

PUBLIC NOTICES

B

SECTION

THURSDAY, JUNE 20, 2024

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ORANGE COUNTY LEGAL NOTICES

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

--- PUBLIC NOTICES ---

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 20, 2024 24-01920W

FIRST INSERTION

NOTICE OF PUBLIC SALE:
SLYS TOWING & RECOVERY gives notice that on 07/11/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 119 FIFTH ST, WINTER GARDEN, FL 34787 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. JN8AS5MT2CW609936 2012 NISS IN4AL3AP6DC298718 2013 NISS 5UXWX9C51G0D76798 2016 BMW 5N1AT2MV4HC851267 2017 NISS KNAGT4L37J5214715 2018 KIA 3C4NJDN0RT115038 2024 JEEP June 20, 2024 24-01926W

FIRST INSERTION

NOTICE OF PUBLIC SALE:
SLYS TOWING & RECOVERY gives notice that on 07/05/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 119 FIFTH ST, WINTER GARDEN, FL 34787 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1GND513S232169340 2003 CHEV IC3LNS9L7X071139 2007 CHRY 5FNRL38627B070345 2007 HOND 5NPEB4AC7BH137782 2011 HYUN 5UXWX5C54CL717898 2012 BMW KMHGC4DF8CU206607 2012 HYUN WDDK6FF0FF307150 2015 MERZ 5J6RW1H88HL002850 2017 HOND IC4PJJLDBSK269691 2019 JEEP 5LUXCR4C05L9B98663 2020 BMW WP1AA2A52PLB04102 2023 PORS IHGCTY1F31RA019291 2024 HOND 5YFB4MDE8RP082170 2024 TOYT June 20, 2024 24-01925W

FIRST INSERTION

Grove Resort Community Development District Notice of Board of Supervisors' Meeting

The Board of Supervisors of the Grove Resort Community Development District ("District") will hold a meeting on Tuesday, July 9, 2024, at 10:00 a.m. at 14501 Grove Resort Avenue, Winter Garden, FL, 34787. A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda may be obtained at www.GroveResortCDD.com.

The meeting is open to the public and will be conducted in accordance with the pertinent provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 723-5930 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Jane Gaarlandt
June 20, 2024 24-01921W

FIRST INSERTION

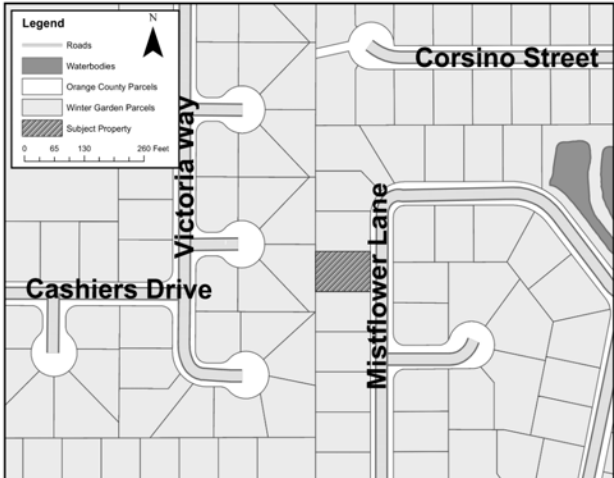
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on July 1, 2024, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance requests to Winter Garden Code of Ordinances Sec. 118-308(1)(c) for the property located at 1532 Westfield Lakes Lane. If approved, this variance will allow a rear yard setback of 15 feet, in lieu of the minimum required 24 feet, in order to build a screened porch with aluminum roof.

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

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

LOCATION MAP



June 20, 2024 24-01923W

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 The Backyard located at 8501 French Oak Dr in the City of Orlando, Orange County, FL 32835 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of June, 2027.
The BKYD, Inc.
June 20, 2024 24-01919W

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
1/20/2026, 3/6

FIRST INSERTION

NOTICE OF PUBLIC SALE is hereby given that STEPP'S TOWING SERVICE, INC. will have a sealed bid towing and storage auction pursuant to subsection 713.78 of the Florida Statutes beginning 9am on JULY 03, 2024 at 880 Thorpe Rd Orlando, FL, 32824 (Orange County), ending at close of business that day. Terms of sale are CASH, sales are AS IS, seller does not guarantee a title, ALL SALES ARE FINAL. STEPP'S TOWING SERVICE, INC. reserves the right to bid and accept or reject any/all bids.

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.
2004 New Flyer
VIN 5FYD2GV124U027205
2016 REIT MAX
VIN 1RNF53A24GR037715
2008 Pontiac G6
VIN 1G2ZG57B684200154
1995 Toyota Tercel
VIN JT2EL56DX007278
2020 Hyundai TRAILER
VIN 3H3V532CLR204400
2005 Cadillac CTS
VIN 1G6DP567850167313
June 20, 2024 24-01916W

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 Griffin Feather located at 1317 Edgewater Dr #2743 in the City of Orlando, Orange County, FL 32804 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of June, 2024.
Jessica Rivera
June 20, 2024 24-01918W

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 7/5/2024 at 10:30 am, the following vehicle will be sold for towing & storage charges pursuant to F.S. 713.78:
2002 MERZ CLK CLASS
#WDBLK70G92T125091
Notice is hereby given that on 7/8/2024 at 10:30 am, the following vehicle will be sold for towing & storage charges pursuant to F.S. 713.78:
2020 INFI Q50
#JN1EV7AP0LM205197
2008 HOND ACCORD
#1HGCP26768A050224
Notice is hereby given that on 7/9/2024 at 10:30 am, the following vehicle will be sold for towing & storage charges pursuant to F.S. 713.78:
2002 HOND CIVIC
#1HGES16562L056116
2020 HYUN KONA
#KM8K12AA6LU425532
2020 TOYT CAMRY
#4T1G1IAK2LU953755
2014 BMW 5 SERIES
#WBA5B1C58EDZ37107
2015 JEP WRANGLER
June 20, 2024 24-01914W

FIRST INSERTION

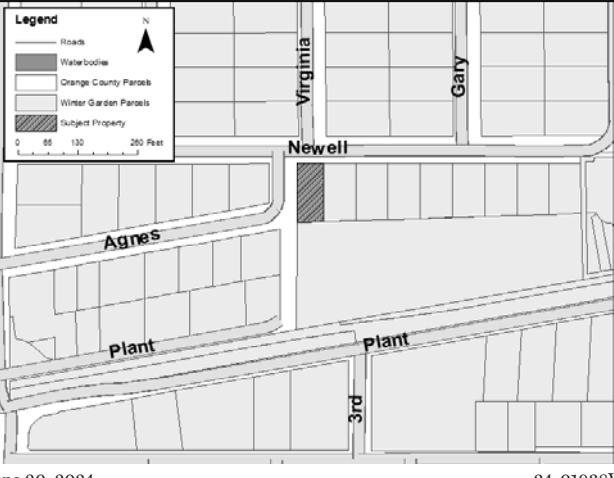
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on July 1, 2024, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance request to Winter Garden Code of Ordinance Section 118-396(2) a. and c. and Section 118-1387(e) for the property located at 200 E Newell Street. If approved, this variance will permit a reduction of the lot width at the building front setback line to 70 feet in lieu of 100 feet and a reduction in the lot size to approximately +/- 9,021 square feet in lieu of 10,000 square feet to permit a duplex house on the property and a minimum setback line for parking of 1 foot 6 inches from the side property line in lieu of 5 feet to permit a driveway with a turnaround area.

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

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

LOCATION MAP



June 20, 2024 24-01938W

FIRST INSERTION

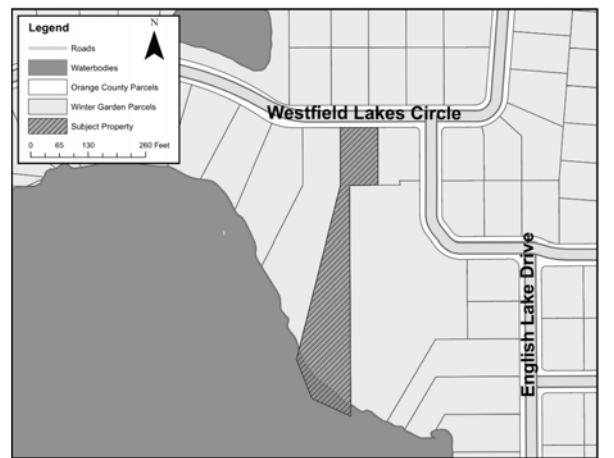
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on July 1, 2024, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance requests to Winter Garden Code of Ordinances Sec. 118-308(1)(c) for the property located at 1537 Westfield Lakes Circle. If approved, this variance will allow a rear yard setback of five (5) feet, in lieu of the minimum required 77 feet, in order to build a rear two-story addition to a single-family home.

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

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

LOCATION MAP



June 20, 2024 24-01924W

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Universal Towing & Recovery gives Notice of Lien and intent to sell these vehicles at 8:00 a.m. at 206 6th Street, Orlando, FL, 32824 pursuant to subsection 713.78 of the Florida Statutes. Universal Towing & Recovery reserves the right to accept or reject any and/or all bids.
1994 CHEV
VIN# 2G1FP22S2R2189738
SALE DATE 7/12/2024
2022 HYUN
VIN# KMSK62AB6NU800929
SALE DATE 7/25/2024
2004 DODG
VIN# 1D7HA18D84J11217
SALE DATE 7/13/2024
2023 HOND
VIN# 2HGFE2F50PH502167
SALE DATE 7/25/2024
2009 JEEP
VIN# 1J4NT4FA7AD506286
SALE DATE 7/13/2024
2007 CHEV
VIN# 1GCEK19J67Z542808
SALE DATE 7/13/2024
2012 NISS
VIN# 1N4AL2AP6CN454222
SALE DATE 7/13/2024
2017 CHEV
VIN# 1G1BE5SM1H7209427
SALE DATE 7/13/2024
2013 NISS
VIN# JN8AS5MT4DW030917
SALE DATE 7/13/2024
2018 NISS
VIN# 3N1AB7AP2JY328260
SALE DATE 7/13/2024
2016 NISS
VIN# 3N1AB7AP5GY268757
SALE DATE 7/14/2024
2022 CHEV

VIN# 3GNAXKEV2NL292686
SALE DATE 7/30/2024
2022 VOLK
VIN# WVWGS87CD1NW147608
SALE DATE 7/30/2024
2005 FORD
VIN# 1FTPW14575KB74331
SALE DATE 7/15/2024
2009 ACUR
VIN# 19UUA86579A004216
SALE DATE 7/15/2024
2004 JAGU
VIN# SAJEA51CX4WE02592
SALE DATE 7/19/2024
2001 STRN
VIN# 1G8ZK52781Z269573
SALE DATE 7/19/2024
2004 CADILLAC
VIN# 1GYEE63A940176124
SALE DATE 7/19/2024
1994 FORD
VIN# 1FTCR14X1RPA73740
SALE DATE 7/19/2024
2015 CHEV
VIN# 1G1C5SL8FF180343
SALE DATE 7/19/2024
2012 TOYT
VIN# JTDZ3N3EU6C3154298
SALE DATE 7/19/2024
2018 NISS
VIN# 3N6CM0KN4JK702811
SALE DATE 7/20/2024
2015 BMW
VIN# WBA3B5G58FNS18363
SALE DATE 7/20/2024
2012 FORD
VIN# 1FBSS3BL4CDA20801
SALE DATE 7/20/2024
1989 TOYOTA
VIN# JT2ST66C9K7338178
SALE DATE 7/20/2024
June 20, 2024 24-01927W

FIRST INSERTION

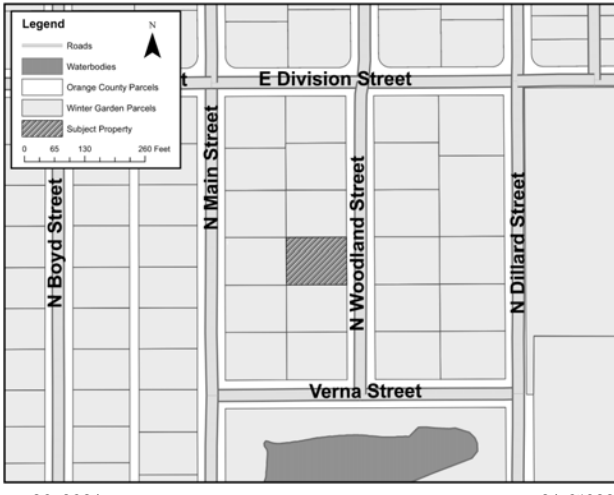
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Pursuant to the Florida Statutes, notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on July 1, 2024 at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance request to the Winter Garden Code of Ordinances Sec. 118-1310(b), Sec. 118-1310(c)(2)(a) and Sec. 118-1615(2)&(3) for a property located at 422 N Woodland Street. If approved, this variance will allow a wall height of 11 feet in lieu of the 9 foot height maximum, a roof peak height of 13 feet in lieu of the 12 foot height maximum, as well as a side yard setback of 3 feet in lieu of the 10 foot minimum and a rear yard setback of 10 feet in lieu of the 26 foot minimum, in order to build a detached accessory structure/RV cover. If approved, this variance will also allow a chicken coop height of 6.66 feet in lieu of the 6 foot height maximum and a rear yard setback of 3 feet in lieu of the 7.5 foot minimum.

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

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

Location Map



June 20, 2024 24-01922W

FIRST INSERTION

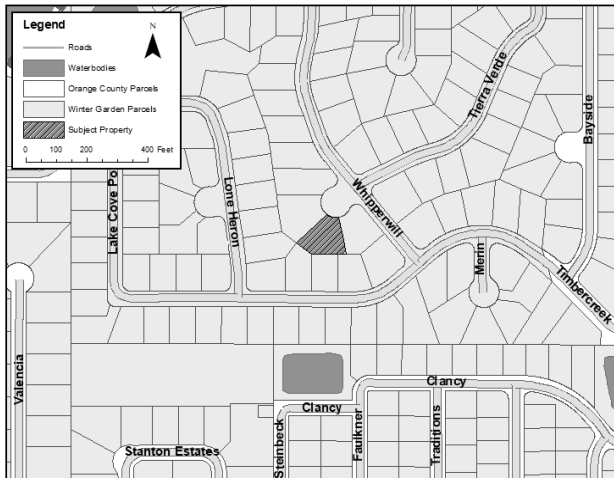
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on July 1, 2024, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance request to Winter Garden Code of Ordinance Section 118-308(1) c. for the property located at 410 Whipperwill Way. If approved, this variance will allow a sixteen (16) foot rear yard setback in lieu of the required 26 foot rear yard setback minimum to permit the construction of a covered lanai.

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

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

LOCATION MAP



June 20, 2024 24-01939W

ORANGE COUNTY

--- PUBLIC NOTICES ---

FIRST INSERTION

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

SALE DATE 07/08/2024, 8:00 AM

Located at 6690 E. Colonial Drive, Orlando FL 32807

2008 CHRYSLER
2C3KA43R58H186654
2013 MAZDA
JM1BL1L35D1789290
2007 ACURA
JH4CL96837C010065
2019 FORD
3FA6POLU1KR124601
2007 TOYOTA
2T1KR32E57C632081
2016 TRAILER
5BTDH2322G2003926
2007 BMW
WBAVS13587FX16551
1999 HONDA
1HGEJ6674XL001091
2009 HONDA
JHMFA36239S007039

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

2010 FORD
3FAHP0HASAR208551
1985 CRESTLINER BOAT
NOR27890A090

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 07/08/2024, 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 Anamarie 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 20, 27, 2024 24-01941W

FIRST INSERTION

NOTICE OF PUBLIC SALE
H&A TOWING AND RECOVERY LLC gives notice that on 07/14/2024 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.

1FMCU03147KA91578
2007 FORD Escape
June 20, 2024 24-01915W

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 20, 2024 24-01920W

FIRST INSERTION

NOTICE OF CLAIM OF LIEN AND PROPOSED SALE OF A MOTOR VEHICLE
DATE 06/10/2024
LIENOR (as registered by the Dept of Agriculture):
SHOP OWNER:
MEHMET SOKMEN
2 WHEELS HEAVEN LLC
2555 N FORSYTH RD, STE A
ORLANDO, FL 32807-6463
321-972-2960
MV LIC# MV89252
VEHICLE OWNER 1:
BRETT DUNCAN ARQUETTE
4605 COURTNEY LEE CT
ORLANDO, FL 32812-8148
MICHAEL KRANCI
9440 EMILY LOOP APT 103
ORLANDO, FL 32817
YEAR 1998 MAKE SUZU
VIN JS1SH42A8W2100109
THE VEHICLE DESCRIBED IS STORED AT THE FOLLOWING LOCATION: 2555 N FORSYTH RD STE A, ORLANDO, FL 32807
EACH OF YOU ARE HEREBY NOTIFIED THAT THE ABOVE NAMED LIENOR CLAIMS A LIEN PURSUANT TO SECTION 713.585, FLORIDA STATUTES ON THE ABOVE DESCRIBED MOTOR VEHICLE FOR REPAIRS, ADJUSTMENTS, MODIFICATION, ADMINISTRATIVE FEES AND STORAGE CHARGES ACCRUED IN THE AMOUNT OF: \$900.00.
THE VEHICLE REPAIRS WERE AUTHORIZED BY MICHAEL KRANCI ON 01/23/2024. REPAIRS WERE COMPLETED ON 01/24/2024 AND OWNER/CUSTOMER WAS NOTIFIED ON 01/24/2024 THAT THE ABOVE VEHICLE REPAIRS WERE COMPLETE.
ITEMIZED STATEMENT OF CHARGES: REPAIR COSTS \$300.00 PLUS STORAGE CHARGES FOR 7 DAYS AT \$50.00 PER DAY, PLUS ADMINISTRATIVE FEES (NOT EXCEED \$250) \$250.00. STORAGE FEE WILL CONTINUE TO ACCRUE AT A RATE OF \$50.00 PER DAY.
THE LIEN CLAIMED BY THE ABOVE NAMED LIENOR IS SUBJECT TO ENFORCEMENT PURSUANT TO SECTION 713.785, FLORIDA STATUTES AND UNLESS SAID MOTOR VEHICLE IS REDEEMED FROM SAID LIENOR BY PAYMENT AS ALLOWED BY LAW, THE ABOVE DESCRIBED MOTOR VEHICLE MAY BE SOLD TO SATISFY THE LIEN. IF THE MOTOR VEHICLE IS NOT REDEEMED AND THAT MOTOR VEHICLE REMAINS UNCLAIMED, OR CHARGES FOR REPAIR AND STORAGE REMAIN UNPAID, THE VEHICLE MAY BE SOLD AFTER 60 DAYS FREE OF ALL PRIOR LIENS WHATSOEVER, UN-

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 Griffin Feather located at 1317 Edgewater Dr #2743 in the City of Orlando, Orange County, FL 32804 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of June, 2024.
Jessica Rivera
June 20, 2024 24-01918W

FIRST INSERTION

NOTICE OF PUBLIC SALE:
SLYS TOWING & RECOVERY gives notice that on 07/05/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 119 FIFTH ST, WINTER GARDEN, FL 34787 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1GND513S232169340 2003 CHEV
1C3LN59L17X071139 2007 CHRY
5FNRL38627B070345 2007 HOND
5NPEB4AC7BH137782 2011 HYUN
5UXWX5C54CL717898 2012 BMW
WDDKK6FF0FF307150 2015 MERZ
5J6RW1H88H002850 2017 HOND
1C4PJLDB8KD269691 2019 JEEP
5UXCR4C05L9B98663 2020 BMW
WP1AA2A52PLB04102 2023 PORS
1HGYY1F31RA019291 2024 HOND
5YFB4MDE8RP082170 2024 TOYT
June 20, 2024 24-01925W

FIRST INSERTION

NOTICE OF PUBLIC SALE:
SLYS TOWING & RECOVERY gives notice that on 07/11/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 119 FIFTH ST, WINTER GARDEN, FL 34787 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

JN8AS5MT2CW609936 2012 NISS
1N4AL3AP6DC298718 2013 NISS
5UXWX9C51G0D76798 2016 BMW
5N1AT2MV4HC851267 2017 NISS
KNAGT4L37J5214715 2018 KIA
3C4NJ4AN0RT115038 2024 JEEP
June 20, 2024 24-01926W

FIRST INSERTION

NOTICE OF CLAIM OF LIEN AND PROPOSED SALE OF A MOTOR VEHICLE
DATE 06/10/2024
LIENOR (as registered by the Dept of Agriculture):
SHOP OWNER:
MEHMET SOKMEN
2 WHEELS HEAVEN LLC
2555 N FORSYTH RD, STE A
ORLANDO, FL 32807-6463
321-972-2960
MV LIC# MV89252
VEHICLE OWNER 1:
THOMAS GAETANO DAPRIE
24673 NOVA LN
PORT CHARLOTTE, FL 33980
BRYAN MEDINA
5745 STONEWALL JACKSON RD
ORLANDO, FL 32807
YEAR 2018 MAKE HOND
VIN JH2KE0337JK900021
THE VEHICLE DESCRIBED IS STORED AT THE FOLLOWING LOCATION: 2555 N FORSYTH RD STE A, ORLANDO, FL 32807
EACH OF YOU ARE HEREBY NOTIFIED THAT THE ABOVE NAMED LIENOR CLAIMS A LIEN PURSUANT TO SECTION 713.585, FLORIDA STATUTES ON THE ABOVE DESCRIBED MOTOR VEHICLE FOR REPAIRS, ADJUSTMENTS, MODIFICATION, ADMINISTRATIVE FEES AND STORAGE CHARGES ACCRUED IN THE AMOUNT OF: \$1,600.00.
THE VEHICLE REPAIRS WERE AUTHORIZED BY BRYAN MEDINA ON 09/12/2023. REPAIRS WERE COMPLETED ON 09/20/2023 AND OWNER/CUSTOMER WAS NOTIFIED ON 09/20/2023 THAT THE ABOVE VEHICLE REPAIRS WERE COMPLETE.
ITEMIZED STATEMENT OF CHARGES: REPAIR COSTS \$1,000.00 PLUS STORAGE CHARGES FOR 7 DAYS AT \$50.00 PER DAY, PLUS ADMINISTRATIVE FEES (NOT EXCEED \$250) \$250.00. STORAGE FEE WILL CONTINUE TO ACCRUE AT A RATE OF \$50.00 PER DAY.
THE LIEN CLAIMED BY THE ABOVE NAMED LIENOR IS SUBJECT TO ENFORCEMENT PURSUANT TO SECTION 713.785, FLORIDA STATUTES AND UNLESS SAID MOTOR VEHICLE IS REDEEMED FROM SAID LIENOR BY PAYMENT AS ALLOWED BY LAW, THE ABOVE DESCRIBED MOTOR VEHICLE MAY BE SOLD TO SATISFY THE LIEN. IF THE MOTOR VEHICLE IS NOT REDEEMED AND THAT MOTOR VEHICLE REMAINS UNCLAIMED, OR CHARGES FOR REPAIR AND STORAGE REMAIN UNPAID, THE VEHICLE MAY BE SOLD AFTER 60 DAYS FREE OF ALL PRIOR LIENS WHATSOEVER, UN-

FIRST INSERTION

NOTICE OF PUBLIC SALE
H&A TOWING AND RECOVERY LLC gives notice that on 07/14/2024 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.

1FMCU03147KA91578
2007 FORD Escape
June 20, 2024 24-01915W

FIRST INSERTION

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

Sale date July 12th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

39625 2015 Chevrolet
VIN#: KL8CB6S96FC794329
Lienor: All Transmission World 10938A E Colonial Dr Orlando 407-281-0042 Lien Amt \$5,457.89

39626 2017 Jeep
VIN#: 1C4RJFAG2HC668444
Lienor: Classic Collision Orlando Supercenter 1111 E Landstreet Rd Orlando 407-857-5155
Lien Amt \$1,065

39627 2005 Dodge
VIN#: 1D7HA18N05S300869
Lienor: Offlease Orlando 8900 S US Hwy 17/92 Maitland 407-900-9989
Lien Amt \$8,630.15

39628 2022 Hyundai
VIN#: KMHLM4AG3NU339822
Lienor: Offlease Orlando 8900 S US Hwy 17/92 Maitland 407-900-9989
Lien Amt \$8,102.48

39629 2016 BMW
VIN#: 5UXWX9C58G0D79052
Lienor: Offlease Orlando 8900 S US Hwy 17/92 Maitland 407-900-9989
Lien Amt \$4,295.60

39630 2010 Lexus
VIN#: JTHBK1EG9A2363741
Lienor: Offlease Orlando 8900 S US Hwy 17/92 Maitland 407-900-9989
Lien Amt \$3,667.25

39631 2018 Audi
VIN#: WAILHAF70JD006465
Lienor: Offlease Orlando 8900 S US Hwy 17/92 Maitland 407-900-9989
Lien Amt \$3,901.55

39632 2020 Audi
VIN#: WAUE1GFF1LA013990
Lienor: Offlease Orlando 8900 S US Hwy 17/92 Maitland 407-900-9989
Lien Amt \$4,268.98

39633 2003 Honda
VIN#: 3HGCM56323G701012
Lienor: Offlease Orlando 8900 S US Hwy 17/92 Maitland 407-900-9989
Lien Amt \$3,901.55

39634 2016 Subaru
VIN#: JF2SJGV9C9GH449188
Lienor: Offlease Orlando 8900 S US Hwy 17/92 Maitland 407-900-9989
Lien Amt \$4,013.38

39635 2008 Jeep
VIN#: 1J8GR48K88C215713
Lienor: Offlease Orlando 8900 S US Hwy 17/92 Maitland 407-900-9989
Lien Amt \$3,267.88

June 20, 2024 24-01917W



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.Business ObserverFL.com

OFFICIAL COURTHOUSE WEBSITES

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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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

ORANGE COUNTY

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. **2023-CP-003509-O**
IN RE: ESTATE OF
DAVID FRANCIS TRANT III
Deceased.

The administration of the estate of David Francis Trant III, deceased, whose date of death was January 1, 2022, 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 20, 2024.

Personal Representative:
Geraldine Scofield

Attorney for Personal Representative:
Paula F. Montoya, Esq.,
Attorney
Florida Bar Number: 103104
7345 W Sand Lake Rd, Suite 318
Orlando, FL 32819
Telephone: (407) 906-9126
Fax: (407) 906-9126
E-Mail: Paula@paulamontoyalaw.com
Secondary E-Mail:
Info@paulamontoyalaw.com
June 20, 27, 2024 24-01935W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. **2024-CP-001537-O**
Division Probate
IN RE: ESTATE OF
GANDHI RAMLOCHAN,
Deceased.

The administration of the estate of Gandhi Ramlochan, deceased, whose date of death was July 3, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave., Ste. 340, Orlando, FL 32801. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons 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 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 20, 2024.

Personal Representative:
Marie Kopacz

106 Cypress Street
Floral Park, NY 11001
Attorney for Personal Representative:
Lynn R. Emerson, Esq.
Florida Bar Number: 0055757
BusinessLegal, PC
1145 SW 45th Ter.
Cape Coral, FL 33914
239-329-2151 (P)
239-329-2150 (F)
Lynn.Emerson@businesslegalfla.com
June 20, 27, 2024 24-01934W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. **2024-CP-001627-O**
Division
IN RE: ESTATE OF
MARY MCMULLEN
Deceased.

The administration of the estate of Mary McMullen, deceased, whose date of death was April 10, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 20, 2024.

/s/ Ann Marchetti Rodgers
Ann Marchetti Rodgers

3735 Lk Buynak Road
Windermere, Florida 34786
/s/ Bradley J. Busbin
Bradley J. Busbin, Esquire
Florida Bar No. 0127504
Busbin Law Firm, P.A.
2295 S. Hiwassee Rd.,
Ste. 207
Orlando, FL 32835
Email: Brad@BusbinLaw.com
Telephone: (407) 955-4595
Fax: (407) 627-0318
June 20, 27, 2024 24-01902W

FIRST INSERTION

NOTICE TO CREDITORS
(testate)
IN THE NINTH JUDICIAL CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: **2022-CP-001486-O**
IN RE: ESTATE OF
KAMSUNESIA KHAN
Deceased.

The administration of the estate of Kamsunesia Khan, deceased, whose date of death was June 9, 2021, is pending in the Circuit Court for Orange County, Probate Division, File Number 2023-CP-00187-O, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

ALL CLAIMS NOT SO 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 20, 2024.

Filed on this June 8, 2024.

Personal Representative:
Zulaka N. Baksh

c/o Jonathan J. A. Paul
WEISSMAN | PAUL, PLLC
999 Douglas Avenue, Suite 2214
Altamonte Springs, FL 32714
Telephone: (321)384-0515
Email/Eservice:
jonathan@weissmanpaul.com
Attorney for Personal Representative:
/s/ Jonathan J. A. Paul
Fla. Bar No.: 0041845
WEISSMAN | PAUL, PLLC
999 Douglas Avenue, Suite 2214
Altamonte Springs, FL 32714
Telephone: (321)384-0515
Email/Eservice:
jonathan@weissmanpaul.com
June 20, 27, 2024 24-01904W

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-001375-O**
Division
IN RE: ESTATE OF
JEAN DIANE SKELLY
Deceased.

The administration of the Estate of Jean Diane Skelly, deceased, whose date of death was August 12, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons 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 the 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 STATUTE 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 20, 2024.

JAIME M.M. STIRLING
Personal Representative:

MARY BETH KELLY, ESQUIRE
Florida Bar No.: 84487
The Law Office of Mary Beth Kelly
1515 International Parkway, Suite 1013
Lake Mary, FL 32746
(407) 536-5358
(800) 839-1513 facsimile
P: mb@trustmbkelly.com
S: tsizemore@trustmbkelly.com
S: rpackard@trustmbkelly.com
Attorney for Personal Representative
June 20, 27, 2024 24-01903W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. **24-CP-001979-O**
IN RE: ESTATE OF
MICHAEL LEE PRIVITT,
Deceased.

The administration of the estate of MICHAEL LEE PRIVITT, deceased, whose date of death was April 28, 2024, is pending in the Circuit Court of Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave Ste 335, Orlando, FL 32801. The names and addresses of the co-Personal Representatives and the Co- Personal Representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is June 20, 2024.

/s/ Ashton Larette Joyner
ASHTON LARETTE JOYNER

Personal Representative:
/s/ Leslie V. Marenc
Leslie V. Marenc, Esq.
Attorney for
Co-Personal Representatives
Florida Bar No. 78303
Trust Counsel
201 Alhambra Circle, Suite 802
Coral Gables, FL 33134
Telephone: 305-707-7126
E-mail: Marenc@trustcounsel.com
June 20, 27, 2024 24-01937W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. **2024-CP-001998-O**
IN RE: ESTATE OF
DINKAR GOSWAMI,
Deceased.

The administration of the estate of DINKAR GOSWAMI, deceased, whose date of death was April 27, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 20, 2024.

Personal Representative:
Pritha Goswami

664 35th Street
Manhattan Beach, CA, 90266
Attorney for Personal Representative
Pamela Grace Martini, Esq.
Florida Bar No. 100761
Law Office of Pamela G. Martini, PLLC
7575 Dr. Phillips Blvd., Suite 305
Orlando, FL 32819
Telephone: (407) 955-4955
Email: pam@pamelamartinilaw.com
June 20, 27, 2024 24-01905W

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD
IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA
Case No.: **16-2024-DR-011624**
Division: FM-G

SENEKA A JACKSON, Petitioner, and THEODORE JACKSON, Respondent.
TO: THEODORE JACKSON
9837 EAST COLONIAL DRIVE

FIRST INSERTION

ORLANDO, FLORIDA 32817
YOU ARE NOTIFIED that an action for Dissolution of Marriage with Minor Child has been filed against you and that you are required to serve a copy of your written defenses, if any, to it to The Law Office of Banda Nadeau, 1015 Atlantic Boulevard, Number 205, Atlantic Beach, Florida, (904) 323-3012 and whose email address is banda@nadeaufamilylaw.com, and the original with the clerk of the above-styled Court at 501 West Adams Street, Jacksonville, Florida 32020. Telephone (904) 255-2000, on or before July 22.

2024. 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 request 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 addresses 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: 06/06/2024

Jody Phillips
Clerk of the Circuit Court
Latasha Watson
Deputy Clerk
June 13, 20, 27, July 4, 2024
24-01907W

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-001356-O**
DIVISION: 1
IN RE: ESTATE OF
LUCAS MARTIN CAWTHORN,
Deceased.

The administration of the Estate of Lucas Martin Cawthorn, deceased, whose date of death was April 15, 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 representatives and the personal representatives' attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 20, 2024.

Personal Representatives:
Mara Abraham-Cawthorn
Cyrus Cawthorn

c/o: **Bennett Jacobs & Adams, P.A.**
Post Office Box 3300
Tampa, Florida 33601
Attorney for Personal Representatives:
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 20, 27, 2024 24-01933W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. **2024-CP-001542-O**
IN RE: ESTATE OF
DEBORAH K. HULL
Deceased.

The administration of the estate of DEBORAH K. HULL, deceased, whose date of death was November 8, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 20, 2024.

Personal Representative:
Kimball Wheeler Hull

1668 Highbanks Circle
Winter Garden, Florida 34787
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@ffl.law
Secondary E-Mail:
probate@familyfirstfirm.com
June 20, 27, 2024 24-01944W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No.: **2024-CP-001076**
JUDGE: HIGBEE
IN RE: ESTATE OF
SHIRLEY A. MARTUCH,
Deceased.

The administration of the Estate of Shirley A. Martuch, deceased, whose date of death was December 4, 2023, 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 the Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 20, 2024.

Personal Representative:
MICHAEL LEE MARTUCH

104 Riverside Drive
Building C, Unit #406
Cocoa, Florida 32922
Attorney for Personal Representative:
DALLAS E. KLEMMER, ESQ.
Florida Bar Number: 1044938
Quarles & Brady LLP
1395 Panther Lane,
Suite 300
Naples, Florida 34109
Telephone: (239) 262-5959
Fax: (239) 659-5004
E-Mail: dallas.klemmer@quarles.com
Secondary E-Mail:
debra.seymour@quarles.com
June 20, 27, 2024 24-01945W

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-000873-O**
IN RE: ESTATE OF
DEENA RENE LAMAN,
Deceased.

The administration of the estate of DEENA RENE LAMAN, deceased, is pending in the Circuit Court for Orange County, Florida, Probate Division, File Number 2024-CP-000873-O. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All claims, demands and objections not so filed will be forever barred.

Notwithstanding the time period set forth above, any claim filed two years or more after the decedent's date of death is barred.

The date of the first publication of this notice is June 20, 2024.

Personal Representative:
Jeffrey D. Laman

15119 Ovation Drive
Winter Garden, FL 34787
Attorney For Personal Representative:
Stephen L. Skipper, Esq.
Florida Bar Number: 0763470
7491 Conroy Windermere Road,
Suite G
Orlando, FL 32835
Phone number: (407) 521-0770
Fax number: (407) 521-0880
Email: steve@sworlandolaw.com
June 20, 27, 2024 24-01936W

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



FIRST INSERTION

NOTICE OF HEARING ON PETITION FOR TERMINATION PARENT-CHILD RELATIONSHIP IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA

JUVENILE DIVISION
CASE NO. **J5520622**

In the Matter of the Adoption of:
ZARIYAH LENA MARIE GONZALEZ
DOB: MARCH 20, 2017
Person under 18 years of age.

TO: **ALEXYS DENYSE ANDERSON** and **VICTOR JOSE GONZALEZ**
Petitioner, Jennifer Dupree, having filed with this Court a verified Petition to Terminate Parent-Child Relationship between the minor child, ZARIYAH LENA MARIE GONZALEZ, and her natural parents, ALEXYS DENYSE ANDERSON and VICTOR JOSE GONZALEZ.

NOTICE IS HEREBY GIVEN that a virtual hearing on the Petition to Terminate Parent-Child Relationship is scheduled for the 19th day of August, 2024, at the hour of 9:00 am (Arizona time) via <https://tinyurl.com/jbazmc-juj07>, or phone number 917-781-4590, participant code 764-71

ORANGE COUNTY

--- ACTIONS/SALES ---

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-003826-O PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JIMARIE FLAQUER AND PEDRO FLAQUER, et al., Defendants.

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

LOT 146, HUCKLEBERRY FIELDS N-2B, UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 43 AND 44, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 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 day of JUNE 12, 2024.

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

24-01256 June 20, 27, 2024 24-01897W

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FL CASE NO. 2024-CC-010545-O

DOUGLAS F. MATHEWS Plaintiff, vs. MARY TILDEN FARNSWORTH, CAROL FARNSWORTH MATHEWS, LAURA LASSETER LIGGETT, GURNEY T. GRAFTON, J.R. GRAFTON, JR. AND WELLS FARGO BANK, N.A. AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendants. TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you in Orange County Florida concerning a bank account in the name of C. G. Tilden Estate Groves at Wells Fargo Bank, N.A. You are required to serve a copy of your written defenses, if any, to it on C. NICK ASMA, ESQUIRE, ASMA & ASMA, PA, Plaintiff's attorney, whose address is 884 South Dillard Street, Winter Garden, Florida 34787 on or before July 26, 2024 and file the original with the Clerk of this Court 425 N. Orange Ave. Orlando Florida 32801 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

DATED ON JUNE 11, 2024. Tiffany Moore Russell As Clerk of the Court By: /s/ Rasheda Thomas As Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801

June 20, 27, July 4, 11, 2024 24-01894W

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

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2024-CA-003406-O

GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-2 TRUST Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARIANO ROSARIO, DECEASED, ET AL.

Defendants. TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARIANO ROSARIO, DECEASED Current Residence Unknown, but whose last known address was: 881 KIMBALL DR, OCOEE, FL 34761-1857 AND YOLANDA M. ROSARIO A/K/A YOLANDA ROSARIO, Current residence unknown, but whose last known address was: 881 KIMBALL DR, OCOEE, FL 34761-1857

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

LOT 29, TWIN LAKE MANOR 3RD ADDITION, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE(S) 27, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 425 N Orange Ave, Orlando, FL 32801, 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 petition.

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

WITNESS my hand and seal of the Court on this 6/11/24.

Tiffany Moore Russell Clerk of the Circuit Court By: /s/ Charlotte Appline Deputy Clerk Civil Court Seal Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801

1000009744 June 20, 27, 2024 24-01899W

FIRST INSERTION

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

CASE NO. 2023 CA 1794 O 21ST MORTGAGE CORPORATION Plaintiff, vs. CENTRO REALTY GROUP CORP.; ATHENA M. BARTON; UNKNOWN SPOUSE OF ATHENA M. BARTON; LEWIS BARTON; and UNKNOWN TENANT

Defendants. NOTICE IS GIVEN pursuant to a Final Judgment dated April 24, 2024, entered in Case No. 2023 CA 1794 O, of the Circuit Court in and for Orange County, Florida, wherein CENTRO REALTY GROUP CORP.; ATHENA M. BARTON; and LEWIS BARTON are the Defendants, that Tiffany Moore Russell, Orange County Clerk of Courts, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Orange County, at www.orange.realforeclose.com, on AUGUST 6, 2024 at 11:00 a.m., the following described real property as set forth in the Final Judgment: Legal:

LOT 4, BLOCK 7, CHRISTMAS GARDENS DEVELOPMENT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE NORTHEASTERLY 1/2 OF THE UNNAMED PLATTED ROAD LYING ON THE WEST SIDE OF SAID LOT 4. TOGETHER WITH A 2000 COASTAL MODULAR BUILDING (CMB) 72X24 MANUFACTURED HOME BEARING SERIAL NO.S: 16754 AND 16755.

NOTICE 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.

NOTICE 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 Orange County Courthouse, 425 N Orange Avenue, Suite 2130, Orlando, Florida 32801, telephone 407-836-2303, within two working days of your receipt of this notice; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

By: Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email: bransom@deanmead.com

Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 June 20, 27, 2024 24-01896W

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

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 13, 2024 and an Order Resetting Sale dated June 4, 2024 and entered in Case No. 2023-CA-001973-O of the Circuit Court in and for Orange County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JESSICA SANTIAGO; DANIEL SANTIAGO; AVALON PARK PROPERTY OWNERS ASSOCIATION, INC.; CBC MORTGAGE AGENCY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.myorangeclerk.realforeclose.com, 11:00 A.M., on August 13, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 543, AVALON PARK NORTHWEST VILLAGE PHASES 2, 3 AND 4. A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGES 94 THROUGH 103, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED 6/14/2024. 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@dlegal.com By: Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 1691-190606 / BJB June 20, 27, 2024 24-01931W

required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 425 N Orange Ave, Orlando, FL 32801, 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 petition.

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

WITNESS my hand and seal of the Court on this 6/11/24.

Tiffany Moore Russell Clerk of the Circuit Court By: /s/ Charlotte Appline Deputy Clerk Civil Court Seal Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801

1000009744 June 20, 27, 2024 24-01899W

FIRST INSERTION

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

CASE No. 2024-CA-000242-O BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS. BRENDA LANGUIS A/K/A BRENDA L. LANGUIS, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 11, 2024 in the above action, the Orange County Clerk of Court will sell to the highest bidder for cash at Orange, Florida, on July 30, 2024, at 11:00 AM, at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes for the following described property:

APT. NO 6021, VILLAGE SQUARE CONDOMINIUM, TOGETHER WITH THE APURTENANT UNDIVIDED INTEREST AND THE COMMON ELEMENTS THEREOF ACCORDING TO THE DECLARATIONS OF CONDOMINIUM, DATED MARCH 19, 1981, RECORDED IN OFFICIAL RECORDS BOOK 3180, PAGE 2265, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 31 TO 51, 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: Stephen Weinstein, Esq. FBN: 740896

Tromberg, Morris & Partners, 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 #: 23-001843 June 20, 27, 2024 24-01901W

FIRST INSERTION

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

CASE NO.: 2023-CA-001995-O THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17, Plaintiff, vs. SYLVIA COLEMAN; KISHANNA M. WILLIAMS; UNKNOWN SPOUSE OF KISHANNA M. WILLIAMS N/K/A NICHOLAS WILLIAMS; UNKNOWN TENANT #1 N/K/A NYTHIEM WHITEBORN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

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

Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on August 7, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to-wit:

LOT 77, OF SAN JOSE SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 12th day of June, 2024.

By: /s/ John J. Cullaro Jr. FBN: 0066699 Primary E-Mail: ServiceMail@aldridgepittell.com

ALDRIDGE PITTE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1012-3654B June 20, 27, 2024 24-01910W

FIRST INSERTION

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

CASE NO.: 2022-CA-003472-O MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. DOROTHY MERRICKS A/K/A DOROTHY MERRICK; et al., Defendant(s).

TO: The Estate of Charles Cooper, deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in ORANGE County, Florida:

LOT 21, BLOCK A, LAKE MANN ESTATES, UNIT NUMBER THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 114, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITTE, 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 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 13, 2024 Tiffany Moore Russell As Clerk of the Court By: /s/ Nancy Garcia Deputy Clerk

1395-488B Ref# 8289 June 20, 27, 2024 24-01893W

FIRST INSERTION

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

CASE No. 2024-CA-000242-O BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS. BRENDA LANGUIS A/K/A BRENDA L. LANGUIS, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 11, 2024 in the above action, the Orange County Clerk of Court will sell to the highest bidder for cash at Orange, Florida, on July 30, 2024, at 11:00 AM, at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes for the following described property:

APT. NO 6021, VILLAGE SQUARE CONDOMINIUM, TOGETHER WITH THE APURTENANT UNDIVIDED INTEREST AND THE COMMON ELEMENTS THEREOF ACCORDING TO THE DECLARATIONS OF CONDOMINIUM, DATED MARCH 19, 1981, RECORDED IN OFFICIAL RECORDS BOOK 3180, PAGE 2265, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 31 TO 51, 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: Stephen Weinstein, Esq. FBN: 740896

Tromberg, Morris & Partners, 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 #: 23-001843 June 20, 27, 2024 24-01901W

FIRST INSERTION

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

CASE NO.: 2023-CA-001995-O THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17, Plaintiff, vs. SYLVIA COLEMAN; KISHANNA M. WILLIAMS; UNKNOWN SPOUSE OF KISHANNA M. WILLIAMS N/K/A NICHOLAS WILLIAMS; UNKNOWN TENANT #1 N/K/A NYTHIEM WHITEBORN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

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

Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on August 7, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to-wit:

LOT 77, OF SAN JOSE SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 12th day of June, 2024.

By: /s/ John J. Cullaro Jr. FBN: 0066699 Primary E-Mail: ServiceMail@aldridgepittell.com

ALDRIDGE PITTE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1012-3654B June 20, 27, 2024 24-01910W

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2017-CA-000599-O WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4, Plaintiff v. NAHIYA YOUNAN ROMANO A/K/A NAHIYA ROMANO A/K/A NAHIYA YOUNAN ROMANO A/K/A NAHIYA G. ROMANO; ET AL., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 25, 2023 and the Order on Plaintiff's Motion to Reset Foreclosure Sale dated June 6, 2024, in the above-styled cause, the Clerk of Circuit Court Tiffany Moore Russell, shall sell the subject property at public sale on the 9th day of July, 2024, at 11:00 am to the highest and best bidder for cash, at www.myorangeclerk.realforeclose.com,

on the following described property: LOT 14F, BLOCK F OF VIZCAYA, PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE(S) 29 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 8503 San Marino Boulevard, Orlando, FL 32836.

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

Dated: June 11, 2024. /s/ Samantha Darrigo, Esquire Samantha Darrigo, Esquire Florida Bar No.: 0092331 sdarrigo@bitman-law.com njagdeo@bitman-law.com

BITMAN, O'BRIEN & MORAT, PLLC 615 Crescent Executive Ct., Suite 212 Lake Mary, Florida 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-3114 Attorneys for Plaintiff June 20, 27, 2024 24-01929W

FIRST INSERTION

ORANGE COUNTY

--- SALES ---

FIRST INSERTION

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

CASE NO.: 2024-CA-001371-O LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.

DOUGLAS EUGENE MOTT, III A/K/A DOUGLAS E. MOTT, III; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF DOUGLAS EUGENE MOTT, III A/K/A DOUGLAS E. MOTT, III; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TIFFANY MOORE RUSSELL as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com at 11:00 AM on the 01 day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK B, PINE GROVE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK W, PAGE 95, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PROPERTY ADDRESS: 736 S SOLANDRA DR, ORLANDO, FL 32807

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE

CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 18 day of June 2024.
By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Florida Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-00358
June 20, 27, 2024 24-01908W

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA **CASE NO. 2022-CA-009459-O LOANDEPOT.COM, LLC**
Plaintiff, v.

KATERINA FEDOTOVA; UNKNOWN SPOUSE OF KATERINA FEDOTOVA; THOMAS A. WILLIAMS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CITY OF ORLANDO, FLORIDA, A MUNICIPAL CORPORATION
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 21, 2024, in this cause, in the Circuit Court of Orange County, Florida, the office of Tiffany Moore Russell, Clerk of the Circuit Court, shall sell the property situated in Orange County, Florida, described as:

ALL THAT CERTAIN LAND SITUATE IN ORANGE COUNTY, FLORIDA, VIZ: BEGIN AT THE NORTHEAST CORNER OF LOT 2, BLOCK 6, SPRING LAKE TERRACE, AS RECORDED IN PLAT BOOK N, PAGE 6, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2 TO THE NORTH-WESTERLY CORNER OF SAID LOT 2, THENCE SOUTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 2, 3.2 FEET, THENCE EASTERLY TO THE POINT OF BEGINNING; AND ALSO LOTS 3 AND 4, BLOCK 6, SPRING LAKE TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK N, PAGE 6, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE NORTHERLY 20 FEET OF

LOT 4 MEASURED AT RIGHT ANGLES TO THE DIVIDING LINE BETWEEN LOTS 4 AND 5, BLOCK 6 OF SAID SUBDIVISION.

a/k/a 714 SPRINGDALE RD, ORLANDO, FL 32804-7129 at public sale, to the highest and best bidder, for cash, online at www.myorangeclerk.realforeclose.com, on July 23, 2024 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 13th. day of June, 2024.

By: /s/ Isabel López Rivera
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
1000008360
June 20, 27, 2024 24-01932W

FIRST INSERTION

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

CASE NO.: 2023-CA-01797-O PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.

CARMEN MARTINEZ; EMERSON PARK HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; UNKNOWN SPOUSE OF CARMEN MARTINEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TIFFANY MOORE RUSSELL as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com at 11:00 AM on the 23 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

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

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE

CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 17 day of June, 2024.

By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Florida Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-00799
June 20, 27, 2024 24-01930W

FIRST INSERTION

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

CASE NO. 2024-CA-003276-O GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-2 TRUST
Plaintiff,

v.
THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ADELYN D. FOREMAN A/K/A ADELYN DIXON FOREMAN HOCK, ; RAYMOND HOCK, DECEASED, ET AL.
Defendants.

TO: THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ADELYN D. FOREMAN A/K/A ADELYN DIXON FOREMAN HOCK, DECEASED

Current Residence Unknown, but whose last known address was: 4528 S SHORE RD, ORLANDO, FL 32839-1309

AND THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RAYMOND HOCK, DECEASED

Current Residence Unknown, but whose last known address was: 4528 S SHORE RD, ORLANDO, FL 32839-1309

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

LOTS 40 AND 41 OF LAKE HOLDEN GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "Q", PAGE 140, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 425 N Orange Ave, Orlando, FL 32801, 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 petition.

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

WITNESS my hand and seal of the Court on this 11th day of June, 2024.

Tiffany Moore Russell
Clerk of the Circuit Court
By: /s/ Lauren Scheidt
Deputy Clerk
Civil Court Seal
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, Florida 32801
1000009739
June 20, 27, 2024 24-01898W

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2024-CA-000191-O U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
PATRICIA MARIE SPARKS A/K/A PATRICIA SPARKS A/K/A PATRICIA MARIE MATHENY A/K/A PATRICIA M. CUMMINGS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 11, 2024 in Civil Case No. 2024-CA-000191-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is Plaintiff and Patricia Marie Sparks a/k/a Patricia Sparks a/k/a Patricia Marie Matheny a/k/a Patricia M. Cummings, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com

in accordance with Chapter 45, Florida Statutes on the 16th day of July, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 234, Englewood Park, Unit IX, according to the plat thereof as recorded in Plat Book 2, Page 81, Public Records of Orange County, Florida.

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

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

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

McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
23-08169FL
June 20, 27, 2024 24-01942W

FIRST INSERTION

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

CASE NO.: 2019-CA-011203-O U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST, ,
PLAINTIFF, VS.

THE ESTATE OF CAROL A. RHODES A/K/A CAROL ANN RHODES, DECEASED; DIANNA CAROL POLLPETER; DIANNA CAROL POLLPETER; CLERK OF THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA; LEWIS RICHARD RHODES; DAVID LYNN RHODES A/K/A DAVID L. RHODES; ROBERT PAGE RHODES A/K/A ROBERT RHODES; CAROL ELAINE RHODES A/K/A CAROL RHODES; STATE OF FLORIDA, DEPARTMENT OF REVENUE; ORANGE COUNTY, FLORIDA; LENA FASCETTI; ADELINE C. ISAACSON; NICOLE L. WESTRUP; JONATHAN MCMICHAEL; JEFFREY BERSEY, JR.; RONALD NOE; ERICA RHODES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 22, 2024 in Civil Case No. 2019-CA-011203-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST, is the Plaintiff, and THE ESTATE OF CAROL A. RHODES A/K/A CAROL ANN RHODES, DECEASED; DIANNA CAROL POLLPETER; DIANNA CAROL POLLPETER; CLERK OF THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA; LEWIS RICHARD RHODES; DAVID LYNN RHODES A/K/A DAVID L. RHODES; ROBERT PAGE RHODES A/K/A ROBERT RHODES; CAROL ELAINE RHODES A/K/A CAROL RHODES; STATE OF FLORIDA, DEPARTMENT OF REVENUE; ORANGE COUNTY, FLORIDA; LENA FASCETTI; ADELINE C. ISAACSON; NICOLE L. WESTRUP; JONATHAN MCMICHAEL;

JEFFREY BERSEY, JR.; RONALD NOE; ERICA RHODES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on August 14, 2023 at 11:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2, CONWAY'S CORNER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 49, 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.

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

Dated this 17 day of June 2024.

By: Zachary Ullman, Esq.
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE | PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1338-115B
June 20, 27, 2024 24-01928W

FIRST INSERTION

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

CASE NO.: 2022-CA-000666-O BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff, vs.

JOSE ANTONIO TORRES; UNKNOWN SPOUSE OF JOSE ANTONIO TORRES; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ORANGE COUNTY, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 15, 2023 in Civil Case No. 2022-CA-000666-O, of the Circuit Court of the Judicial Circuit in and for Orange County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff, and JOSE ANTONIO TORRES; UNKNOWN SPOUSE OF JOSE ANTONIO TORRES; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ORANGE COUNTY, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIM-

ANTS are Defendants.

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on July 24, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK F, OF CRESCENT HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK X, PAGE 46, 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.

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

Dated this 12 day of June, 2024.

By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE | PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1190-1468B
June 20, 27, 2024 24-01909W



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. 2019-CA-003545-O THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14,
Plaintiff, vs.
SANDRA WALKER AND FABIAN L. WALKER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 16, 2019, and entered in 2019-CA-003545-O of the Circuit Court of the NINTH Judicial Circuit 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 THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14 is the Plaintiff and FABIAN L. WALKER; SANDRA WALKER; HIWASSEE LANDING OWNERS 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 July 11, 2024, the following described property as set forth in said Final Judgment, to wit:

A PORTION OF LOT 11, HIWASSEE LANDINGS, UNIT ONE AS RECORDED IN PLAT BOOK 19, PAGE 46, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 11, RUN THENCE S, 12 DEGREES 16 MINUTES, 34 SECONDS E, A DISTANCE OF 160.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WESTLAND DRIVE, SAID POINT BEING SITUATED ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES, 07 MINUTES, 42 SECONDS, A DISTANCE OF 42.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTH-WESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42 DEGREES 03 MINUTES, 56 SECONDS, A DISTANCE OF 18.35 FEET; THENCE N 06 DE-

GREES, 17 MINUTES, 40 SECONDS WEST, A DISTANCE OF 193.82 FEET TO THE NORTHERLY LINE OF SAID LOT 11, THENCE N, 89 DEGREES 41 MINUTES, 51 SECONDS E, A DISTANCE OF 33.41 FEET TO THE POINT OF BEGINNING. THE PREMISES ARE CONVEYED SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RIGHTS OF WAY, EASEMENTS, APPURTENANCES, RESERVATIONS, RESTRICTION, AND LAYOUTS AND TAKING OF RECORDS, IN SO FAR AS THEY ARE IN FORCE AND APPLICABLE.

MEANING AND INTENDING TO CONVEY THE SAME PREMISES BY DEED OF KEK BREW AND SELINA BREW, HUSBAND AND WIFE TO FABIAN L. WALKER AND SANDRA WALKER, HUSBAND AND WIFE, DATED 02/28/2002 AND RECORDED WITH THE ORANGE COUNTY CLERK OF COURT AT RECORD BOOK 6474, PAGE 4169. Property Address: 3673 WESTLAND CT, ORLANDO, FL 32818

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

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

Dated this 18 day of June, 2024.

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
18-234448 - GFS
June 20, 27, 2024 24-01943W

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024-CA-001781-O
METROPOLITAN TOWER LIFE
INSURANCE COMPANY,
Plaintiff, v.
HUNTER MANAGEMENT GROUP
LLC, A WYOMING LIMITED
LIABILITY COMPANY, et al.,
Defendants.
TO: ZAKIYA SHANICE CHAM-
BERS-HUNTER
Last Known Address: 651 W. Lyman

Ave., Winter Park, FL 32789
UNKNOWN TENANT #1
UNKNOWN TENANT #2
Last Known Address: 10042 Ian St, Or-
lando, FL 32825
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on
the following property located in Or-
ange County, Florida:
LOT 100, ANDOVER LAKES
- PHASE 3B, ACCORDING
TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK
40, PAGE(S) 20, OF THE PUB-
LIC RECORDS OF ORANGE
COUNTY, FLORIDA.
including the buildings, appur-

tenances, and fixture located
thereon.
Property Address: 10042 Ian
Street, Orlando, FL 32825 (the
"Property").
filed against you and you are required
to serve a copy of your written defenses,
if any, to it on HARRIS S. HOWARD,
ESQ., of HOWARD LAW, Plaintiff's at-
torney, whose address is 4755 Technol-
ogy Way, Suite 104 Boca Raton, FL 33431
on or before 30 days from the first date
of publication, 2024 (no later than 30
days from the date of the first publica-
tion of this Notice of Action) and file
the original with the Clerk of this Court
either before service on Plaintiff's at-

orney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the Com-
plaint or petition filed herein.
WITNESS my hand and seal of this
Court at Orange County, Florida on this
7th day of June, 2024.
ORANGE CLERK OF COURT
ORANGE COUNTY CLERK OF
COURT
By: /s/ Lauren Scheidt
Deputy Clerk
Civil Division
425 N Orange Ave Room 350
Orlando, Florida 32801
June 13, 20, 2024 24-01871W

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2018-CA-005118-O
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff, vs.
AMR T. GAWAD, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pur-
suant to a Final Judgment of Fore-
closure dated MAY 09, 2019, and
entered in 2018-CA-005118-O of the
Circuit Court of the NINTH
Judicial Circuit in and for Orange
County, Florida, wherein JPMOR-
GAN CHASE BANK, NATIONAL
ASSOCIATION is the Plaintiff and
AMR GAWAD; GHENA NASER
A/K/A GHENA CASER; HARBOR
ISLE SUBDIVISION HOMEOWN-
ER'S ASSOCIATION, INC.; DE
LAGE LANDEN FINANCIAL SER-
VICES, 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 JULY 9, 2024,
the following described property as
set forth in said Final Judgment, to
wit:

surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim in accor-
dance with Florida Statutes, Section
45.031.
IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a disabili-
ty who needs any accommodation in or-
der to participate in a court proceeding
or event, you are entitled, at no cost to
you, to the provision of certain assis-
tance. 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 sched-
uled court appearance, or immediately
upon receiving notification if the time
before the scheduled court appearance
is less than 7 days. If you are hearing
or voice impaired, call 711 to reach the
Telecommunications Relay Service.
Dated this 7 day of June, 2024.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
2023-CA-001259-O
Mortgage Lenders Investment
Trading Corporation d/b/a RP
Funding formerly known as R P
Funding, Inc.,
Plaintiff, vs.
DANIEL SANTIAGO, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 2023-CA-001259-O of the
Circuit Court of the NINTH Judicial
Circuit, in and for Orange County, Flor-
ida, wherein Mortgage Lenders Invest-
ment Trading Corporation d/b/a RP
Funding formerly known as R P Fund-
ing, Inc. is the Plaintiff and DANIEL
SANTIAGO; KAREN SANTIAGO 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
6th day of August, 2024, the following
described property as set forth in said
Final Judgment, to wit:
LOT 11, BLOCK D, CONWAY
ACRES, THIRD ADDITION,
ACCORDING TO THE MAP OR
PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK Z, PAGE(S)
47, OF THE PUBLIC RECORDS
OF ORANGE COUNTY, FLOR-
IDA.
TAX ID: 16-23-30-1640-04-110
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, Or-
lando, Florida, (407) 836-2303, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
Dated this 10th 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 # 20-P00659
June 13, 20, 2024 24-01870W

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2008-CA-004959-O
US Bank National Association as
Trustee,
Plaintiff, vs.
Jose Mendoza, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 2008-CA-004959-O of the
Circuit Court of the NINTH Judicial
Circuit, in and for Orange County, Flor-
ida, wherein US Bank National
Association as Trustee is the Plaintiff
and Jose Mendoza; Maria Hernandez;
Bella Vista At Tivoli Woods Homeown-
ers Association, Inc.; Tivoli Woods Ser-
vice Association Inc; United States Of
America; John Doe N/K/A Margarita
Peeler; Jane Doe N/K/A Dianne Ter-
ry; Marinosci Law Group, PC are the
Defendants, that Tiffany Russell, Or-
ange 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 10th day
of July, 2024, the following described
property as set forth in said Final Judg-
ment, to wit:
LOT 92, OF BELLA VISTA AT
TIVOLI WOODS (A REPLAT),
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN

PLAT BOOK 54, AT PAGE 67
THROUGH 71, INCLUSIVE, OF
THE PUBLIC RECORDS OF OR-
ANGE COUNTY, FLORIDA
TAX ID: 18-23-31-1750-00920
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, Or-
lando, Florida, (407) 836-2303, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
Dated this 11th 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 # 15-F10522
June 13, 20, 2024 24-01892W

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
9TH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2021-CA-010187-O
THE BANK OF NEW YORK
MELLON, F/K/A, THE BANK OF
NEW YORK AS TRUSTEE, ON
BEHALF OF THE REGISTERED
HOLDERS OF ALTERNATIVE
LOAN TRUST 2005-66,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-66,
Plaintiff, vs.
JORGE R. NODAL; DAISY
J. NODAL; RIDGEMOORE
HOMEOWNERS ASSOCIATION,
INC.; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR
COUNTRYWIDE HOME LOANS,
INC.; UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s).
NOTICE IS HEREBY GIVEN pur-
suant to a Final Judgment of Foreclosure
filed May 7, 2024 and entered in Case
No. 2021-CA-010187-O, of the Circuit
Court of the 9th Judicial Circuit in and
for Orange County, Florida, wherein
THE BANK OF NEW YORK MELLON,
F/K/A, THE BANK OF NEW YORK
AS TRUSTEE, ON BEHALF OF THE
REGISTERED HOLDERS OF AL-
TERNATIVE LOAN TRUST 2005-66,
MORTGAGE PASS-THROUGH CER-
TIFICATES, SERIES 2005-66 is Plain-
tiff and JORGE R. NODAL; DAISY
J. NODAL; UNKNOWN PERSON(S)
IN POSSESSION OF THE SUB-
JECT PROPERTY; RIDGEMOORE
HOMEOWNERS ASSOCIATION,
INC.; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.,
AS NOMINEE FOR COUNTRY-
WIDE HOME LOANS, INC.; are
defendants. TIFFANY MOORE RUS-
SELL, the Clerk of the Circuit Court,

will sell to the highest and best bid-
der for cash BY ELECTRONIC SALE
AT: WWW.MYORANGECLERK.
REALFORECLOSE.COM at 11:00
A.M., on July 9, 2024, the following
described property as set forth in said
Final Judgment, to wit:
LOT 13, RIDGEMOORE
PHASE 1, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 21,
PAGE 73, OF THE PUBLIC RE-
CORDS OF ORANGE COUN-
TY, FLORIDA.
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
Clerk reports the surplus as unclaimed.
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 Co-
ordinator, 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 notifi-
cation if the time before the scheduled
appearance is less than 7 days; if you are
hearing or voice impaired, call 711.
Dated this 10th 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.: 20-00024 SPS
June 13, 20, 2024 24-01872W

SECOND INSERTION

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT,
IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 23-CA-017047-O #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
KORAL ET AL.,
Defendant(s).
COUNT DEFENDANTS WEEK /UNIT
I PETER MARK KORAL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PETER MARK KORAL 17/004052
III ERNESTO PERUSQUIA ZARAZUA 19/004239
IV JUAN MANUEL POSADA GOMEZ, ADRIANA MARIA RUBIO GUTIERREZ 28/005306
Notice is hereby given 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 anywise appertaining.
The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 23-CA-017047-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 24-01890W

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2016-CA-011209-O
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
DARRYL CULBRETH; ANY
AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR
OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on April 9, 2024 in Civil Case
No. 2016-CA-011209-O, of the Circuit
Court of the NINTH Judicial Circuit in
and for Orange County, Florida, where-
in, U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIV-
IDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCAF
ACQUISITION TRUST is the Plaintiff,
and DARRYL CULBRETH; ANY AND
ALL UNKNOWN PARTIES CLAIM-
ING BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO
ARE NOT KNOWN TO BE DEAD
OR ALIVE, WHETHER SAID UN-
KNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS are Defendants.
The Clerk of the Court, Tiffany
Moore Russell will sell to the highest
bidder for cash at www.myorangeclerk.
realforeclose.com on July 11, 2024 at
11:00:00 AM EST the following de-

scribed real property as set forth in said
Final Judgment, to wit:
LOT 72, PARK MANOR ES-
TATES SECTION 9, ACCORD-
ING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK
3, PAGE 67, PUBLIC RECORDS
OF ORANGE COUNTY, FLOR-
IDA.
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES
ACT: AMERICANS WITH DISABIL-
ITIES ACT: If you are a person with a
disability who needs any accommoda-
tion in order to participate in a court
proceeding or event, you are entitled, at
no cost to you, to the provision of cer-
tain assistance. Please contact Orange
County, ADA Coordinator, Human Re-
sources, Orange County Courthouse,
425 N. Orange Avenue, Suite 510, Or-
lando, Florida, (407) 836-2303, fax:
407-836-2204; and in Osceola Coun-
ty: ADA Coordinator, Court Adminis-
tration, Osceola County Courthouse, 2
Courthouse Square, Suite 6300, Kis-
simmee, FL 34741, (407) 742-2417, fax
407-835-5079, at least 7 days before
your scheduled court appearance, or
immediately upon receiving notifica-
tion if the time before the scheduled
court appearance is less than 7 days. If
you are hearing or voice impaired, call
711 to reach the Telecommunications
Relay Service.
Dated this 7 day of June, 2024.
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1092-13312B
June 13, 20, 2024 24-01862W

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY,
FLORIDA
CASE NO.: 2023-CA-013909-O
BANK OF AMERICA, N.A,
Plaintiff, vs.
RONALD EUGENE CODY;
UNITED STATES OF AMERICA
- DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT;
ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on March 21, 2024 in Civil
Case No. 2023-CA-013909-O, of the
Circuit Court of the Judicial Circuit
in and for Orange County, Florida,
wherein, BANK OF AMERICA, N.A is
the Plaintiff, and RONALD EUGENE
CODY; UNITED STATES OF AMER-
ICA - DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT;
ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER
AND AGAINST THE HERE-
IN NAMED INDIVIDUAL DEPEN-
DANT(S) WHO ARE NOT KNOWN
TO BE DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSES,
HEIRS, DEVISEES, GRANTEES, OR
OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Tiffany
Moore Russell will sell to the highest
bidder for cash at www.myorangeclerk.
realforeclose.com on July 10, 2024 at
11:00:00 AM EST the following de-

scribed real property as set forth in said
Final Judgment, to wit:
LOT 72, PARK MANOR ES-
TATES SECTION 9, ACCORD-
ING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK
3, PAGE 67, PUBLIC RECORDS
OF ORANGE COUNTY, FLOR-
IDA.
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES
ACT: AMERICANS WITH DISABIL-
ITIES ACT: If you are a person with a
disability who needs any accommoda-
tion 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 Or-
ange County, ADA Coordinator, Human
Resources, Orange County Courthouse,
425 N. Orange Avenue, Suite 510, Or-
lando, Florida, (407) 836-2303, fax:
407-836-2204; and in Osceola Coun-
ty: ADA Coordinator, Court Adminis-
tration, Osceola County Courthouse, 2
Courthouse Square, Suite 6300, Kis-
simmee, FL 34741, (407) 742-2417, fax
407-835-5079, at least 7 days before
your scheduled court appearance, or
immediately upon receiving notifica-
tion if the time before the scheduled
court appearance is less than 7 days. If
you are hearing or voice impaired, call
711 to reach the Telecommunications
Relay Service.
Dated this 7 day of June, 2024.
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1395-710B
June 13, 20, 2024 24-01863W

will sell to the highest and best bid-
der for cash BY ELECTRONIC SALE
AT: WWW.MYORANGECLERK.
REALFORECLOSE.COM at 11:00
A.M., on July 9, 2024, the following
described property as set forth in said
Final Judgment, to wit:
LOT 13, RIDGEMOORE
PHASE 1, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 21,
PAGE 73, OF THE PUBLIC RE-
CORDS OF ORANGE COUN-
TY, FLORIDA.
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES
ACT: AMERICANS WITH DISABIL-
ITIES ACT: If you are a person with a
disability who needs any accommoda-
tion 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 Or-
ange County, ADA Coordinator, Human
Resources, Orange County Courthouse,
425 N. Orange Avenue, Suite 510, Or-
lando, Florida, (407) 836-2303, fax:
407-836-2204; and in Osceola Coun-
ty: ADA Coordinator, Court Adminis-
tration, Osceola County Courthouse, 2
Courthouse Square, Suite 6300, Kis-
simmee, FL 34741, (407) 742-2417, fax
407-835-5079, at least 7 days before
your scheduled court appearance, or
immediately upon receiving notifica-
tion if the time before the scheduled
court appearance is less than 7 days. If
you are hearing or voice impaired, call
711 to reach the Telecommunications
Relay Service.
Dated this 7 day of June, 2024.
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1395-710B
June 13, 20, 2024 24-01863W

PUBLISH YOUR LEGAL NOTICE

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



FLORIDA'S NEWSPAPER FOR THE G-SUNITE

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11/20/23, 2024

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1:23

10/20/23, 2024

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

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

SECOND INSERTION

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

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-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 HERETO 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

SECOND INSERTION

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

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

24-01891W

SECOND 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2009-CA-030164-O
BANK OF AMERICA, N.A.,
Plaintiff, vs.
NAHIYA ROMANO; et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated, March 8, 2019, entered in Civil Case No. 2009-CA-030164-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein BANK OF AMERICA, N.A., is Plaintiff and NAHIYA ROMANO; et al., are Defendant(s). The Clerk, Tiffany Moore Russell, of the Circuit Court will sell to the highest bidder for cash, online at www.myorangeclerk.realforeclose.com at 11:00 A.M. o'clock a.m. on July 19, 2024, on the following described property as set forth in said Final Judgment, to wit:

UNIT 18, BUILDING 11, VIZCAYA HEIGHTS CONDOMINIUM 7, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 6094, PAGE 2377 AND DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 8370, PAGE 774; FIRST AMENDMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8434, PAGE 3041 AND ALL AMENDMENTS THERETO AS FILED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.

Property Address: 8749 The Esplanade, #18, Orlando, Florida 32836

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

BY: /s/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424

LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 305W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mls-pa.com
June 13, 20, 2024

24-01874W

SECOND 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

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

LV2906_16

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES ---

SECOND 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
WGPLD22OFF001436	IPAD WITH CASE	04/22/2022	FOUND PROPERTY
WGPLD22OFF002305	SAMSUNG GALAXY CELLPHONE	06/25/2022	FOUND PROPERTY
WGPLD23OFF000059	APPLE MACBOOK AIR CASE & CHARGER	01/09/2023	FOUND PROPERTY
WGPLD23OFF000102	APPLE IPHONE IN CASE	01/11/2023	FOUND PROPERTY
WGPLD23OFF000242	APPLE AIRPODS IN CASE	01/24/2023	FOUND PROPERTY
WGPLD23OFF000977	APPLE WATCH	03/13/2023	FOUND PROPERTY
WGPLD23OFF001014	SAMSUNG SMARTPHONE	03/13/2023	FOUND PROPERTY
WGPLD23OFF001419	BACKPACK BLOWER	04/10/2023	FOUND PROPERTY
WGPLD23OFF002075	SKAGEN DENMARK WRISTWATCH	05/22/2023	FOUND PROPERTY
WGPLD23OFF002270	AIR CONDITIONING VACUUM PUMP	06/06/2023	FOUND PROPERTY
WGPLD23OFF002588	APPLE IPHONE WITH CASE	06/28/2023	FOUND PROPERTY
WGPLD23OFF002948	SET OF CALIBRATION TOOLS	08/01/2023	FOUND PROPERTY
WGPLD23OFF002948	COLLAPSABLE DOLLY	08/01/2023	FOUND PROPERTY
WGPLD23OFF003187	DELL LAPTOP	08/16/2023	FOUND PROPERTY
WGPLD23OFF003436	GALAXY S8 CELL PHONE	09/07/2023	FOUND PROPERTY
WGPLD23OFF003479	SAMSUNG SMART PHONE	09/12/2023	FOUND PROPERTY
WGPLD23OFF003536	RED TORO TIMEMASTER 30" PUSH LAWNMOWER	09/21/2023	FOUND PROPERTY
WGPLD23OFF003793	METAL RING STONES	10/12/2023	FOUND PROPERTY
WGPLD23OFF003781	PINK BICYCLE WITH BASKET ATTACHED IN FRONT	10/10/2023	FOUND PROPERTY
WGPLD23OFF003803	RING METAL WITH STONES	10/10/2023	FOUND PROPERTY
WGPLD23OFF003753	HP BRAND LAPTOP COMPUTER	11/08/2023	FOUND PROPERTY
WGPLD23OFF004233	APPLE IPHONE IN CASE	11/15/2023	FOUND PROPERTY
WGPLD23OFF004619	LG CELLPHONE WITH CASE	12/13/2023	FOUND PROPERTY
WGPLD24OFF000724	MOVADO WOMENS WATCH TWO TONE BROKEN	02/29/2024	FOUND PROPERTY
WGPLD24OFF000890	GARMIN FENIX 5 WATCH	03/14/2024	FOUND PROPERTY
WGPLD24OFF001165	HYPER INSPIRE BICYCLE	04/08/2024	FOUND PROPERTY

June 13, 20, 2024

24-01889W

SECOND 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

SECOND 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# 5N1AR1NB3AC603630 by Erika Simone O'neal & Professional Financial Services of Florida LLC at #Q18
2015 HYUN
VIN# 5NPE34AF4FH057899 by Guillermo Thomas Randt & Exeter Finance at #N161
June 13, 20, 2024 24-01861W

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

--- ESTATE ---

SECOND 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 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@ejhilliardlaw.com Florida Bar Number: 1019723
June 13, 20, 2024 24-01867W

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-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, 20, 2024 24-01866W

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024-CA-003277-O
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
LORNA AARON, et al.,
Defendants.

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, 20, 2024 24-01847W

--- ESTATE ---

SECOND 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:
Druce 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, 20, 2024 24-01850W

SECOND 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, 20, 2024 24-01868W

SECOND 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, 20, 2024 24-01849W

SECOND 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@searcyllaw.com
June 13, 20, 2024 24-01869W

SECOND 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.

The administration of the estate of 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. Storfer
Florida Bar No. 984523
rstorfer@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, 20, 2024 24-01873W

THIRD 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 PELLIAH MACCOMISKEY,
Petitioner,
and
CARRIE LIONNA SMITH,
Respondent.

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

Are internet-only legal notices sufficient?
No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfill all of those standards.

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

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

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: 2020-19805
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
24-01777W

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: 2021-8882
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
24-01778W

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: 2021-16716
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
24-01779W

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: 2021-16735
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
24-01780W

FOURTH 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

FOURTH 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 238.5 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

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

FOURTH 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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/2/2006-V24

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The property next to the lot you just bought was rezoned as land fill. Maybe you should have read the public notice in your local paper.

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