

PUBLIC NOTICES

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ORANGE COUNTY LEGAL NOTICES

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

--- PUBLIC NOTICES ---

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 RiflLoop located at 13727 Tybee Beach Ln in the City of Orlando, Orange County, FL 32827 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 10th day of June, 2024. Matthew Keperling June 13, 2024 24-01885W

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 PMI Main Street Mgmt located at 1717 Gay Drive 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 10th day of June, 2024. Christian Trani June 13, 2024 24-01884W

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on 07/01/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 1531 PINE AVE, # 101 ORLANDO, FL 32824 pursuant to Florida Statute 713.585. IN6AA1F48JN539596 2018 NISS 18348.01 Lienor Name: AUTO TECH OF ORLANDO OBT LLC Lienor Address: 6303 N ORANGE BLOSSOM TRL, ORLANDO, FL 32810 Lienor Telephone #: 813-697-1791 MV License #: MV100816 Location of Vehicle: 6303 N ORANGE BLOSSOM TRL ORLANDO, FL 32810 June 13, 2024 24-01860W

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on 07/01/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 3812 AUBURNDALE AVE ORLANDO, FL 32839 pursuant to Florida Statute 713.585. 2FTHF35HXFCA89630 1985 FORD 1292.25 WDBUF56X17B077748 2007 MERZ 1398.75 Lienor Name: GIBNEY'S AUTO REPAIR INC. Lienor Address: 3812 AUBURNDALE AVE, ORLANDO, FL 32839 Lienor Telephone #: 813-697-1791 MV License #: MV-101448 Location of Vehicle: 3812 AUBURNDALE AVE ORLANDO, FL 32839 June 13, 2024 24-01857W

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SYSTATO, LLC located at: 1202 Stratford Commons Decatur, GA 30033 of intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 10th day of June, 2024. OWNER: Scott Le Roy Marketing LLC 1202 Stratford Commons Decatur, GA 30033 June 13, 2024 24-01881W

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 Golden Terra Studio located at 9308 Randal Park Blvd unit 8133 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 7th day of June, 2024. Maria Alejandra Reyes Ortiz June 13, 2024 24-01855W

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SYSTATO located at: 1202 Stratford Commons Decatur, GA 30033 of intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 10th day of June, 2024. OWNER: Scott Le Roy Marketing LLC 1202 Stratford Commons Decatur, GA 30033 June 13, 2024 24-01880W

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 AUGUST 12, 2024 MTRPT DBA UNIVERSAL SERVICE 5989 TURKEY LAKE ROAD 2005 FORD 1FTRF02W85KB2288 \$374.03 June 13, 2024 24-01876W

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on July 02, 2024 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585. Locations of vehicles and the lienor's name, address and telephone number are: Feliz Family Auto LLC, DBA: Ruben Tires, 339 W Main St, Apopka, FL 32712. Phone 407-703-2285 Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order. 2014 HYUN VIN# 5NPEB4ACXEH904142 \$3828.68 SALE DAY 07-02/2024 June 13, 2024 24-01887W

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on July 02, 2024 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585. Locations of vehicles and the lienor's name, address and telephone number are: Feliz Family Auto LLC, DBA: Ruben Tires, 339 W Main St, Apopka, FL 32712. Phone 407-703-2285 Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order. 2014 HYUN VIN# 5NPEB4ACXEH904142 \$3828.68 SALE DAY 07-02/2024 June 13, 2024 24-01887W

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Mono Film located at 7501 W Colonial Dr, in the County of Orange in the City of Orlando, Florida 32818 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Orange County, Florida, this 5th day of June, 2024. ANV Tech FL, Inc June 13, 2024 24-01854W

FIRST INSERTION
NOTICE OF PUBLIC SALE:
NOTICE OF PUBLIC SALE: Notice is hereby given that on 07/01/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 1531 PINE AVE, # 101 ORLANDO, FL 32824 pursuant to Florida Statute 713.585. 1FA6P8C7G5201210 2016 FORD 14030.67 Lienor Name: PILO & SON AUTO PAINT INC Lienor Address: 1531 PINE AVE, # 101, ORLANDO, FL 32824 Lienor Telephone #: 813-697-1791 MV License #: MV101723 Location of Vehicle: 1531 PINE AVE, # 101 ORLANDO, FL 32824 June 13, 2024 24-01859W

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pursuant to F.S. 713.78, Airport Towing Service will sell the following vehicles and/or vessels. Seller reserves the right to bid. Sold as is, no warranty. Seller guarantees no title, terms cash. Seller reserves the right to refuse any or all bids. SALE DATE 07/01/2024, 8:00 AM Located at 6690 E. Colonial Drive, Orlando FL 32807 2011 DODGE 1B38D1FB5BN536753 2012 CHEVROLET 2GNFLP356C6283327 2014 CHEVROLET 1G1PCS2E2E7224010 2013 DODGE 1C3CDFBA3DD154490 2013 NISSAN JN8AS5MT1DW010799 1980 WINNEBAGO NO VIN Located at 4507 E. Wetherbee Rd, Orlando, FL 32824 June 13, 2024 24-01856W

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on 07/01/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 9712 S ORANGE AVENUE, ORLANDO, FL 32824 pursuant to Florida Statute 713.585. WDD1K6FBJF028484 2018 MERZ 21621.28 5XYZK4AG7C7J29937 2012 HYUN 3582.00 4TGH1AK2LU963654 2020 TOYT 13076.00 1FMCU0G71GUA86325 2016 FORD 10254.76 5YFBURHE2FP284585 2015 TOYT 18850.43 ZARFAECN6H7556706 2017 ALFA 18962.12 JN8AT3DCXMW105220 2021 NISS 30638.65 ZN66IYUSXJX302324 2018 MASE 15676.50 WAUJ2AFD5FN034085 2015 AUDI 11586.31 Lienor Name: FACTORY FINISH, INC. Lienor Address: 9712 S ORANGE AVENUE, ORLANDO, FL 32824 Lienor Telephone #: 813-697-1791 MV License #: MV102843 Location of Vehicle: 9712 S ORANGE AVENUE, ORLANDO, FL 32824 June 13, 2024 24-01858W

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 07/01/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 9712 S ORANGE AVENUE, ORLANDO, FL 32824 pursuant to Florida Statute 713.585. WDD1K6FBJF028484 2018 MERZ 21621.28 5XYZK4AG7C7J29937 2012 HYUN 3582.00 4TGH1AK2LU963654 2020 TOYT 13076.00 1FMCU0G71GUA86325 2016 FORD 10254.76 5YFBURHE2FP284585 2015 TOYT 18850.43 ZARFAECN6H7556706 2017 ALFA 18962.12 JN8AT3DCXMW105220 2021 NISS 30638.65 ZN66IYUSXJX302324 2018 MASE 15676.50 WAUJ2AFD5FN034085 2015 AUDI 11586.31 Lienor Name: FACTORY FINISH, INC. Lienor Address: 9712 S ORANGE AVENUE, ORLANDO, FL 32824 Lienor Telephone #: 813-697-1791 MV License #: MV102843 Location of Vehicle: 9712 S ORANGE AVENUE, ORLANDO, FL 32824 June 13, 2024 24-01858W

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 07/01/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 9712 S ORANGE AVENUE, ORLANDO, FL 32824 pursuant to Florida Statute 713.585. WDD1K6FBJF028484 2018 MERZ 21621.28 5XYZK4AG7C7J29937 2012 HYUN 3582.00 4TGH1AK2LU963654 2020 TOYT 13076.00 1FMCU0G71GUA86325 2016 FORD 10254.76 5YFBURHE2FP284585 2015 TOYT 18850.43 ZARFAECN6H7556706 2017 ALFA 18962.12 JN8AT3DCXMW105220 2021 NISS 30638.65 ZN66IYUSXJX302324 2018 MASE 15676.50 WAUJ2AFD5FN034085 2015 AUDI 11586.31 Lienor Name: FACTORY FINISH, INC. Lienor Address: 9712 S ORANGE AVENUE, ORLANDO, FL 32824 Lienor Telephone #: 813-697-1791 MV License #: MV102843 Location of Vehicle: 9712 S ORANGE AVENUE, ORLANDO, FL 32824 June 13, 2024 24-01858W

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Mono Film located at 7501 W Colonial Dr, in the County of Orange, in the City of Orlando, Florida 32818, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Orange, Florida, this 5th day of June, 2024. ANV Tech FL, Inc June 13, 2024 24-01851W

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 PMI Main Street Mgmt located at 1717 Gay Drive 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 10th day of June, 2024. Christian Trani June 13, 2024 24-01883W

FIRST INSERTION
NOTICE OF PUBLIC SALE
H&A TOWING AND RECOVERY LLC gives notice that on 06/28/2024 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. 2T1BU4EXAC527950 2010 TOYT COROLLA June 13, 2024 24-01878W

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on 07/01/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 9712 S ORANGE AVENUE, ORLANDO, FL 32824 pursuant to Florida Statute 713.585. WDD1K6FBJF028484 2018 MERZ 21621.28 5XYZK4AG7C7J29937 2012 HYUN 3582.00 4TGH1AK2LU963654 2020 TOYT 13076.00 1FMCU0G71GUA86325 2016 FORD 10254.76 5YFBURHE2FP284585 2015 TOYT 18850.43 ZARFAECN6H7556706 2017 ALFA 18962.12 JN8AT3DCXMW105220 2021 NISS 30638.65 ZN66IYUSXJX302324 2018 MASE 15676.50 WAUJ2AFD5FN034085 2015 AUDI 11586.31 Lienor Name: FACTORY FINISH, INC. Lienor Address: 9712 S ORANGE AVENUE, ORLANDO, FL 32824 Lienor Telephone #: 813-697-1791 MV License #: MV102843 Location of Vehicle: 9712 S ORANGE AVENUE, ORLANDO, FL 32824 June 13, 2024 24-01858W

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 Wound Care Specialty Partners located at 525 TECHNOLOGY PARK, STE 109 in the City of LAKE MARY, Orange County, FL 32746 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of June, 2024. Central Florida Inpatient Medicine, LLC June 13, 2024 24-01852W

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 SugarDolce, located at 10195 Ancora Cir Apt 2326, in the City of Orlando, County of Orange, State of FL, 32821, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 10 of June, 2024. Sodefux, LLC 10195 Ancora Cir Apt 2326 Orlando, FL 32821 June 13, 2024 24-01882W

FIRST INSERTION
NOTICE OF PUBLIC SALE
H&A TOWING AND RECOVERY LLC gives notice that on 06/29/2024 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. WDBPJ76J23A033583 2003 MERCEDES-BENZ CL-Class June 13, 2024 24-01877W

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 Hollowbrook Apartments located at 5465 Curry Ford Rd, in the County of Orange in the City of Orlando, Florida 32812 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated at Orange, Florida, this 6 day of June, 2024. 5465 Curry Ford, LP June 13, 2024 24-01853W

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 Iron Pitch Soccer Gym located at 2810 Middlesex Rd. 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 11th day of June, 2024. Total Soccer Gym, LLC June 13, 2024 24-01886W

FIRST INSERTION
Notice is hereby given that ESTEP AND HESSBURG, LLC, OWNER, desiring to engage in business under the fictitious name of PROFORMANCE BUILDER SOLUTIONS located at 270 WEST PLANT STREET, WINTER GARDEN, FLORIDA 32823 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. June 13, 2024 24-01879W



FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 07/05/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 BARR mobile home bearing vehicle identification numbers FLFL2AF503309123 and FLFL2BF503309123 and all personal items located inside the mobile home. Last Tenant: Helen Conti, William Gonzalez, Estate of William Gonzalez, Estate of William Gonzalez c/o Anamaria G. Gonzalez, Heir, and Estate of William Gonzalez c/o Nicholas J. Gonzalez, Heir. Sale to be held at: Gulfstream Harbor, 4505 Old Goldenrod Road, Orlando, Florida, 32822, 407-965-2836. June 13, 20, 2024 24-01888W

FIRST INSERTION
NOTICE OF PUBLIC SALE
PNG 6100, LLC gives notice and intent to sell, for nonpayment of storage fees per FL Statute 83.805-806 the following vehicles on 07/01/2024 at 8:30AM at 6100 S Semoran Blvd, Orlando, FL 32822. Said company reserves the right to accept or reject any and all bids. 2010 NISS VIN# 5NIAR1NB3AC063630 by Erika Simone O'neal & Professional Financial Services of Florida LLC at #Q18 2015 HYUN VIN# 5NP344AF4FH057899 by Guillermo Thomas Randt & Exeter Finance at #N161 June 13, 20, 2024 24-01861W

FIRST INSERTION
LEGAL NOTICE
NOTICE OF INTENDED DISPOSITION OF FOUND/ABANDONED PROPERTY

The Winter Garden Police Department is intending to dispose of found/abandoned property & currency currently being held in the property room. Lawful owners who believe that the property belongs to them must appear at the Winter Garden Police Department, 251 W. Plant Street by [insert date]. When claiming any property, you must produce PHOTO ID as proof of identity along with a form of documentation proving ownership. Contact the Winter Garden Property and Evidence Room at 407-656-3636 ext. 2235 or visit the office Monday-Friday from 8:00am-5:00pm. Property NOT claimed would rest with the City of Winter Garden as authorized by chapter 705 of the Florida State Statutes. At the conclusion of the (90) day period, said property will be DISPOSED of according to Florida Law
CASE # Item Date Status
WGP22OFF001436 iPad WITH CASE 04/22/2022 FOUND PROPERTY
WGP22OFF002305 SAMSUNG GALAXY CELLPHONE 06/25/2022 FOUND PROPERTY
WGP23OFF000059 APPLE MACBOOK AIR CASE & CHARGER 01/09/2023 FOUND PROPERTY
WGP23OFF000102 APPLE IPHONE IN CASE 01/11/2023 FOUND PROPERTY
WGP23OFF000242 APPLE AIRPODS IN CASE 01/24/2023 FOUND PROPERTY
WGP23OFF000977 APPLE WATCH 03/13/2023 FOUND PROPERTY
WGP23OFF001014 SAMSUNG SMARTPHONE 03/13/2023 FOUND PROPERTY
WGP23OFF001419 BACKPACK BLOWER 04/10/2023 FOUND PROPERTY
WGP23OFF002075 SKAGEN DENMARK WRISTWATCH 05/22/2023 FOUND PROPERTY
WGP23OFF002270 AIR CONDITIONING VACUUM PUMP 06/06/2023 FOUND PROPERTY
WGP23OFF002588 APPLE IPHONE WITH CASE 06/28/2023 FOUND PROPERTY
WGP23OFF002948 SET OF CALIBRATION TOOLS 08/01/2023 FOUND PROPERTY
WGP23OFF002948 COLLAPSABLE DOLLY 08/01/2023 FOUND PROPERTY
WGP23OFF003187 DELL LAPTOP 08/16/2023 FOUND PROPERTY
WGP23OFF003436 GALAXY S8 CELL PHONE 09/07/2023 FOUND PROPERTY
WGP23OFF003479 SAMSUNG SMART PHONE 09/12/2023 FOUND PROPERTY
WGP23OFF003536 RED TORO TIMEMASTER 30" PUSH LAWNMOWER 09/21/2023 FOUND PROPERTY
WGP23OFF003793 METAL RING STONES 10/12/2023 FOUND PROPERTY
WGP23OFF003781 PINK BICYCLE WITH BASKET ATTACHED IN FRONT 10/10/2023 FOUND PROPERTY
WGP23OFF003803 RING METAL WITH STONES 10/10/2023 FOUND PROPERTY
WGP23OFF003753 HP BRAND LAPTOP COMPUTER 11/08/2023 FOUND PROPERTY
WGP23OFF004233 APPLE IPHONE IN CASE 11/15/2023 FOUND PROPERTY
WGP23OFF004619 1G CELLPHONE WITH CASE 12/13/2023 FOUND PROPERTY
WGP24OFF000724 MOVADO WOMENS WATCH TWO TONE BROKEN 02/29/2024 FOUND PROPERTY
WGP24OFF000890 GARMIN FENIX 5 WATCH 03/14/2024 FOUND PROPERTY
WGP24OFF001165 HYPER INSPIRE BICYCLE 04/08/2024 FOUND PROPERTY

NEW NEIGHBORS WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house... WOULD'N'T YOU WANT TO KNOW? BE INFORMED Read public notices to find out what's going on in your community. FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE PUBLIC NOTICE DAY JAN 24 2018 FLORIDA PUBLIC NOTICES FLORIDA'S NEWSPAPER FOR THE BUSINESS OBSERVER Business Observer FloridaPublicNotices.com

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com Business Observer

ORANGE COUNTY

--- ESTATE ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2024-CP-001493-O**  
 Division: 02  
**IN RE: ESTATE OF JOAN LORETTA THIBAUT a/k/a JOAN L. THIBAUT Deceased.**  
 The administration of the estate of JOAN LORETTA THIBAUT a/k/a JOAN L. THIBAUT, deceased, whose date of death was March 18, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is June 13, 2024.  
**Personal Representative:**  
**Druc Trevor Pautz**  
 4206 Haverstraw Avenue  
 Orlando, Florida 32812  
 Attorney for Personal Representative:  
 Christian Fahrig, Esq.  
 Attorney for Petitioner  
 Florida Bar Number: 0095570  
 The Elder Law Center of Kirson & Fuller  
 1407 E. Robinson Street  
 Orlando, FL 32081  
 Telephone: (407) 422-3017  
 Fax: (407) 849-1707  
 E-Mail: cfahrig@kirsonfuller.com  
 Secondary E-Mail: knasca@kirsonfuller.com  
 June 13, 2024 24-01850W

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2024-CP-001858-O**  
 IN RE: ESTATE OF HOWARD OTTO HANSEN JR. a/k/a HOWARD O. HANSEN JR. a/k/a TOM HANSEN Deceased.  
 The administration of the estate of Howard Otto Hansen Jr. a/k/a Howard O. Hansen Jr. a/k/a Tom Hansen, deceased, whose date of death was November 4, 2022, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave, #340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is June 13, 2024.  
**Personal Representative:**  
**Charlotte A. Hansen**  
 10547 Willow Ridge Loop  
 Orlando, FL 32825-5096  
 Attorney for Personal Representative:  
 Nicole S. Peet, Attorney  
 Florida Bar No.: 1025612  
 Farr Law Firm, PA  
 99 Nesbit Street  
 Punta Gorda, FL 33950  
 Telephone: (941) 639-1158  
 Fax: (941) 639-0028  
 E-Mail: npeet@farr.com  
 Secondary E-Mail: msleeper@farr.com and probate@farr.com  
 June 13, 2024 24-01868W

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2024-CP-001651-O**  
 Division: 02  
**IN RE: ESTATE OF JOHN PAUL BRASKETT Deceased.**  
 The administration of the estate of John Paul Braskett, deceased, whose date of death was April 4, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is June 13, 2024.  
**Personal Representative:**  
**Steven Blumer**  
 14147 Sunriver Ave.  
 Orlando, FL 32828  
 Attorney for Personal Representative:  
 /s/ Jeanette Mora  
 Beth Roland  
 Florida Bar Number: 103764  
 Jeanette Mora  
 Florida Bar Number: 296735  
 Family First Firm  
 1030 West Canton Avenue,  
 Suite 102  
 Winter Park, Florida 32789  
 Telephone: (407) 574-8125  
 Fax: (407) 476-1101  
 E-Mail: jeanette.mora@fffllaw.com  
 Secondary E-Mail: probate@familyfirstfirm.com  
 June 13, 2024 24-01849W

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 (Summary Administration)  
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2024-CP-001855-O**  
**In Re The Estate Of: PIERCE FERGUSON, Deceased.**  
 A Petition for Summary Administration of the Estate of PIERCE FERGUSON, deceased, File Number 2024-CP-001855-O, has commenced in the Probate Division of the Circuit Court, Orange County, Florida, the address of which is 425 N. Orange Avenue, Suite 355, Orlando, FL 32801. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.  
 All creditors of the decedent, and other persons having claims or demands against the decedent's estate on whom a copy of this notice has been served must file their claims with this Court at the address set forth above WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON SUCH CREDITOR.  
 All other creditors or persons having claims or demands against decedent's estate on whom a copy of this notice has not been served must file their claims with this Court at the address set forth above WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW.  
 ALL CLAIMS AND DEMANDS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of the first publication of this notice is June 13, 2024.  
**Petitioner:**  
**NANCY SUE MORRIS**  
 1019 Thoresby Drive  
 Foley, AL 36535  
 Attorney for Petitioner:  
**CLAIRE J. HILLIARD**  
 C.J. Hilliard Law, P.A.  
 Post Office Box 771268  
 Winter Garden, FL 34777-1268  
 (407) 656-1576  
 E-mail: claire@cjhilliardlaw.com Florida Bar Number: 1019723  
 June 13, 2024 24-01867W

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
 PROBATE DIVISION  
**FILE NO.: 2024-CP-001650-O**  
 DIVISION: 2  
**IN RE: ESTATE OF VANESSA DARIANA TORRES, Deceased.**  
 The administration of the Estate of Vanessa Dariana Torres, deceased, whose date of death was May 5, 2022, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 355, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is June 13, 2024.  
**Personal Representative**  
**Rosa Huaracha Sanchez**  
 c/o: Bennett Jacobs & Adams, P.A.  
 Post Office Box 3300  
 Tampa, Florida 33601  
 Attorney for Personal Representative:  
 Linda Muralt, Esquire  
 Florida Bar No.: 0031129  
 Bennett Jacobs & Adams, P.A.  
 Post Office Box 3300  
 Tampa, Florida 33601  
 Telephone: (813) 272-1400  
 Facsimile: (866) 844-4703  
 E-mail: LMuralt@bja-law.com  
 June 13, 2024 24-01866W

**FIRST 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-003277-O**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs. LORNA AARON, et al., Defendants.**  
**TO: LORNA AARON**  
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
 LOT 7, NORTHWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 39 THROUGH 45, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before 7/5/2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
 If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-House Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.  
 WITNESS my hand and the seal of this Court this 5th day of JUNE, 2024.  
**TIFFANY MOORE RUSSELL**  
 As Clerk of the Court  
 By: /s/ Nancy Garcia  
 As Deputy Clerk  
 24-00958  
 June 13, 2024 24-01847W

# OFFICIAL COURTHOUSE WEBSITES

1:23

< Notes Done

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

**CHECK OUT YOUR LEGAL NOTICES**  
 floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No.: 2022-CP-003441-O**  
**IN RE: ESTATE OF LUZ M. CANCEL Deceased.**  
 The administration of the estate of Luz M. Cancel, deceased, whose date of death was July 23, 2022, is pending in the Circuit Court for Palm Beach County, Florida, Probate Division, the address of which is 425 N. Orange Ave, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is June 13, 2024.  
**Personal Representative:**  
**Lourdes M. Rivera**  
 3000 S. Semoran Blvd.  
 Orlando, FL 32822  
 Attorney for Personal Representative:  
 Joseph R. Johnson, Esq  
 3000 S. Semoran Blvd.  
 Searcy Denney Scarola Barnhart & Shipley  
 2139 Palm Beach Lakes Blvd  
 West Palm Beach 33409  
 Telephone: 561-686-6300  
 E-mail: jjohnson@searcy.com  
 June 13, 2024 24-01869W

**FIRST INSERTION**  
**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
 GENERAL JURISDICTION  
 DIVISION  
**CASE NO.: 2023-CA-013917-O**  
**NG SOLUTIONS, LLC, an Ohio limited liability company, Plaintiff, vs. THOMAS P. PALIN III, UNKNOWN SPOUSE OF THOMAS P. PALIN, III, AVIS RENT-A-CAR SYSTEM, LLC, a Delaware limited liability company, ARBOR RIDGE HOMEOWNERS' ASSOCIATION OF APOPKA, INC., a Florida not for profit corporation and UNKNOWN TENANT IN POSSESSION, Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure dated June 7, 2024, entered in Case No. 2023-CA-013917-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, the Clerk, Tiffany Moore Russell, will sell to the highest and best bidder for cash at https://myorangeclerk.realforeclose.com, at 11:00 a.m. on the 15th day of July, 2024, the following described property as set forth in said Summary Final Judgment of Foreclosure, to-wit: Lot 327, of ARBOR RIDGE PHASE 4, according to the plat thereof as recorded in Plat Book 72, Pages 31 through 36, of the Public Records of Orange County, Florida.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.  
 Dated this 10th day of June, 2024.  
 /s/ Jason E. Slatkin  
 By Richard B. Storfier  
 Florida Bar No. 984523  
 rstorfier@loriumlaw.com  
 Jason E. Slatkin  
 Florida Bar No. 040370  
 jslatkin@loriumlaw.com  
 Lorium Law  
 Attorney for Plaintiff  
 101 NE Third Avenue, Suite 1800  
 Ft. Lauderdale, FL 33301  
 Tel: (954) 462 8000  
 Fax: (954) 462 4300  
 June 13, 2024 24-01873W

## Q&A

**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.

ORANGE COUNTY

--- ACTIONS / SALES ---

FIRST INSERTION

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

Ave., Winter Park, FL 32789 UNKNOWN TENANT #1 UNKNOWN TENANT #2 Last Known Address: 10042 Ian St, Orlando, FL 32825

tenances, and fixture located thereon. Property Address: 10042 Ian Street, Orlando, FL 32825 (the "Property").

on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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

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.

FIRST INSERTION

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

ED IN PLAT BOOK Z, PAGE(S) 47, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TAX ID: 16-23-30-1640-04-110

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

PLAT BOOK 54, AT PAGE 67 THROUGH 71, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

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

will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MYORANGECLERK.REALFORECLOSE.COM

FIRST INSERTION

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

DEFENDANTS WEEK /UNIT I PETER MARK KORAL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PETER MARK KORAL

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

scribed real property as set forth in said Final Judgment, to wit: LOT 72, PARK MANOR ESTATES SECTION 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 67, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

scribed real property as set forth in said Final Judgment, to wit: LOT 72, PARK MANOR ESTATES SECTION 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 67, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PUBLISH YOUR LEGAL NOTICE. We publish all Public sale, Estate & Court-related notices. Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com

OFFICIAL COURTHOUSE WEBSITES. manateeclerk.com, sarasotaclerk.com, charlotteclerk.com, leeclerk.org, collierclerk.com, hillsclerk.com, pascoclerk.com, pinellasclerk.org, polkcountyclerk.net, myorangeclerk.com

ORANGE COUNTY

--- ACTIONS / SALES ---

**FIRST INSERTION**

**NOTICE OF SALE AS TO:**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT,  
IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO. 23-CA-015786-O #35**

**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs.**  
**GONZALEZ TORRES ET AL.,**  
**Defendant(s).**

COUNT	DEFENDANTS	WEEK /UNIT
I	RENE RODRIGO GONZALEZ TORRES	6/087756
II	ROBERT SCOTT GRIFFIN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT SCOTT GRIFFIN	1 EVEN/003743
III	KATIA PEREIRA DE FREITAS, RUBENS DONIZETI GONCALVES	33/087665
IV	JOHN RUKAVINA	46/003784
V	PHILLIP ERIC MCDONALD SWANN	40 ODD/086514
VII	FRANCISCO JAVIER TREJO SCHLOEGL, ILEANA ZARATE DE TREJO	8/086338

Notice is hereby given that on 7/3/24 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

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

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anyway 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-015786-O #35.

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 7th day of June, 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  
June 13, 20, 2024 24-01864W

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT IN AND  
FOR ORANGE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
Case No.  
**2023-CA-015615-O**

**Wells Fargo Bank, N.A.,**  
**Plaintiff,**  
**vs.**  
**The Unknown Heirs, Devisees,**  
**Grantees, Assignees, Lienors,**  
**Creditors, Trustees, and all other**  
**parties claiming interest by,**  
**through, under or against the**  
**Estate of Catherine J. Wells a/k/a**  
**Catherine Wells, Deceased, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-CA-015615-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 The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Catherine J. Wells a/k/a Catherine Wells, Deceased; Kenneth Leroy Johnson a/k/a Kenneth Johnson, as Personal Representative of the Estate of Catherine J. Wells a/k/a Catherine Wells, Deceased; Franklin Roosevelt Johnson a/k/a Franklin R. Johnson; Robert Lloyd Johnson a/k/a Robert L. Johnson a/k/a Robert Johnson; Marva J. Waddell a/k/a Marva Waddell; Kenneth Leroy Johnson a/k/a Kenneth Johnson; Jon Eric Ali Waddell a/k/a Jon Eric A. Waddell a/k/a Jon Eric Waddell a/k/a Jon E. Waddell; Stonebridge Place Community Association, Inc.; Horizons at Stonebridge Place Condominium Association, Inc. are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangeclerk.realforeclose.com, beginning at 11:00 AM on the 9th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

UNIT 107, BUILDING A3,  
PHASE 3, HORIZONS AT  
STONEBRIDGE PLACE, A CON-

DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AND ALL ITS ATTACHMENTS AND AMENDMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 6685, PAGE 1246, AS AMENDED BY FIRST AMENDMENT TO DECLARATION AS RECORDED IN OFFICIAL RECORDS BOOK 6699, PAGE 4421, AS AMENDED BY AMENDMENT TO DECLARATION AS RECORDED IN OFFICIAL RECORDS BOOK 6699, PAGE 4430, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND ALL APPURTENANCES HEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION.

TAX ID: 01-23-28-3628-03-107

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 6th day of June, 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. 4766  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
File # 23-F01537  
June 13, 20, 2024 24-01846W

**FIRST INSERTION**

**NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY**  
IN THE COUNTY COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE: 2024-CC-006421 O**

**MAUDEHELEN HOMEOWNERS ASSOCIATION, INC.,**  
**a not-for-profit Florida corporation,**  
**Plaintiff,**  
**vs.**  
**MOHABIR NANDRAM;**  
**UNKNOWN SPOUSE OF**  
**MOHABIR NANDRAM; AND**  
**UNKNOWN TENANT(S),**  
**Defendant.**

TO: MOHABIR NANDRAM

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Orange County, Florida, more particularly described as follows:

Lot 181, of MAUDEHELEN SUBDIVISION PHASE 1, according to the Plat thereof as recorded in Plat Book 64, Page 83-86, in the Public Records of Orange County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 1948 Beardsley Drive, Apopka, FL 32703

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on the 6TH day of JUNE, 2024.

Tiffany Moore Russell  
Circuit and County Clerks  
As Clerk of the Court  
By: Sharon Bennette  
Deputy Clerk  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
June 13, 20, 2024 24-01848W

**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-017043-O #40**

**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs.**  
**BEADY ET AL.,**  
**Defendant(s).**

COUNT	DEFENDANTS	WEEK /UNIT
I	EDWARD GEORGE BEADY, SABINE BEADY	16 ODD/005254
II	CHRISTIAN NICHOLE BAPTIST A/K/A CHRISTIAN NICOLE BAPTIST AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CHRISTIAN NICHOLE BAPTIST A/K/A CHRISTIAN NICOLE BAPTIST	52/53 EVEN/005229
III	MAUREEN BRADY, PATRICK K. BRADY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATRICK K. BRADY	16/081425
IV	ALAN BRADFORD CARR, ABENA MENSAR-CARR	18/081525
V	RICHARD L. DAVIS, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RICHARD L. DAVIS, JR.	14/081302
VI	RICHARD L. DAVIS, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RICHARD L. DAVIS, JR.	13/081302
VII	MARY ANDERSON PHEE HANNAH, DAVID HANNAH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DAVID HANNAH	12/082330AB
VIII	MICHAEL J. MEENAGH, MARIE B. MEENAGH	10/081724
X	ABID M. QURESHI	52/53/081604
XI	LISA MARIE ZAWADZKI-SCHWARTZ, ERIK MATTHEW SCHWARTZ	17/081626

Notice is hereby given that on 7/10/24 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 Condominium.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anyway 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-017043-O #40.

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 June, 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  
June 13, 20, 2024 24-01891W

**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-017049-O #37**

**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff,**  
**vs.**  
**ALVA ET AL.,**  
**Defendant(s).**

COUNT	DEFENDANTS	WEEK /UNIT
I	ADRIENNE D. ALVA, DANIEL J. DAVIS, MIRIAM ROTH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MIRIAM ROTH,	52/005214
II	ROMEO DELUCA A/K/A ROMEO DELUCA, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROMEO DELUCA A/K/A ROMEO DELUCA, JR.	40/000305
III	JAMES ROBERT HAUGE, TRUSTEE OF THE JAMES ROBERT HAUGE REVOCABLE LIVING TRUST DATED MARCH 9, 2017, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE JAMES ROBERT HAUGE REVOCABLE LIVING TRUST DATED MARCH 9, 2017	11/003223
IV	MARIA F. MATHEWS, KEITH S. MATHEWS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KEITH S. MATHEWS	42/003119
V	CHARLES T. PRECHTL, ADRIENNE D. ALVA, MIRIAM ROTH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MIRIAM ROTH, ALLEN B. ROTH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ALLEN B. ROTH	53/005214
VI	NEVILLE A. RUSSELL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF NEVILLE A. RUSSELL, EMLYN E. RUSSELL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF EMLYN E. RUSSELL	32/000105
VII	RICHARD L. SERPONE, KATHLEEN B. SERPONE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KATHLEEN B. SERPONE	15/000446
VIII	DAVID KENNETH TOWNES, CAROL S. TOWNES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CAROL S. TOWNES	12/005382
IX	RANDY D. WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RANDY D. WILLIAMS,	28/000088

Notice is hereby given that on 7/10/24 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 I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 7, page 59, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anyway 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-017049-O #37.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year 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 5th day of June, 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  
June 13, 20, 2024 24-01845W

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT, IN  
AND FOR ORANGE COUNTY,  
FLORIDA.  
**CASE NO. 2022-CA-005359-O**

**BANK OF AMERICA, N.A.,**  
**PLAINTIFF, VS.**  
**SARAH L. LAWRENCE A/K/A**  
**SARAH L. LAWRENCE, ET AL.**  
**DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 2, 2023 in the above action, the Orange County Clerk of Court will sell to the highest bidder for cash at Orange, Florida, on July 9, 2024, at 11:00 AM, at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes for the following described property:

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF ORANGE AND THE STATE OF FLORIDA IN DEED BOOK 6497 AT PAGE 6224 AND DESCRIBED AS FOLLOWS.

LOT 15, DEAN'S LANDING AT SHEFFIELD FOREST PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 46-47, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Orange County, Human Resources at 407-836-2303, fax 407-836-2204 or at ctadm2@ocnjcc.org, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL 32810 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

By: /s/ Timothy J. Landers  
Timothy J. Landers  
FBN 127154

Tromberg, Morris & Poulin, PLLC  
Attorney for Plaintiff  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email: eservice@tmppllc.com  
Our Case #: 22-000502  
June 13, 20, 2024 24-01865W



## 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.

**VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)**  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**SAVE TIME**

Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Deadline Wednesday at noon  
Friday Publication

1V2024\_00

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA.**  
CIVIL DIVISION  
**CASE NO. 2019-CA-000891-O**  
**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-37T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-37T1,**  
Plaintiff, vs.  
**HARRY PERSAUD; UNKNOWN SPOUSE OF HARRY PERSAUD; UNKNOWN HEIRS OF HARRY PERSAUD; VIZCAYA MASTER HOMEOWNERS ASSOCIATION, INC.; BANK OF AMERICA, NA; RAJESH PANCHAL; BELLA NOTTE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,**  
Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated November 8, 2022, and an Order Resetting Sale dated May 29, 2024 and entered in Case No. 2019-CA-000891-O of the Circuit Court in and for Orange County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-37T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-37T1 is Plaintiff and HARRY PERSAUD; UNKNOWN SPOUSE OF HARRY PERSAUD; UNKNOWN HEIRS OF HARRY PERSAUD; VIZCAYA MASTER HOMEOWNERS ASSOCIATION, INC.; BANK OF AMERICA, NA; RAJESH PANCHAL; BELLA NOTTE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS

ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at [www.myorangeclerk.com](http://www.myorangeclerk.com), at 11:00 A.M., on July 10, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:  
LOT 25D, BLOCK D, VIZCAYA PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGES 29-34, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
DATED March 31, 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](mailto:answers@dallegal.com)  
By: /s/ Lisa Woodburn  
Lisa A Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
1496-178386 / TMI  
June 6, 13, 2024 24-01818W

**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. 482022CA005391A0010X**  
**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-50CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-50CB,**  
Plaintiff, vs.  
**RENE VIAMONTES, AS TRUSTEE OF THE RENE VIAMONTES REVOCABLE TRUST U/A/D JUNE 13TH, 2016; CLERK OF THE CIRCUIT COURT OF ORANGE COUNTY, FLORIDA; UNKNOWN BENEFICIARIES OF THE RENE VIAMONTES REVOCABLE TRUST U/A/D JUNE; REGIONS BANK F/K/A AMSOUTH BANK; STATE OF FLORIDA; RENE VIAMONTES; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST**  
IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash [www.myorangeclerk.com](http://www.myorangeclerk.com), at 11:00 A.M., on August 27, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:  
ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE COUNTY OF ORANGE, STATE OF FLORIDA, VIZ:  
PARCEL A: THAT PART OF ARMSTRONG ACRES, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS: FROM A POINT ON THE NORTH SIDE OF VIRGINIA LANE IN FRONT OF LOT 8 SITUATED 60 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT, RUN WESTERLY 64.92 FEET ALONG THE NORTH SIDE OF VIRGINIA LANE TO THE POINT OF BEGINNING; RUN THENCE N, 7 DEGREES 19' E, 29.51 FEET, THENCE N . 33 DEGREES 27'73" E, 115.00 FEET; THENCE NORTH 36.28 FEET; THENCE N. 33 DEGREES 27' 73" 416.30 FEET MORE OR LESS TO A POINT IN LAKE HOLDEN 300 FEET SOUTH OF THE NORTH LINE OF THE SE 1/4 OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 29 EAST, THENCE WESTERLY PARALLEL WITH SAID NORTH LINE 223.7 FEET MORE OR LESS TO POINT OF INTERSECTION WITH THE PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 5 OF ARMSTRONG ACRES REPLAT, AS RECORDED IN PLAT BOOK "R", PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE S. 47 DEGREES 11' W. 25.45 FEET ALONG SAID PROLONGATION, THENCE S. 27 DEGREES 43' 13" W. 233.22 FEET, THENCE S. 24 DEGREES 08'45" W. 165.56 FEET; THENCE S. 2 DEGREES 03' W. 126.41 FEET TO THE NORTH LINE OF VIRGINIA LANE, 126.33 FEET WESTERLY FROM THE POINT OF BEGINNING; THENCE EASTERLY 126.33 FEET ALONG THE NORTH LINE OF VIRGINIA LANE TO THE POINT OF BEGINNING.  
PARCEL B: THAT PART OF ARMSTRONG ACRES, AS RECORDED IN

PLAT THEREOF IN PLAT BOOK "Q", PAGE 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA., DESCRIBED AS FOLLOWS: FROM A POINT ON THE NORTH SIDE OF VIRGINIA LANE, IN FRONT OF LOT 8, SITUATED 60 FEET AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT, RUN WESTERLY 191.25 FEET ALONG THE NORTH SIDE OF VIRGINIA LANE TO POINT OF BEGINNING, RUN THENCE N. 2 DEGREES 03' E., 126.41 FEET; THENCE N., 24 DEGREES 08' 45" E., 165.56 FEET; THENCE N. 27 DEGREES 43'13" E. 233.22 FEET TO A POINT IN LAKE HOLDEN ON THE NORTHERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 5 OF ARMSTRONG ACRES REPLAT, AS RECORDED IN PLAT BOOK "R", PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S. 47 DEGREES 11' W. 150.06 FEET MORE OR LESS, ALONG SAID PROLONGATION TO A POINT IN LAKE SITUATED N. 27 DEGREES 58' E. FROM A POINT 48.41 FEET WESTERLY FROM THE SOUTHEAST CORNER OF LOT 5, ARMSTRONG ACRES, MEASURED ALONG THE NORTH LINE OF VIRGINIA LANE; THENCE S. 27 DEGREES 58' W. 431.38 FEET TO SAID POINT ON THE NORTH LINE OF VIRGINIA LANE; THENCE EASTERLY 130.00 FEET ALONG THE NORTH LINE OF VIRGINIA LANE TO THE POINT OF BEGINNING. LESS AND EXCEPT: A PORTION OF LOTS 5 AND 6, ARMSTRONG ACRES, AS RECORDED IN PLAT BOOK "Q", PAGE 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF CURVATURE (P.C.) LYING ON THE SOUTH LINE OF LOT 5, ARMSTRONG ACRES, AS RECORDED IN PLAT BOOK "Q", PAGE 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF 43RD STREET; RUN THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 341.30 FEET, THROUGH A CENTRAL ANGLE OF 00°46' 44" A DISTANCE OF 4.64 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE

NORTH 27°58' 00" EAST 431.38 FEET; THENCE ALONG THE NORTHERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 5, ARMSTRONG ACRES REPLAT, AS RECORDED IN PLAT BOOK "R", PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, NORTH 47°11' 00" EAST 175.50 FEET TO A POINT IN LAKE HOLDEN 300 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 23 SOUTH RANGE 29 EAST, THENCE NORTH 87° 56' 39" EAST 31.46 FEET; THENCE SOUTH 27°58' 00" WEST 567.60 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89 59'14" WEST 91.65 FEET TO THE POINT OF BEGINNING (P.O.B).  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
DATED 5/30/2024.  
By: /s/ Nazish Z. Shah  
Nazish Z. Shah  
Florida Bar No.: 92172  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, 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](mailto:answers@dallegal.com)  
1496-184685 / SR4  
June 6, 13, 2024 24-01817W

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA.  
CASE No. 2024-CA-000932-O  
**SEATTLE BANK, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF WILLIE B. MITCHELL (DECEASED), ET AL. DEFENDANT(S).**  
To: BRANDON MICHAEL BELL A/K/A BRANDON MICHAEL BELL A/K/A BRANDON BELL  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 4321 Seybold Ave., Orlando, FL 32808  
To: WESLEY BELL A/K/A WESLEY BELL JR.  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 600 Plum Lane, Altamonte Springs, FL 32701  
To: WHITNEY BELL A/K/A WHITNEY LATOYA BELL  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 4510 Silver Star Road, Unit 142, Orlando, FL 32808  
To: THE UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF DONALD MITCHELL A/K/A DONALD B. MITCHELL (DECEASED)  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 6650 Whirlaway Cir, Orlando, FL 32818  
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF WILLIE B. MITCHELL (DECEASED)  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 6650 Whirlaway Cir, Orlando, FL 32818  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Orange County, Florida:  
LOT 84, HORSESHOE BEND SECTION II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE(S) 24 AND 25 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before XXXXXXXXXX or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Orange County, Human Resources at 407-836-2303, fax 407-836-2204 or at [ctadmd2@ocnjc.org](mailto:ctadmd2@ocnjc.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.  
This notice shall be published once a week for two consecutive weeks in the Business Observer.  
Date: 5/29/2024  
TIFFANY MOORE RUSSELL  
ORANGE COUNTY  
CLERK OF THE CIRCUIT COURT  
By: /s/ Kasey Swiney  
Deputy Clerk of the Court  
Civil Division  
425 N Orange Ave  
Room 350  
Orlando, Florida 32801  
Our Case #: 23-002144  
June 6, 13, 2024 24-01786W

SECOND INSERTION

OF DONALD MITCHELL A/K/A DONALD B. MITCHELL (DECEASED)  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 6650 Whirlaway Cir, Orlando, FL 32818  
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF WILLIE B. MITCHELL (DECEASED)  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 6650 Whirlaway Cir, Orlando, FL 32818  
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 84, HORSESHOE BEND SECTION II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE(S) 24 AND 25 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before XXXXXXXXXX or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.  
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This notice shall be published once a week for two consecutive weeks in the Business Observer.  
Date: 5/29/2024  
TIFFANY MOORE RUSSELL  
ORANGE COUNTY  
CLERK OF THE CIRCUIT COURT  
By: /s/ Kasey Swiney  
Deputy Clerk of the Court  
Civil Division  
425 N Orange Ave  
Room 350  
Orlando, Florida 32801  
Our Case #: 23-002144  
June 6, 13, 2024 24-01786W

MANATEE COUNTY [manateeclerk.com](http://manateeclerk.com)  
SARASOTA COUNTY [sarasotaclerk.com](http://sarasotaclerk.com)  
CHARLOTTE COUNTY [charlotteclerk.com](http://charlotteclerk.com)  
LEE COUNTY [leeclerk.org](http://leeclerk.org)  
COLLIER COUNTY [collierclerk.com](http://collierclerk.com)  
HILLSBOROUGH COUNTY [hillsclerk.com](http://hillsclerk.com)  
PASCO COUNTY [pascoclerk.com](http://pascoclerk.com)  
PINELLAS COUNTY [pinellasclerk.org](http://pinellasclerk.org)  
POLK COUNTY [polkcountyclerk.net](http://polkcountyclerk.net)  
ORANGE COUNTY [myorangeclerk.com](http://myorangeclerk.com)

OFFICIAL COURTHOUSE WEBSITES

1:23

Notes Done

MANATEE COUNTY [manateeclerk.com](http://manateeclerk.com)

SARASOTA COUNTY [sarasotaclerk.com](http://sarasotaclerk.com)

CHARLOTTE COUNTY [charlotteclerk.com](http://charlotteclerk.com)

LEE COUNTY [leeclerk.org](http://leeclerk.org)

COLLIER COUNTY [collierclerk.com](http://collierclerk.com)

HILLSBOROUGH COUNTY [hillsclerk.com](http://hillsclerk.com)

PASCO COUNTY [pascoclerk.com](http://pascoclerk.com)

PINELLAS COUNTY [pinellasclerk.org](http://pinellasclerk.org)

POLK COUNTY [polkcountyclerk.net](http://polkcountyclerk.net)

ORANGE COUNTY [myorangeclerk.com](http://myorangeclerk.com)

CHECK OUT YOUR LEGAL NOTICES

[floridapublicnotices.com](http://floridapublicnotices.com)

Q&A

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Simply put, there are two basic types - Warning Notices and Accountability Notices.

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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.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice Email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

OFFICIAL COURTHOUSE WEBSITES

1:23

Notes

MANATEE COUNTY [manateeclerk.com](http://manateeclerk.com)

SARASOTA COUNTY [sarasotaclerk.com](http://sarasotaclerk.com)

CHARLOTTE COUNTY [charlotteclerk.com](http://charlotteclerk.com)

LEE COUNTY [leeclerk.org](http://leeclerk.org)

COLLIER COUNTY [collierclerk.com](http://collierclerk.com)

HILLSBOROUGH COUNTY [hillsclerk.com](http://hillsclerk.com)

PASCO COUNTY [pascoclerk.com](http://pascoclerk.com)

PINELLAS COUNTY [pinellasclerk.org](http://pinellasclerk.org)

POLK COUNTY [polkcountyclerk.net](http://polkcountyclerk.net)

ORANGE COUNTY [myorangeclerk.com](http://myorangeclerk.com)

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
The following personal property of ELIZABETH ANN KILBY, if deceased any unknown heirs or assigns, will, on June 18, 2024, at 10:00 a.m., at 1812 Augusta Road, Lot 174, Orlando, Orange County, Florida 32826; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
1982 TWIN MOBILE HOME, VIN: T247P12567A,  
TITLE NO.: 0021526039, and  
VIN: T247P12567B,  
TITLE NO.: 0021526040  
And All Other Personal Property Therein  
PREPARED BY:  
Grace E. DiMeo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
June 6, 13, 2024 24-01794W

SECOND INSERTION

**Notice of Self Storage Sale**  
Please take notice Prime Storage - Apopka located at 1566 E Semoran Blvd., Apopka, FL 32703 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.storage-treasures.com](http://www.storage-treasures.com) on 6/24/2024 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Sue Acosta unit #1107; Wilkshia Reese unit #1124; Robert Patton unit #1143; Quanilla Jackson unit #1172; Anthony Flash unit #3071; Karen Rosario unit #3080; Shannon Arnold unit #3252. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
June 6, 13, 2024 24-01791W

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
PERSONAL PROPERTY OF THE FOLLOWING TENANTS WILL BE SOLD FOR CASH TO SATISFY RENT-LIENS IN ACCORDANCE WITH FLORIDA STATUTES, SELF STORAGE FACILITY ACT, SECTIONS 83.806 AND 83.807. CONTENTS MAY INCLUDE TOOLS, FURNITURE, BEDDING, KITCHEN, TOYS, GAMES, HOUSEHOLD ITEMS, PACKED CARTONS, CARS, TRUCKS, ETC. THERE IS NO TITLE FOR VEHICLES SOLD AT LIEN SALE. OWNERS RESERVE THE RIGHT TO BID ON UNITS. LIEN SALE TO BE HELD ONLINE ENDING TUESDAY JUNE 25, 2024 AT 12:00 PM. VIEWING AND BIDDING WILL ONLY BE AVAILABLE ONLINE AT WWW.STORAGETREASURES.COM BEGINNING AT LEAST 5 DAYS PRIOR TO THE SCHEDULED SALE DATE AND TIME.  
PERSONAL MINI STORAGE WINTER GARDEN: 13440 W COLONIAL DR, WINTER GARDEN, FL 34787. 51-BRIANNA JOHNSON; 143-MONIQUE HARRIS; 244-ALEXANDER BLASSCYK; 363-JULIAN COURTNEY; 375-CHAUNCEY DUDLEY; 571-LAKESHA MCNEALLY; 663-ANTHONY MARLOW, PHYSICIAN'S STAT LAB  
June 6, 13, 2024 24-01792W

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:  
1971 Mobile Home, VIN 6012M7777 and the contents therein, if any, abandoned by previous owner and tenant, Yohama Isabel Theran Orozco.  
On June 27, 2024 at 9:00am at Oakridge Village Mobile Home Park, 5910 Nomad Avenue, Orlando, FL 32809.  
THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236  
Telephone: (941) 363-0110  
Facsimile: (941) 952-9111  
Attorney for Oakridge Village Mobile Home Park  
By: /s/ Sheryl A. Edwards  
SHERYL A. EDWARDS  
Florida Bar No. 0057495  
sedwards@edwards-lawfirm.com  
June 6, 13, 2024 24-01829W

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
**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](http://www.selfstorageauction.com) on 06/27/2024 at 2:30PM. Contents include personal property belonging to those individuals listed below.  
1255 Stephanie Daugherty  
Appliances, Clothing, toys, Boxes  
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Please contact the property with any questions (407)902-3258  
June 6, 13, 2024 24-01793W

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](http://www.storageauctions.com) on 6/25/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Sarah Mayes/Pinnacle D unit #3116. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
June 6, 13, 2024 24-01790W

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
File No. 2024-CP-001184-O  
Division 02  
IN RE: ESTATE OF JUNE MCKENNEY MORRISON a/k/a JUNE M. MORRISON Deceased.

The administration of the estate of JUNE MCKENNEY MORRISON, deceased, whose date of death was March 3, 2024, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Room 340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is June 6, 2024.

**Personal Representative:**  
**Linda N. McClung**  
4716 Waterwitch Pointe Drive  
Orlando, Florida 32806  
Attorney for Personal Representative:  
Regina Rabitaille, Esquire  
E-mail Addresses:  
regina.rabitaille@nelsonmullins.com,  
helen.ford@nelsonmullins.com  
Florida Bar No. 086469  
Nelson Mullins Riley & Scarborough LLP  
390 North Orange Avenue, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 669-4209  
June 6, 13, 2024 24-01789W

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-001503-O  
IN RE: ESTATE OF HELEN P. LANDREVILLE, a/k/a HELEN LANDREVILLE, Deceased.

The administration of the estate of HELEN P. LANDREVILLE a/k/a HELEN LANDREVILLE, deceased, whose date of death was February 3, 2024, is pending in the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801; FILE NO. 2024-CP-001503-O. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT

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

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

ALL CLAIMS AND DEMANDS NOT SO FILED 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 June 6, 2024.

**PETER R. LANDREVILLE**  
**Personal Representative**  
7213 Skipper Court  
Orlando, Florida 32835  
LYNN WALKER WRIGHT, ESQ.  
Lynn Walker Wright, P.A.  
Florida Bar No. 0509442  
2813 S. Hiawassee Road, Suite 102  
Orlando, Florida 32835  
Telephone: (407) 656-5500  
Facsimile: (407) 656-5898  
E-Mail: Lynn@lynnwalkerwright.com  
Mary@lynnwalkerwright.com  
Attorney for Personal Representative  
June 6, 13, 2024 24-01815W

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 2024-CA-001507-O

**FAIRWINDS CREDIT UNION, Plaintiff, vs. SALLY MARIE CLAVELL; UNKNOWN SPOUSE OF SALLY MARIE CLAVELL; FERNANDO CLAVELL, IV; UNKNOWN SPOUSE OF FERNANDO CLAVELL, IV; BANCO POPULAR NORTH AMERICA; AND UNKNOWN TENANT; Defendants.**

TO: FERNANDO CLAVELL, IV  
Last known address: 648 CAMPANELLA AVENUE, ORLANDO, FL 32805

Notice is hereby given to FERNANDO CLAVELL, IV that an action of foreclosure on the following property in Orange County, Florida:

Address: 8150 Sun Vista Way, Orlando, FL 32822

Legal: Lot 466, EAST ORLANDO SECTION FIVE, according to the plat thereof as recorded in Plat Book Y, Page 53, Public Records of Orange County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Andrew W. Houchins, the Plaintiff's attorney, whose address is, P.O. Box 3146, Orlando, FL 32802, on or before July 3, 2024 and file the original with the clerk of the 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 June 3, 2024.

Tiffany Moore Russell  
Clerk of Courts  
/s/ Charlotte Appline  
Deputy Clerk  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
June 6, 13, 2024 24-01837W

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. 2020-CA-003119-O

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-AM2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM2 Plaintiff, vs. ERNESTO RIQUELME; et al Defendants.**

TO: BRENT BATISTA and UNKNOWN SPOUSE OF BRENT BATISTA  
Last Known Address: 7208 Somersworth Dr Orlando, FL 32835

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

LOT 63, SUMMERBROOK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 61 AND 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before

\_\_\_\_\_ and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on May 30th, 2024.

Tiffany Moore Russell  
As Clerk of the Court  
By /s/ Lauren Scheidt  
As Deputy Clerk  
Civil Court Seal  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
File # 20-F01319  
June 6, 13, 2024 24-01816W

SECOND INSERTION

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

Case No.: 2023-DR-6412  
IN RE: THE MARRIAGE OF: DAVID PELLIAIAH MACCOMISKIEY, Petitioner,

and CARRIE LIONNA SMITH, Respondent.  
TO: CARRIE LIONNA SMITH  
Legal Description:

Last Known Address: 1901 N. Atlantic Avenue, Unit #4, Daytona Beach, FL 32118

YOU ARE HEREBY NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Irene B. Pons, Esquire, attorney for Petitioner, whose address is 3564 Avalon Park Blvd., E., Ste. 1 #124, Orlando, Florida 32828 on or before 3/14/2024, and file the original with the Orange County Clerk of Court, 425 N. Orange Avenue, Orlando, Florida, before service on Petitioner or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
DATED: 1/25/2024

TIFFANY MOORE RUSSELL  
CLERK OF THE CIRCUIT COURT  
By: /s/ JUAN VAZQUEZ  
DEPUTY CLERK  
425 North Orange Ave.  
Suite 320  
Orlando, Florida 32801  
June 6, 13, 20, 27, 2024 24-01812W

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-003497-O  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JAIME OSPINA, et al. Defendant(s).

TO: JAIME OSPINA, UNKNOWN SPOUSE OF JAIME OSPINA,

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

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

LOT 18, BLOCK 3, GLENN OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 131, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

WITNESS MY hand and the seal of this Court at County, Florida, this \_\_\_ day of MAY 31, 2024.

Tiffany Moore Russell  
Clerk of the Circuit Court  
/s/ Rosa Aviles  
DEPUTY CLERK  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: fmail@raslg.com  
24-195198  
June 6, 13, 2024 24-01836W

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.: 2022-CA-008481-O  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, LEMONISE DORVILIEN, DECEASED., et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 21, 2024, and entered in Case No. 2022-CA-008481-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Leoneese Dorvilien, deceased, Jean M. Julien a/k/a Jean Marie Julien, Orange County Housing Finance Authority, Anne Moise, Eudine Moise, Unknown Party #1 Metayer Eson, Unknown Party #2 N/K/A Dessil Dasinifa, Fanese M. Julien, 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](http://www.myorangeclerk.realforeclose.com), Orange County, Florida at 11:00am on the

July 25, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 10, HOLLYTREE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 99 AND 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

A/K/A 1058 FLORIDA HOLLY DR ORLANDO FL 32811

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 24th day of April, 2024.  
By: /s/ Charlie Calhoun  
FL Bar #16141

ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
LR-22-004149  
June 6, 13, 2024 24-01781W

SECOND INSERTION

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

CIVIL DIVISION  
CASE NO.: 2017-CA-003966-O  
**FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ELISA KEHLER, JEFFREY D. KEHLER A/K/A JEFFREY DAVID KEHLER ET AL., DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 24th day of May, 2024, and entered in Case No. 2017-CA-003966-O , of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JEFFREY D. KEHLER A/K/A JEFFREY DAVID KEHLER, AVALON RESERVE HOMEOWNERS ASSOCIATION, INC.; ELISA KEHLER; STATE OF FLORIDA DEPARTMENT OF REVENUE; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Tiffany M. Russell as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at [www.myorangeclerk.realforeclose.com](http://www.myorangeclerk.realforeclose.com) at 11:00 AM on the 10th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 19, AVALON RESERVE - VILLAGE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 26, 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 ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 29th day of May, 2024.  
By: Liana R. Hall  
Bar No. 73813

Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL FOR SERVICE  
PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
22FL373-0114  
June 6, 13, 2024 24-01784W

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 9th JUDICIAL CIRCUIT, IN AND FOR ORANGE, FLORIDA.

CASE No. 2024-CA-003023-O  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2021-4, Plaintiff**

vs. ANDREW RUSSO AKA ANDREW DAVID RUSSO, JR., AS TRUSTEE OF THE PROFESSIONAL ASSET MANAGEMENT TRUST DATED 12/8/2020, et al., Defendants

TO: UNKNOWN BENEFICIARIES OF THE PROFESSIONAL ASSET MANAGEMENT TRUST DATED 12/8/2020

519 EAST AMELIA ST  
ORLANDO, FL 32803

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

BEGIN AT A POINT 80 FEET WEST OF CATHCART STREET IN ORLANDO, FLORIDA, AND RUN WEST ALONG THE NORTH LINE OF AMELIA AVENUE 50 FEET; THENCE NORTH 135 FEET; THENCE EAST 50 FEET; THENCE SOUTH 135 FEET TO THE POINT OF BEGINNING OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, OR-

ANGE COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 30 days from the first date of publication, 2024; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 22 day of May, 2024.

Tiffany M Russell  
As Clerk of said Court  
By: /s/ Lauren Scheidt  
As Deputy Clerk  
Civil Division  
425 N Orange Ave  
Room 350  
Orlando, Florida 32801  
(23-000730-03)  
June 6, 13, 2024 24-01783W

**SAVE TIME**

**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Deadline Wednesday at noon  
Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH  
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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

(23-0006-1734)

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-003947-0
IN RE: ESTATE OF
ZAKARY SAINT-FLEUR,
Deceased.

The administration of the estate of
ZAKARY SAINT-FLEUR, deceased,
whose date of death was September 26,
2023, is pending in the Circuit Court
for ORANGE County, Florida, Probate
Division, the address of which is 425
North Orange Avenue, Orlando, FL
32801. The names and addresses of the
personal representative and the personal
representative's attorney are set forth
below.

All creditors of the decedent, and other
persons having claims or demands
against the decedent's estate on whom a
copy of this notice has been served must

file their claims with this Court at the
address set forth above WITHIN THE
LATER OF THREE MONTHS AFTER
THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE AS SET
FORTH BELOW OR THIRTY DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON SUCH
CREDITOR.

All other creditors or persons having
claims or demands against decedent's
estate on whom a copy of this notice has
not been served must file their claims
with this Court at the address set forth
above WITHIN THREE MONTHS
AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE AS
SET FORTH BELOW.

ALL CLAIMS AND DEMANDS
NOT FILED WITHIN THE TIME
PERIODS SET FORTH IN SECTION
733.702 OF THE FLORIDA PRO-
BATE CODE WILL BE FOREVER

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

The date of first publication of this
notice is June 6, 2024.
Kania Saint-Fleur
Personal Representative
2075 Beacon Landing Circle,
Orlando, Florida 32824
ARTI AJIT HIRANI, ESQ.
Attorney for Personal
Representative
Florida Bar No. 107712
Meenakshi A. Hirani, P.A.
2265 Lee Road, Suite 109
Winter Park, FL 32789
Telephone: (407) 599-7199
arti.hirani@hiranilaw.com
meena.hirani@hiranilaw.com
June 6, 13, 2024 24-01838W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001293-0
IN RE: ESTATE OF
SCOTT JARVIS,
Deceased.

The administration of the estate of
SCOTT JARVIS, deceased, whose date
of death was December 18, 2023, is
pending in the Circuit Court for Orange
County, Florida, Probate Division, the
address of which is 425 N. Orange Ave-
nue, Orlando, FL 32801. The names
and addresses of the personal repre-
sentative 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 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
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 June 6, 2024.

VAN EDWARD JARVIS
Personal Representative
6530 Norris Road
Carlsbad, NM 88220

Robert D. Hines
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:
bhales@hnh-law.com
June 6, 13, 2024 24-01814W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001605-0
Division Probate
IN RE: ESTATE OF
HOWARD S. ROSEN,
Deceased.

The administration of the estate of
HOWARD S. ROSEN, deceased, whose
date of death was July 26, 2023, is
pending in the Circuit Court for Orange
County, Florida, Probate Division, the
address of which is 425 N. Orange Ave-
nue, Orlando, FL 32801. The names
and addresses of the personal repre-
sentative 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 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
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 June 6, 2024.

MARGARET J.
MCCARTHY ROSEN
Personal Representative
3471 Country Walk Drive
Port Orange, FL 32129

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Ste. B
Tampa, Florida 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
June 6, 13, 2024 24-01788W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001591
Division Probate
IN RE: ESTATE OF
PATRICK DAVID DOUBLEDAY
Deceased.

The administration of the Estate of Pat-
rick David Doubleday, deceased, whose
date of death was March 3, 2024, is
pending in the Circuit Court for Orange
County, Florida, Probate Division, the
address of which is 425 N. Orange Ave.,
Orlando, Florida 32801. The names
and addresses of the Personal Represen-
tative and the Personal Representative's
attorney are set forth below.

All creditors of the Decedent and
other persons having claims or de-
mands 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 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
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 June 6, 2024.

Personal Representative:
Melanie J. Doubleday
14750 Fells Lane
Orlando, Florida 32827

Attorney for Personal Representative:
Daniel S. Henderson
E-mail Addresses:
dan@hendersonsachs.com,
michael@hendersonsachs.com
Florida Bar No. 725021
Henderson Sachs, PA
8240 Exchange Drive Ste. C6
Orlando, Florida 32809
Telephone: (407) 850-2500
June 6, 13, 2024 24-01787W

SECOND INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR THE
9th JUDICIAL DISTRICT IN AND
FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2024-CP-000707-0
IN RE: ESTATE OF
THAKURDEEN SATRAM,
Deceased.

The administration of the estate of
Thakurdeen Satram, Deceased, File No.
2024-CP-000707-0, is pending in the
Circuit Court in and 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 repre-
sentative and the personal representative's
attorney are set forth below.

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

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

All creditors of the decedent and other
persons having claims or demands
against the decedent's estate on whom
a copy of this notice is served within
three months after the date of the first
publication of this notice must file their
claim with this Court WITHIN THE
LATER OF THREE MONTHS AFTER
THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR THIRTY
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.

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

Personal Representative:
Bhanmati Ramgoolie
7 Willow Cottages, Flat 2
Station Approach, London
N16 6YB, England

Attorney for Personal Representative:
James P Demetriou, FL Bar #336629
3208 E Colonial Drive, #284
Orlando, FL 32803
407-377-7730
jim@demetrioulaw.com
June 7, 14, 2024 24-01811W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP-000949
IN RE: THE ESTATE OF
OWEN S. JOSLYN,
Deceased.

The administration of the estate of
OWEN S. JOSLYN, deceased, whose
date of death was found on Novem-
ber 25, 2023, is pending in the Circuit
Court for Orange County, Florida, Pro-
bate Division, the address of which is
425 N. Orange Avenue, Orlando, FL
32801. The names and addresses of the
Personal Representative and the Per-
sonal Representative's attorney are set
forth below.

All creditors of the decedent and other
persons having claims or demands
against the decedent's estate on whom
a copy of this notice is required to be
served must file their claims with this
court at the address set forth above
WITHIN THE LATER OF 3 MONTHS
AFTER THE TIME OF THE FIRST
PUBLICATION OF THIS NOTICE
AS SET FORTH BELOW 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 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 AS SET FORTH BELOW.

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

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

The date of first publication of this
notice is June 6, 2024.

Personal Representative:
JOHN KELTY
40140 Jim Scouts Road
Leesburg, FL 34788

Attorney for Personal Representative:
Cara C. Singeltary, Esq.
Florida Bar #86571
HUNT LAW FIRM, P.A.
601 S. 9th Street
Leesburg, FL 34748
(352) 365-2262
June 6, 13, 2024 24-01832W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001629-0
In Re The Estate Of:
JOSEPH CARL MOLDREEM,
Deceased.

The formal administration of the Es-
tate of JOSEPH CARL MOLDREEM,
deceased, File Number 2024-CP-
001629-0, has commenced in the
Probate Division of the Circuit Court,
Orange County, Florida, the address of
which is 425 N. Orange Ave., Suite 355,
Orlando, FL 32801. The names and ad-
dresses of the Personal Representative
and the Personal Representative's attor-
ney are set forth below.

All creditors of the decedent, and other
persons having claims or demands
against the decedent's estate on whom
a copy of this notice has been served
must file their claims with this Court at
the address set forth above WITHIN
THE LATER OF THREE MONTHS AFTER
THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE AS SET
FORTH BELOW OR THIRTY DAYS
AFTER THE DATE OF SERVICE OF
A COPY OF THIS NOTICE ON SUCH
CREDITOR.

All other creditors or persons having
claims or demands against decedent's
estate on whom a copy of this notice has
not been served must file their claims
with this Court at the address set forth
above WITHIN THREE MONTHS
AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE AS
SET FORTH BELOW.

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

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

The date of first publication of this
notice is June 6, 2024.

Personal Representative:
WILLIAM STEVEN MOLDREEM
2071 Southern Avenue
Biloxi, MS 39531
Attorney for Personal Representative:
CLAIRE J. HILLIARD
C.J. Hilliard Law, P.A.
Post Office Box 771268
Winter Garden, FL 34777-1268
(407) 656-1576
E-mail: claire@chilliardlaw.com
Florida Bar Number: 1019723
June 6, 13, 2024 24-01831W

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
CASE NO. 2023-CA-012284-0
MIDFIRST BANK
Plaintiff, v.

ZEDAKAH FOUNDATION A/K/A
ZEDAKAH FOUNDATION, INC., A
NON PROFIT CORPORATION
; UNKNOWN TENANT 1;
UNKNOWN TENANT 2; DONNA
WESTFALL; MARK WESTFALL;
ZEDAKAH FOUNDATION A/K/A
ZEDAKAH FOUNDATION, INC., A
NON PROFIT CORPORATION
Defendants.

Notice is hereby given that, pursuant to
the Final Judgment of Foreclosure en-
tered on April 08, 2024, in this cause,
in the Circuit Court of Orange Coun-
ty, Florida, the office of Tiffany Moore
Russell, Clerk of the Circuit Court, shall
sell the property situated in Orange
County, Florida, described as:

LOT 1, ALL THE WAY SUBDIVI-
SION, ACCORDING TO MAP OR
PLAT THEREOF AS RECORDED
IN PLAT BOOK X, PAGE 43,
PUBLIC RECORDS OF ORANGE

COUNTY, FLORIDA, TOGETHER
WITH THAT PART OF LOT 2
OF SAID SUBDIVISION LYING
NORTH OF THE WESTERLY
EXTENSION OF THE SOUTH
BOUNDARY OF LOT 26, BLOCK
G, LAKE CANE HILLS, 1ST AD-
DITION ACCORDING TO THE
PLAT THEREOF AS RECORDED
IN PLAT BOOK W, PAGE
136, LESS THE EAST 20 FEET
THEREOF, PUBLIC RECORDS
OF ORANGE COUNTY, FLORI-
DA, AND SUBJECT TO 30 FEET
OF A 50 FOOT GAS EASEMENT
OVER THE EAST 30 FEET OF
THE PROPERTY DESCRIBED
ABOVE.

a/k/a 5601 KEVIN AVE, ORLAN-
DO, FL 32819-7719

at public sale, to the highest and
best bidder, for cash, online at www.
myorangeclerk.realforeclose.com, on
July 09, 2024 beginning at 11:00 A.M.
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 or-
der to participate in a court proceed-
ing or event, you are entitled, at no
cost to you, to the provision of certain
assistance. Please contact the ADA Co-
ordinator, 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
3rd day of June, 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
1000008368
June 6, 13, 2024 24-01833W

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. 2018-CA-012288-0
WILMINGTON SAVINGS
FUND SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, NOT IN
ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
OF CSMC 2017-RPL1 TRUST,
MORTGAGE-BACKED NOTES,
SERIES 2017-RPL1,
Plaintiff, vs.

KATHLEEN GORDON; NORMAN
WASHINGTON CONSTANTINE
MURRAY, AS SUCCESSOR
TRUSTEE OF THE GORDON
FAMILY REVOCABLE LIVING
TRUST, DATED MAY 3, 2011;
PETRINA MCFARLANE AS
TRUSTEE OF KATHLEEN
GORDON REVOCABLE LIVING
TRUST, DATED OCTOBER 17, 2018;
UNKNOWN BENEFICIARIES
OF KATHLEEN GORDON
REVOCABLE LIVING TRUST,
DATED OCTOBER 17, 2019;
UNKNOWN BENEFICIARIES
OF THE GORDON FAMILY
REVOCABLE LIVING TRUST
DATED MAY 3, 2011; BANK OF
AMERICA N.A.; COUNTRY RUN
COMMUNITY ASSOCIATION,
INC.; TIME INVESTMENT
COMPANY, INC.; TIME
INVESTMENT COMPANY, INC.;
TIME INVESTMENT COMPANY, INC.;
UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to
an Amended Final Judgment of
Foreclosure filed May 29, 2024 and
entered in Case No. 2018-CA-012288-0,
of the Circuit Court of the 9th Judicial
Circuit in and for ORANGE County,
Florida, wherein WILMINGTON
SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE
OF CSMC 2017-RPL1 TRUST,
MORTGAGE-BACKED NOTES,
SERIES 2017-RPL1 is Plaintiff and
KATHLEEN GORDON; NORMAN
WASHINGTON CONSTANTINE
MURRAY, AS SUCCESSOR TRUSTEE
OF THE GORDON FAMILY
REVOCABLE LIVING TRUST DATED
MAY 3, 2011; PETRINA MCFARLANE
AS TRUSTEE OF KATHLEEN
GORDON REVOCABLE LIVING
TRUST, DATED OCTOBER 17, 2018;
UNKNOWN BENEFICIARIES OF
KATHLEEN GORDON REVOCABLE
LIVING TRUST, DATED OCTOBER 17,
2019; UNKNOWN BENEFICIARIES
OF THE GORDON FAMILY
REVOCABLE LIVING TRUST DATED
MAY 3, 2011; UNKNOWN PERSON(S)
IN POSSESSION OF THE SUBJECT
PROPERTY; BANK OF AMERICA
N.A.; COUNTRY RUN COMMUNITY
ASSOCIATION, INC.; TIME
INVESTMENT COMPANY, INC.;
TIME INVESTMENT COMPANY,
INC.; are defendants. TIFFANY
MOORE RUSSELL, the Clerk of the
Circuit Court, will sell to the highest and
best bidder for cash BY ELECTRONIC
SALE AT: WWW.MYORANGECLERK.
REALFORECLOSE.COM, at 11:00
A.M., on June 27, 2024, the following
described property as set forth in said

Final Judgment, to wit:
LOT 285, COUNTRY RUN
UNIT 3A, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 32,
PAGES 71, 72, AND 73, OF THE
PUBLIC RECORDS OF OR-
ANGE COUNTY, FLORIDA

Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim 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 ac-
commodation 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 Resourcees,
Orange County Courthouse, 425
N. Orange Avenue, Suite 510, Orlan-
do, Florida, (407) 836-2303, at least
7 days before your scheduled Court
Appearance, or immediately upon re-
ceiving this notification if the time be-
fore the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

Dated this 4th day of June 2024.

Marc Granger, Esq.
Bar. No.: 146870

Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 18-01631 SPS
June 6, 13, 2024 24-01840W

SECOND INSERTION

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

Case No.: 2023-CA-017499-0
ALLSTATE MUTUAL FUNDING
LLC, A FLORIDA LIMITED
LIABILITY COMPANY
Plaintiff, vs.

OLFOS TRUST LLC, a Florida
limited liability company, and
all unknown parties claiming
by, through under or against
Defendant(s), whether living or not
and whether said unknown parties
claim as heirs, devisees, grantees,
assignees, lienors, creditors,
trustees or in any other capacity
claiming by, through, under or
against the named
Defendant(s).

NOTICE IS HEREBY GIVEN that pu-
ruant to an Order or Final Judgment
entered in the above styled case, that
I will sell to the highest and best bid-
der for cash online at http://Orange.
realforeclose.com at 11:00 a.m. on July
9, 2024, the following described prop-
erty:

YOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
property in ORANGE County, Florida:
LOT 19, BLOCK 22, RICH-
MOND HEIGHTS, UNIT NO.
4 AS PER PLAT THEREOF AS
RECORDED IN PLAT BOOK 1,
PAGE 68, PUBLIC RECORDS
OF ORANGE COUNTY, FLORI-
DA

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on AL-
DRIDGE PITE, LLP, Plaintiff's attor-
ney, at 5300 West Atlantic Avenue
Suite 303 Delray Beach, FL 33484,
on or before 30 days from the first
date of publication, and file the origi-
nal 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.

Assessor's Parcel ID No.:
19-23-28-7392-00660
Commonly known as:
11021 Hawkshhead Ct,
Windermere, FL 34786
ANY PERSON CLAIMING AN INTER-
EST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A TIMELY CLAIM AF-
TER THE SALE

By: /s/ Kathy L. Houston
Kathy L. Houston, Esquire
Florida Bar Number: 56042

MORTGAGE LAWYERS
7401 Wiles Road. •
Suite 203
Coral Springs, FL 33067
Telephone: (954) 317-9000
Fax: (888) 305-5262
Counsel for Plaintiff
June 6, 13, 2024 24-01785W

SECOND INSERTION

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

CASE NO.: 2024-CA-003533-0
PHH MORTGAGE
CORPORATION,
Plaintiff, vs.

UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY THROUGH
UNDER OR AGAINST THE
ESTATE OF SARAH BROWN,
DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs, Beneficiaries,
Devisees, Surviving Spouse, Grantees,
Assignee, Lienors, Creditors, Trustees,
And All Other Parties Claiming An In-
terest By Through Under Or Against
The Estate Of Sarah Brown, Deceased
Last Known Residence: Unknown

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

LOT 19, BLOCK 22, RICH-
MOND HEIGHTS, UNIT NO.
4 AS PER PLAT THEREOF AS
RECORDED IN PLAT BOOK 1,
PAGE 68, PUBLIC RECORDS
OF ORANGE COUNTY, FLORI-
DA

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on AL-
DRIDGE PITE, LLP, Plaintiff's attorney,
at 5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484, on or before 30
days from the first date of publication,
and file the original with the clerk of this
court either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the complaint or petition.

Dated on May 30th, 2024.

Tiffany Moore Russell
Clerk of Courts
By: /s/ Lauren Scheidt
As Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, Florida 32801

1395-1111B
Ref# 8120
June 6, 13, 2024 24-01843W

SECOND INSERTION

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

CASE NO.: 2024-CA-003819-0
PHH MORTGAGE
CORPORATION,
Plaintiff, vs.

UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY THROUGH
UNDER, OR AGAINST THE
ESTATE OF CAROL EGERTON
GRUBER, DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs, Beneficiaries,
Devisees, Surviving Spouse, Grantees,
Assignee, Lienors, Creditors, Trustees,
And All Other Parties Claiming An In-
terest By Through, Under, Or Against
The Estate Of Carol Egerton Gruber,
Deceased

Last Known Residence: Unknown

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

LOT 186, ARBOR RIDGE
WEST, UNIT 4, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
11, PAGE 140, PUBLIC RE-
CORDS OF ORANGE COUN-
TY, FLORIDA.

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on ALDRIDGE
PITE, LLP, Plaintiff's attorney, at 5300
West Atlantic Avenue Suite 303 Delray
Beach, FL 33484, on or before 30 days
from the first date of publication, and
file the original with the clerk of this
court either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the complaint or petition.

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2020-19805  
YEAR OF ISSUANCE: 2020

DESCRIPTION OF PROPERTY: BITHLO P/69 LOT 25 DESC AS BEG N 50 DEG W 529.12 FT FROM SE COR OF BLK 2237 TH RUN N 50 DEG W 75 FT N 39 DEG E 125 FT S 50 DEG E 75 FT S 39 DEG W 125 FT TO POB IN SEC 27-22-32 NE

PARCEL ID # 22-22-32-0728-23-725

Name in which assessed:  
THINH NGUYEN

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, Jul 18, 2024.

Dated: May 30, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
June 6, 13, 20, 27, 2024

**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: 2021-8882  
YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: J F ANGE SUB F/129 LOT 7 (LESS N 24.41 FT) & (LESS BEG AT SE COR RUN NLY 45 FT SWLY 62.71 FT M/L SW COR TH E 43.67 FT TO POB FOR EXPY) & THAT PT OF LOT 8 LYING NWLY OF I-4 R/W & E1/2 OF VAC R/W ON W OF LOTS 4 & 5

PARCEL ID # 35-22-29-0172-00-070

Name in which assessed:  
EVELYN I KNIGHT ESTATE

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, Jul 18, 2024.

Dated: May 30, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
June 6, 13, 20, 27, 2024

**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: 2021-16716  
YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACTS 25269 & 25270 ALSO DESC AS N1/2 OF N1/2 OF NE1/4 OF NW1/4 OF SW1/4 SEC 25-22-32

PARCEL ID # 25-22-32-6215-02-690

Name in which assessed:  
JOHN A MANNING ESTATE

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, Jul 18, 2024.

Dated: May 30, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
June 6, 13, 20, 27, 2024

**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: 2021-16735  
YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 25354 ALSO DESC AS N1/2 OF SW1/4 OF SE1/4 OF NE1/4 OF SE1/4 SEC 25-22-32

PARCEL ID # 25-22-32-6215-03-540

Name in which assessed:  
ARTHUR E ROSE JR

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 18, 2024.

Dated: May 30, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
June 6, 13, 20, 27, 2024

**--- SALES ---**  
**SECOND INSERTION**  
**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA**  
CIVIL DIVISION  
**CASE NO. 2023-CA-014441-O WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST,**  
**Plaintiff, vs.**  
**DAYSLA PAGAN; UNKNOWN SPOUSE OF DAYSLA PAGAN; CYPRESS LAKES COMMUNITY ASSOCIATION INC.; ENTRAVISION COMMUNICATIONS CORPORATION; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 29, 2024 and entered in Case No. 2023-CA-014441-O, of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST is Plaintiff and DAYSLA PAGAN; UNKNOWN SPOUSE OF DAYSLA PAGAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CYPRESS LAKES COMMUNITY ASSOCIATION INC.; ENTRAVISION COMMUNICATIONS CORPORATION; are defendants. TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MYORANGECLERK.REALFORECLOSE.COM, at 11:00

A.M., on June 28, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 144, CYPRESS LAKES - PARCELS E AND F, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 56, PAGES 18 THROUGH 26 INCLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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 4th day of May 2024.

Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 23-00423 SP5  
June 6, 13, 2024 24-01841W

**SECOND INSERTION**  
**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA**  
CIVIL DIVISION  
**CASE NO. 2023-CA-017659-O WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE MFA 2022-NQM1 TRUST,**  
**Plaintiff, vs.**  
**FERNANDA DA SILVA COELHO; MARBELLA WOODS CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 14, 2024 and entered in Case No. 2023-CA-017659-O, of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE MFA 2022-NQM1 TRUST is Plaintiff and FERNANDA DA SILVA COELHO; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; MARBELLA WOODS CONDOMINIUM ASSOCIATION, INC.; are defendants. TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MYORANGECLERK.REALFORECLOSE.COM, at 11:00 A.M., on July 2, 2024, the following described property as set forth in said Final Judgment, to wit:  
UNIT 36, BUILDING 8, MARBELLA WOODS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED

ED IN OFFICIAL RECORDS BOOK 3931, PAGES 1467 THROUGH 1509, AND CONDOMINIUM BOOK 15, PAGES 34 AND 35, AND ALL ITS ATTACHMENTS AND AMENDMENTS THERETO, ALL IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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 4th day of June 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.: 23-01509 SM, LLC  
June 6, 13, 2024 24-01830W

**SECOND INSERTION**  
**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA**  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2022-CA-002500-O U.S. BANK NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**LUZ E. GRADY A/K/A LUZ E. VELEZ AND GEORGE R. GRADY,**  
**et al.**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2023, and entered in 2022-CA-002500-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and GEORGE R. GRADY; LUZ E. GRADY A/K/A LUZ E. VELEZ; UNKNOWN SPOUSE OF LUZ E. GRADY A/K/A LUZ E. VELEZ N/K/A EUGENE ROJAS; ECON RIVER ESTATES HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on June 25, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 45, ECON RIVER ESTATES, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 104, 105, AND 106 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 2546 WOODS EDGE CIR, ORLANDO, FL 32817

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

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, 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 31 day of May, 2024.

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
22-011939 - Mim  
June 6, 13, 2024 24-01835W

**SECOND INSERTION**  
Prepared by and returned to:  
WHITEHOUSE  
20190331981 20190333779  
\$18,643.50 \$ 0.00

Jerry E. Aron, P.A.  
801 Northpoint Parkway, Suite 64  
West Palm Beach, FL 33407

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

**Owner Name Address Week/Unit/Contract#**  
MARILYN K. WHITEHOUSE  
5919 CENTERVILLE RD APT 131, SAINT PAUL, MN 55127  
12/081129AB  
Contract # M6018438

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

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Orange County, Florida, as stated below:  
**Owner Name Lien Doc # Assign Doc # Lien Amt Per Diem**

**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-014468-O PINGORA LOAN SERVICING LLC,**  
**Plaintiff, vs.**  
**SHALON VONNAE PEOPLES A/K/A SHALON PEOPLES; EMERSON PARK NORTH HOMEOWNERS ASSOCIATION, INC. F/K/A EMERSON NORTH TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 24, 2024, and entered in Case No. 2023-CA-014468-O of the Circuit Court in and for Orange County, Florida, wherein PINGORA LOAN SERVICING LLC is Plaintiff and SHALON VONNAE PEOPLES A/K/A SHALON PEOPLES; EMERSON PARK NORTH HOMEOWNERS ASSOCIATION, INC. F/K/A EMERSON NORTH TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants. TIFFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.myorangeclerk.realforeclose.com, at 11:00 A.M., on July 2, 2024, the following described property as

set forth in said Order or Final Judgment, to-wit:  
LOT 99, EMERSON NORTH TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 36 THROUGH 42, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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

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

DATED June 3, 2024.  
By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, 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  
1162-193971 / SR4  
June 6, 13, 2024 24-01839W

**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-010097-O NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**  
**TERRY D. CLAYBORN A/K/A TERRY DOTSON CLAYBORN A/K/A TERRY CLAYBORN AND DENNIS CLAYBORN, et al.**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 27, 2023, and entered in 2021-CA-010097-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and TERRY D. CLAYBORN A/K/A TERRY DOTSON CLAYBORN A/K/A TERRY CLAYBORN; DENNIS CLAYBORN; DISCOVERY PALMS CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on June 25, 2024, the following described property as set forth in said Final Judgment, to wit:  
UNIT 23104 OF DISCOVERY PALMS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 8076, AT PAGE 894, AS AMENDED IN OFFICIAL RECORDS BOOK 8752, PAGE 4631, BOTH OF THE PUBLIC RECORDS OF ORANGE

COUNTY, FLORIDA.  
Property Address: 12938 PENN STATION CT 23-104, ORLANDO, FL 32821

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

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

Dated this 3 day of June, 2024.

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
18-177973 - EuE  
June 6, 13, 2024 24-01834W

**SECOND INSERTION**  
**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA**  
CIVIL DIVISION  
**CASE NO. 2023-CA-014441-O WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST,**  
**Plaintiff, vs.**  
**DAYSLA PAGAN; UNKNOWN SPOUSE OF DAYSLA PAGAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 29, 2024 and entered in Case No. 2023-CA-014441-O, of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST is Plaintiff and DAYSLA PAGAN; UNKNOWN SPOUSE OF DAYSLA PAGAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CYPRESS LAKES COMMUNITY ASSOCIATION INC.; ENTRAVISION COMMUNICATIONS CORPORATION; are defendants. TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MYORANGECLERK.REALFORECLOSE.COM, at 11:00

A.M., on June 28, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 144, CYPRESS LAKES - PARCELS E AND F, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 56, PAGES 18 THROUGH 26 INCLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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 4th day of May 2024.

Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 23-00423 SP5  
June 6, 13, 2024 24-01841W

**SECOND INSERTION**  
**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA**  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2022-CA-002500-O U.S. BANK NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**LUZ E. GRADY A/K/A LUZ E. VELEZ AND GEORGE R. GRADY,**  
**et al.**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2023, and entered in 2022-CA-002500-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and GEORGE R. GRADY; LUZ E. GRADY A/K/A LUZ E. VELEZ; UNKNOWN SPOUSE OF LUZ E. GRADY A/K/A LUZ E. VELEZ N/K/A EUGENE ROJAS; ECON RIVER ESTATES HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on June 25, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 45, ECON RIVER ESTATES, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 104, 105, AND 106 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 2546 WOODS EDGE CIR, ORLANDO, FL 32817

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

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

Dated this 31 day of May, 2024.

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
22-011939 - Mim  
June 6, 13, 2024 24-01835W

**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-014468-O PINGORA LOAN SERVICING LLC,**  
**Plaintiff, vs.**  
**SHALON VONNAE PEOPLES A/K/A SHALON PEOPLES; EMERSON PARK NORTH HOMEOWNERS ASSOCIATION, INC. F/K/A EMERSON NORTH TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 24, 2024, and entered in Case No. 2023-CA-014468-O of the Circuit Court in and for Orange County, Florida, wherein PINGORA LOAN SERVICING LLC is Plaintiff and SHALON VONNAE PEOPLES A/K/A SHALON PEOPLES; EMERSON PARK NORTH HOMEOWNERS ASSOCIATION, INC. F/K/A EMERSON NORTH TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants. TIFFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.myorangeclerk.realforeclose.com, at 11:00 A.M., on July 2, 2024, the following described property as

set forth in said Order or Final Judgment, to-wit:  
LOT 99, EMERSON NORTH TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 36 THROUGH 42, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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

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

DATED June 3, 2024.  
By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, 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  
1162-193971 / SR4  
June 6, 13, 2024 24-01839W

**PUBLISH YOUR LEGAL NOTICE**  
Call 941-906-9386 and select the appropriate County name from the menu option  
or email legal@businessobserverfl.com  
FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
10/06/24



ORANGE COUNTY

--- TAX DEEDS ---

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that THOMAS E ROBBINS the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2017-78  
 YEAR OF ISSUANCE: 2017  
 DESCRIPTION OF PROPERTY: TANGERINE MISC 3/599 THE W 47 FT OF LOTS 7 & 8 BLK 12  
 PARCEL ID # 08-20-27-8559-12-070  
 Name in which assessed: TERI L KELLOGG  
 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, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01703W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that THOMAS E ROBBINS the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2017-1077  
 YEAR OF ISSUANCE: 2017  
 DESCRIPTION OF PROPERTY: BEG SW COR OF NE1/4 OF NE1/4 OF SEC 33-22-27 TH RUN W 20 FT N 182.99 FT W 30 FT N 330.52 FT W 1275.46 FT N 100 FT E 1305.29 FT S 376.91 FT S 57 DEG E 23.85 FT S 223.65 FT TO POB  
 PARCEL ID # 33-22-27-0000-00-020  
 Name in which assessed: MICHAEL W WARREN, CAROL A WARREN  
 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, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01704W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2020-5146  
 YEAR OF ISSUANCE: 2020  
 DESCRIPTION OF PROPERTY: PARK RIDGE O/100 LOT 1 BLK 22  
 PARCEL ID # 28-22-28-6689-22-010  
 Name in which assessed: DONNA J MARCANO, RAFAEL MARCANO JR  
 ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01705W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2020-19714  
 YEAR OF ISSUANCE: 2020  
 DESCRIPTION OF PROPERTY: BITHLO G/50 LOTS 26 & 27 BLK Q  
 PARCEL ID # 22-22-32-0712-17-026  
 Name in which assessed: MRS GEORGE LINCOLN  
 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, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01706W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2021-172  
 YEAR OF ISSUANCE: 2021  
 DESCRIPTION OF PROPERTY: FLORIDA HUMUS COMPANY INDUSTRIAL AREA PLAT Q/115 LOT 10 3372/350 & CI-90-7717  
 PARCEL ID # 21-20-27-2784-00-100  
 Name in which assessed: ANTONIO ALENCAR  
 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, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01707W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2021-293  
 YEAR OF ISSUANCE: 2021  
 DESCRIPTION OF PROPERTY: ORLANDO-APOPKA AIRPORT CONDO 7431/1846 UNIT 146  
 PARCEL ID # 35-20-27-6645-01-460  
 Name in which assessed: HOWELL AVIATION LLC  
 ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01708W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2021-3877  
 YEAR OF ISSUANCE: 2021  
 DESCRIPTION OF PROPERTY: LAUREL HILLS CONDOMINIUM 9454/4389 UNIT 7352 BLDG 8  
 PARCEL ID # 23-22-28-4952-07-352  
 Name in which assessed: MARCUS MYERS  
 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, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01709W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2021-5124  
 YEAR OF ISSUANCE: 2021  
 DESCRIPTION OF PROPERTY: 7601 CONDOMINIUM 10791/4538 F/K/A HAWTHORN SUITES ORLANDO CONDOMINIUM 8594/1846 UNIT 614  
 PARCEL ID # 25-23-28-3459-00-614  
 Name in which assessed: CELEBRATION LUXURY ACCOMMODATIONS LLC  
 ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01710W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2021-6077  
 YEAR OF ISSUANCE: 2021  
 DESCRIPTION OF PROPERTY: WHISPERING PINES ESTATES FIRST ADDITION R/146 LOT 100  
 PARCEL ID # 28-21-29-9264-01-000  
 Name in which assessed: RAIM NIRANJAN  
 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, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01711W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2021-8011  
 YEAR OF ISSUANCE: 2021  
 DESCRIPTION OF PROPERTY: SUNSET PARK SUB F/115 LOT 2 BLK E (LESS R/W ON S)  
 PARCEL ID # 26-22-29-8460-05-020  
 Name in which assessed: NATARI LLC  
 ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01712W


**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2021-9891  
 YEAR OF ISSUANCE: 2021  
 DESCRIPTION OF PROPERTY: TYMBER SKAN ON THE LAKE SECTION 3 CONDO CB 2/51 UNIT D BLDG 22  
 PARCEL ID # 09-23-29-9403-22-004  
 Name in which assessed: AREA REALTY BROKERS INC  
 ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01713W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2021-9956  
 YEAR OF ISSUANCE: 2021  
 DESCRIPTION OF PROPERTY: LYME BAY COLONY CONDO CB 3/60 BLDG 29 UNIT 2904  
 PARCEL ID # 10-23-29-5298-29-040  
 Name in which assessed: MICHAEL K DIETRICH, AMBER BROWN  
 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, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01714W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that DENNIS RYAN the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2021-16656  
 YEAR OF ISSUANCE: 2021  
 DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 25013 ALSO DESC AS N1/2 OF NE1/4 OF NE1/4 OF NW1/4 OF NW1/4 SEC 25-22-32  
 PARCEL ID # 25-22-32-6215-00-130  
 Name in which assessed: LEE HAYDEN, MILDRED N HAYDEN  
 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, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01715W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2021-17191  
 YEAR OF ISSUANCE: 2021  
 DESCRIPTION OF PROPERTY: ROCKET CITY UNIT 4A Z/110 A/K/A CAPE ORLANDO ESTATES UNIT 4A 1855/292 THE E 75 FT OF W 180 FT OF TR 51  
 PARCEL ID # 25-23-32-9632-00-513  
 Name in which assessed: JEANNETTE SCHNEIDER, THOMAS F MCKEAN, GERALD R MCKEAN, JAMES E MCKEAN, ROBERT H MCKEAN  
 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, Jul 11, 2024.  
 Dated: May 23, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: R Kane  
 Deputy Comptroller  
 May 30; June 6, 13, 20, 2024  
 24-01716W

**FOURTH INSERTION**  
**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**  
**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA**  
**Case No.: 2024-DR-004477-O**  
 IN RE: THE MARRIAGE OF MARIE ROSELENE ANTY JEAN BAPTISTE  
 Petitioner/Wife,  
 and  
 RAOUL BRUNKEY NELSON,  
 Respondent/Husband,  
 TO: RAOUL BRUNKEY NELSON  
 Address Unknown  
 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Marie Roselene Anty Jean Baptiste whose address is 8 South Orlando Ave Kissimmee, FL 34741 on or before 7/11/2024 and file the original with the clerk of this Court at 425 N Orange Ave, Orlando, FL 32801 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
 The action is asking the court to decide how the following real or personal property should be divided: NONE  
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.  
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.  
**WARNING:** Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
 DATED: MAY 20TH, 2024  
 TIFFANY MOORE RUSSELL  
 CLERK OF THE CIRCUIT COURT  
 By: /S/ ROBERT HINGSTON  
 Deputy Clerk  
 425 North Orange Ave.  
 Suite 320  
 Orlando, Florida 32801  
 May 23, 30; June 6, 13, 2024  
 24-01696W

**PUBLISH YOUR LEGAL NOTICE**  
 Call 941-906-9386 and select the appropriate County name from the menu option  
 or email legal@businessobserverfl.com  
  
**FOURTH INSERTION**  
**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO: 2023-CA-017877-O**  
**GRANADA INSURANCE COMPANY,**  
**Plaintiff, vs.**  
**FERNANDEZ TOWING LLC.,**  
**a Florida Limited Liability Company; VICTOR ALEJANDRO FERNANDEZ, and individual;**  
**and TODD EUGENE CASID, an individual,**  
**Defendants.**  
 TO: VICTOR ALEJANDRO FERNANDEZ, 2813 Theresa Drive, Kissimmee, FL 34744  
 YOU ARE HEREBY NOTIFIED that an action for declaratory judgment has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before June 24, 2024, on Paula Munera Alzate, plaintiffs attorney, whose address is Hinshaw & Culbertson LLP, 2811 Ponce de Leon Blvd., Suite 1000, 10th Floor, Coral Gables, Florida 33134.  
 DATED on 5/10/2024.  
 Tiffany Moore Russell  
 As Clerk of the Court  
 (SEAL) By /s/ Nancy Garcia  
 As Deputy Clerk  
 Hinshaw & Culbertson LLP,  
 2811 Ponce de Leon Blvd.,  
 Suite 1000, 10th Floor  
 Coral Gables, Florida 33134  
 May 23, 30; June 6, 13, 2024  
 24-01694W

**Q&A**  
**Are there different types of legal notices?**  
 Simply put, there are two basic types - Warning Notices and Accountability Notices.  
 Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.  
 Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.  
**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**  
 To publish your legal notice Email:  
 legal@businessobserverfl.com

**SAVE TIME**  
 Email your Legal Notice  
 legal@businessobserverfl.com  
 Deadline Wednesday at noon • Friday Publication  
  
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 HILLSBOROUGH • PASCO  
 PINELLAS • POLK • LEE  
 COLLIER • CHARLOTTE  
 FLORIDA'S NEWSPAPER FOR THE CITIES  
 (941) 906-9386

# WHAT'S UP?



READ FLORIDA'S PUBLIC NOTICES  
IN THIS NEWSPAPER OR  
ONLINE TO FIND OUT.



IT'S YOUR RIGHT TO KNOW

[www.FloridaPublicNotices.com](http://www.FloridaPublicNotices.com)