF ORANGE COUNTY, FLORIDA.

A/K/A: 3289 RODRICK CIRCLE,

ORLANDO, FL 32824. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated: April 15, 2024.

/s/ Jared Block Jared Block, Esq. Fla. Bar No. 90297 Email: Jared@flclg.com Florida Community Law Group, P.L.

Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Telephone (954) 372-5298 Facsimile (866) 424-5348 24-01311W April 18, 25, 2024

SECOND INSERTION

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

File No. 2024-CP-000861-O IN RE: ESTATE OF MALCOLM EDWARD WHITE, Deceased.

The administration of the estate of MALCOLM EDWARD WHITE, deceased, whose date of death was January 16, 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 court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER 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 April 18, 2024.

Personal Representative Jacqueline S. Ramsey 4317 Winderlakes Drive

Orlando, FL 32835 Attorney for Personal Orlando, Representative Pamela Grace Martini, Esq. Florida Bar No. 100761 Law Office of Pamela G. Martini, PLLC 7575 Dr. Phillips Blvd., Suite 305 Orlando, FL 32819 Telephone: (407) 955-4955 Email: pam@pamelamartinilaw.com April 18, 25, 2024 24-01277

SECOND INSERTION

Notice is hereby given that on dates below these vessels will be sold at public sale on the date listed below at 10AM for monies owed on vessel repair and storage cost pursuant to Florida Statutes 328.17

June 10, 2024 Crazy Automaniac LLC 641 N. Semoran Blvd., Orlando, Fl 2019 YAM YAMA0267E919 \$5276.35 Owners: Jose Pabon, Lien Holder: Synchrony Bank 24-01279W April 18, 25, 2024

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that 5/3/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1983 SAND HS FL-FL1AD217003886. Last Tenants: MA-RIA MILAGROS GOTAY LOPEZ and all unknown parties beneficiaries heirs. Sale to be at RSPI MHC LLC DBA ROCK SPRINGS MOBILE HOME PARK, 1820 ROCK SPRINGS ROAD. APOPKA, FL 32712. 813-241-8269. April 18, 25, 2024 24-01320W

SECOND INSERTION

Notice of Self Storage Sale Please take notice Orlando Self Storage located at 12611 International Drive, Orlando FL 32821 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www. storageauctions.com on 5/7/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Saisha Massey unit #1035; Eric Redmond/Four points unit #2062. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. April 18, 25, 2024 24-01289W

SECOND 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-001078-O IN RE: ESTATE OF CHARLIE STEELE

Deceased. The administration of the estate of CHARLIE STEELE deceased, is pending in the Circuit Court for Orange County, Florida, Probate Division, File Number 2024-CP-001078-O. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate must file their claims in the above captioned probate proceeding with the Orange County Clerk of Court, Probate Division, whose address is 425 North Orange Avenue, Orlando, FL 32801, and send a copy of the claim to attorney for the Personal Representative, set forth below, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE TO CREDITORS, OR WITH-IN THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE TO CREDITORS ON ANY CREDITOR, even though the personal representative may have recognized the claim or demand by paying a part of it, or interest on it, or otherwise.

No cause of action, including, but not limited to, an action founded upon fraud or other wrongful act or omission, shall survive the death of the person against whom the claim may be made, whether or not an action is pending at the death of the person, unless a claim is filed within the time periods set forth

All claims, demands and objections not so filed will be forever barred. Notwithstanding the time period set

forth above, any claim filed two years or more after the decedent's date of death is barred. The date of the first publication of

this notice is April 18, 2024.

Personal Representative: Douglas Walker 7533 Kilcullen Drive

Charlotte, NC 28270 Attorney For Personal Representative: Stephen L. Skipper, Esq. Florida Bar Number: 0763470 7491 Conroy Windermere Road,

Orlando, FL 32835 Phone number: (407) 521-0770 Fax number: (407) 521-0880 24-01305W

24-01277WApril 18, 25, 2024

What "governmental

certain public notices on

Counties, cities, school boards, and

other units of local government in

VIEW NOTICES ONLINE AT

newspaper websites only?

agencies" can run

the state are included.

File No. 2024-CP-001021-O IN RE: ESTATE OF DAVID ERIC WESTINE

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

ORANGE COUNTY, FLORIDA

PROBATE DIVISION

Deceased. The administration of the estate of DAVID ERIC WESTINE, deceased, whose date of death was January 30, 2024, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

notice is April 18, 2024. Personal Representative: CHRISTOPHER LEE CRUZ

244 Benedetto Court Nokomis, Florida 34275 Attorney for Personal Representative: JOHN FERRARJ, JR.

Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfl.com Secondary E-Mail: pollyb@elderlegalfl.com 24-01304W April 18, 25, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION FILE NUMBER: 2024-CP-001077-O DIVISION: 09 IN RE: ESTATE OF

MICHAEL D. WILLIAMS.

Deceased. The administration of the estate of MICHAEL D. WILLIAMS, deceased, whose date of death was February 10, 2024, is pending in the Circuit Court, for Orange County, Florida, Probate Division, the address of which is: 425 N. Orange Avenue, Suite 335, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

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

The date of first publication of this notice is April 18, 2024.

Personal Representative: DE ANNA B. WILLIAMS 2925 Butler Bay Drive N Windermere, FL 34786

Attorney for Personal Representative: DIANA B. BAUER, ESQUIRE Florida Bar No. 1000844 Fisher, Tousey, Leas & Ball 818 North A1A, Suite 104 Ponte Vedra Beach, FL 32082 (904) 356-2600 dbb@fishertousey.com April 18, 25, 2024 24-01276W

THIRD INSERTION

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

CASE NUMBER: 2024-CA-000366-O PIERRE BERNARD AND ROSERT SAINT FIRMA ROSE B. LOVE, et al

Defendants TO: ROSE B. LOVE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROSE R LOVE

YOU ARE NOTIFIED that an action for Quite Title has been filed against you to the following described property in Orange County Florida: ysical Address:

Ralston St. Orlando, FL 32833 Parcel Identification Number: 24-23-32-9628-01-223 and further described as:

East 150 feet of the West 375 feet of Tract 122, Rocket City Unit 3A, a/k/a Cape Orlando Estates Unit 3A, according to the Plat thereof, recorded in Plat Book Z, Page(s) 102, of the Public Records of Or-

ange County, Florida. You and you are required to serve a copy of your written defenses, if any, to it on Ronda Denise Westfall, Attorney for the Plaintiffs, whose address is 1060 Woodcock Rd, Ste 120 Orlando, Florida, 32803 within thirty (30) days after

the first publication of this Notice and file the original with the Clerk of this Court, Orange County Court House, Civil Division 425 North Orange Ave, Orlando FL 32801 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 a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service

DATED on 4/1/2024 TIFFANY MOORE RUSSELL AS CLERK OF THE COURT By: /s/ Rasheda Thomas, As Deputy Clerk Tiffany Moore Russell, Clerk of Courts Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801

April 11, 18, 25; May 2, 2024

24-01204W

THIRD INSERTION

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

FLORIDA CASE NO.: 2024-CA-002718-O WILLIAM CARDONA, an

Plaintiff, vs. TONI M. TEDDER, et al.,

Defendant(s). TO: TONI M. TEDDER, if alive and if not his unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against TONI M. TEDDER; BILLY TODD WEBSTER, if alive and if not his unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against BILLY TODD WEBSTER; EDWARD L. WEBSTER, JR., if alive and if not his unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against EDWARD L. WEBSTER, JR.; BULAH S. WEB-STER, (a/k/a BEULAH J. WEBSTER), if alive and if not her unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under or against BULAH S. WEBSTER; THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTH-ERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF TONI M. TEDDER; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES. GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, AND ALL

OTHERS WHO MAY CLAIM AN IN-

TEREST IN THE ESTA TE OF BILLY

TODD WEBSTER; and ALL PER-

SONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TI-TLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO, INCLUSIVE,

YOU ARE NOTIFIED that an action to auiet title to the following property in Orange County, Florida:

A. LOT 48, CHARLIN PARK MOBILE HOME SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK Z, PAGE 130, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TOGETHER WITH A FLAME MOBILE HOME, INDENTIFICATION NO. 4510TFB0644.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Myles A. Hoover, the Plaintiffs attorney, whose address is 11 Island Ave #406, Miami Beach, Florida 33139, 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 the Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against

plaint or petition.
Dated on APRIL 5, 2024. Tiffany Moore Russell Orange County Clerk of Court By: /s/ Nancy Garcia

you for the relief demanded in the com-

As Deputy Clerk April 11, 18, 25; May 2, 2024 24-01247W

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-3276-O IN RE: ESTATE OF DOROTHY MADISON,

Deceased. The administration of the estate of DOROTHY MADISON, deceased, whose date of death was November 18, 2022, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 2110, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 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 April 18, 2024. PRECIOUS LEE-WILLIAMS

**Personal Representative** 2438 Myakka Drive Orlando, FL 32839 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: irivera@hnh-law.com April 18, 25, 2024 24-01306W SECOND INSERTION

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

FLORIDA CASE NO.: 2024-CP-001001-O **DIVISION: Probate** IN RE: ESTATE OF ANNE M. STELLA Deceased.

The administration of the estate of Anne M. Stella, deceased, whose date of death was December 18, 2023, is pending in the Ninth Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Ave, Orlando, FL 32801.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is April 18, 2024.

Chris Boitano, Petitioner Stacy R. Preston, Esq. Attorney for Chris Boitano Florida Bar Number: 117902 Orange Blossom Law PLLC 1133 Louisiana Avenue, Suite 116 Winter Park, FL 32789 Telephone: (407) 748-4887 E-Mail: stacy@orangeblossomlaw.com Secondary: info@ orangeblossomlaw.com 24-01307W April 18, 25, 2024

--- TAX DEEDS ---

FOURTH INSERTION NOTICE OF APPLICATION

FOR TAX DEED NOTICE IS HEREBY GIVEN that DENNIS RYAN the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was ssed are as follows:

CERTIFICATE NUMBER: 2021-17337

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: CHRISTMAS PINES REPLAT V/63 LOT 19 BLK 6

PARCEL ID # 31-22-33-1332-06-190

Name in which assessed: MICKY L KORN, DIANE KOONS

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 16, 2024.

Dated: Mar 28, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller 24-01029W Apr. 4, 11, 18, 25, 2024

DENNIS RYAN the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was ssed are as follows:

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

NOTICE IS HEREBY GIVEN that

CERTIFICATE NUMBER: 2021-17338

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: CHRISTMAS PINES REPLAT V/63 LOT 20 BLK 6

Name in which assessed: MICKY L KORN, DIANE KOONS

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 16, 2024.

Dated: Mar 28, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Apr. 4, 11, 18, 25, 2024 24-01030W

FOURTH INSERTION

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

CASE NO. 2023-CA-015183-O UNIVERSITY SUN ESTATES 2 and 3, LLC, a Florida limited liability company, Plaintiff, vs

FLORIDA

MARGARET SHELLEY ANN SPARKLIN, as Beneficiary of Estate of Rex Dean Sparklin, deceased; et al., Defendants.

TO: ALL UNKNOWN HEIRS, DEVI-SEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF REX DEAN SPARKLIN, DECEASED Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Single Wide Mobile Home, VIN#F0601005260;

Unknown

Current Address:

Title #17742452; YR. 1980; Make UNK; Color: Grey; Body: HS, located at 544 Glenn Rd., Orlando, FL 33709, Lot 544 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 Cor-

porate 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 im-

paired, call 711.". WITNESS my hand and the seal of said Court this 27th day of March,

TIFFANY MOORE RUSSELL Clerk of the Court By: /S/ Stan Green Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 April 4, 11, 18, 25, 2024

24-01164W

OFFICIAL COURTHOUSE manateeclerk.com **WEBSITES** 

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Legals.BusinessObserverFL.com

#### SUBSEQUENT INSERTIONS

SECOND INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2021-2640

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: E 92 FT OF E 185 FT OF W 370 FT OF SW1/4 OF NW1/4 (LESS N 1200 FT) OF SEC 22-21-28

PARCEL ID # 22-21-28-0000-00-187

Name in which assessed:  ${\tt BARBARA} \times {\tt STUDSTILL}$ 

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 30, 2024.

Dated: Apr 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: DeMarco Johnson Deputy Comptroller April 18, 25; May 2, 9, 2024

24-01266W

--- TAX DEEDS ---

#### SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2021-3227

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: BEG 1004.03 FT S & 125 FT E OF CEN OF SEC RUN N 125 FT E 50 FT S 125 FT W 50 FT TO POB IN SEC 07-22-28 SEE 3293/2400

PARCEL ID # 07-22-28-0000-00-031

Name in which assessed: GREGORIO SAUCEDO PEREZ, GREGORY RICARDO SAUZEDO

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 30, 2024.

Dated: Apr 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: DeMarco Johnson Deputy Comptroller April 18, 25; May 2, 9, 2024

24-01267W

SECOND INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that DENNIS RYAN the holder of the fol-lowing 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: 2021-14672

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: PLAN OF BLK 1 PROSPER COLONY  $\mathrm{D}/103$  THAT PORTION OF LOT 28DESC AS BEG SE COR OF SAID LOT  $28\ \mathrm{TH}\ \mathrm{RUN}\ \mathrm{N}\ 159.18\ \mathrm{FT}\ \mathrm{W}\ 60\ \mathrm{FT}\ \mathrm{S}$  $159.34~\mathrm{FT} \to 60~\mathrm{FT} \to \mathrm{POB}$ 

PARCEL ID # 06-24-30-7268-00-281

Name in which assessed LONNIE F BURNSED III, BILLIE JEAN BURNSED

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 30, 2024.

Dated: Apr 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: DeMarco Johnson Deputy Comptroller April 18, 25; May 2, 9, 2024

24-01268W

SECOND INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2021-14673

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: PLAN OF BLK I PROSPER COLONY D/103 THAT PORTION OF LOT 28 DESC AS COMM SE COR OF SAID LOT RUN N 159.18 FT FOR POB CONT N 159.18 FT TO NW COR OF LOT 2 OF HOENSTINE ESTATES SUB TH W 60 FT S 159.18 FT E 60 FT TO POB

PARCEL ID # 06-24-30-7268-00-282

Name in which assessed LONNIE F BURNSED III, BILLIE JEAN BURNSED

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 30, 2024.

Dated: Apr 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: DeMarco Johnson Deputy Comptroller April 18, 25; May 2, 9, 2024

24-01269W

## **PUBLISH YOUR**

LEGAL **NOTICE** 

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The property next to the lot you just bought was rezoned as land fill. Maybe you should have read public notice in vour local paper.

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# WHAT'S UPP



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