PUBLIC NOTICES



THURSDAY, JUNE 27, 2024

ORANGE COUNTY LEGAL NOTICES

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

--- PUBLIC NOTICES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Arya Laya US located at 9005 Solay Road, Suite 1411 in the City of Winter Garden, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Depart-

ment of State, Tallahassee, Florida. Dated this 24th day of June, 2024. Marvam Maftoon Safarof June 27, 2024 24-01989W

FIRST INSERTION

NOTICE UNDER

FICTITIOUS NAME LAW Pursuant to F.S. $\S 865.09$ NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Write The Vision, located at 19172 Quinella st., in the City of Orlando, County of Orange, State of FL, 32833, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 19 of June, 2024

TaShawn Michelle Davis 19172 Quinella st. Orlando, FL 32833 June 27, 2024

24-01983W

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 19th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

39647 2018 Hyundai VIN#: 5NPD84LF1JH294207 Lienor: Classic Collision Orlando Airport 8730 S Orange Ave Orlando 407-774-1352 Lien Amt \$2,566.88 39648 2014 Hyundai VIN#: KM8JTCAF5EU883525 Lienor: Offlease Orlando 8900 S US Hwy 17/92 Maitland 407-900-9989 Lien Amt \$4,700.30 38937 2013 BMW VIN#: WBAYA8C52DC996411 Lienor: Bimmer Tech Inc 5502 Force Four Pkwy Suite A Orlando 407-802-4920 Lien Amt \$941.53 39151 2018 Ram VIN#: 3C6UR5GL1JG368308 Lienor: BR Diesel LLC 5001 W Sand Lake Rd Orlando 321-758-7893 Lien Amt \$11,173.37 24-01981W June 27, 2024

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09. Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RCM MAX located at 1317 Edgewater Dr #3884, in the County of ORANGE in the City of Orlando, Florida 32804 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated at Florida, this 19th day of

June, 2024. CMZ GLOBAL ALLIANCE LLC 24-01988W June 27, 2024

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Heartwood Holdco located at 1317 Edgewater Dr, Ste 2339 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 24th day of June, 2024. Timberlake Cove, LLC 24-02021W

June 27, 2024

FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Artisha Love will engage in business under the fictitious name CRAFTS BY LOVE, with a physical address 2045 Dunwoodie Street Orlando, Fl 32839, with a mailing address 2045 Dun-woodie Street Orlando, Fl 32839, and already registered the name mentioned above with the Florida Department of State, Division of Corporations June 27, 2024 24-02020W

FIRST INSERTION

NOTICE OF PUBLIC SALE: THE CAR STORE OF WEST OR-ANGE gives notice that on 07/12/2024 at 07:00 AM the following vehicles(s) may be sold by public sale at 12811 W COLONIAL DR WINTER GARDEN, FL 34787 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1FMRU1764XLB46207 1999 FORD 1N4DL01D71C241103 2001 NISS WBANA73504B066722 2004 BMW 1GTEC19T14E400822 2004 GMC WMWRC33546TJ73791 2006 MINT JHLRE48509C004449 2009 HOND JTDBL40EX9J030245 2009 TOYT 19XFB2F76FE023500 2015 HOND 2T1BURHEXGC555183 2016 TOYT 5N1DR2MN9JC606773 2018 NISS 1UYVS2534J6089103 2018 UTIL LLPTGKBN3P1060363 2023 JIAJ 24-02018W June 27, 2024

FIRST INSERTION

NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

On Thursday, July 11, 2024, at 6:30 p.m., or soon thereafter, the City Commission of the City of Winter Garden will hold a Public Hearing in City Hall Commission Chambers, 1st Floor, 300 W. Plant St., Winter Garden, FL, to consider adopting the following proposed ordinance:

Ordinance 24-21

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORI-DA. AMENDING THE CITY OF WINTER GARDEN FISCAL YEAR 2023-2024 BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Interested parties may appear and be heard regarding the same. A copy of the proposed ordinance is available in the City Clerk's Office, City Hall, during normal business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, except for legal holidays. Persons wishing to appeal any decision made by the City Commission 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. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's office at (407) 656-4111, Ext. 2297 at least 48 hours prior

June 27, 2024

FIRST INSERTION

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

SALE DATE 07/15/2024, 8:00 AM

Located at 6690 E. Colonial Drive,

2003 NISSAN 5N1ED28T13C638082 2008 FORD 1FAHP35N48W227131 $2000\,\mathrm{FORD}$ 1FTRE1424YHA50505 2005 FORD 1FAFP53215A238205 2006 VOLKSWAGEN 3VWST71K46M721773 2014 CHRYSLER 2C4RC1BT9ER218126 2008 SUZUKI JS2YC412285102325 2008 HONDA 2HGFA16558H349082

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

2015 HYUNDAI KMHDH4AE0FU298977

SALE DATE 07/16/2024, 8:00 AM

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

2003 ITALICA HZ2TBCND8P1002511

SALE DATE 07/18/2024, 8:00 AM

Located at 6690 E. Colonial Drive.

1999 TOYOTA

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

2020 KIA KNDJ23AU8L7722328

SALE DATE 07/19/2024, 8:00 AM

Located at 6690 E. Colonial Drive, Orlando FL 32807

2008 DODGE 2D8HN44H68R749190 $2016\ PONTIAC$ 1G4PP5SK4G4128228 2015 BMW WBA3B1G56FNT06885 1967 MERCEDES-BENZ

11001110025666

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

2003 NISSAN JN1DA31A13T406690 2005 ACURA 19UUA66265A019620 2017 FORD 1FTNF1CG5HKC86141

June 27, 2024 24-01977W

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 Florida Kidney Nutrition located at 1705 Edgewater Drive, #540281 in the City of Orlando, Orange County, FL $32854\ \mathrm{intends}$ to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 21st day of 09, 2025. Non-Diet Wellness, LLC

June 27, 2024 24-01987W

FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Artisha Love will engage in business under the fictitious name CRAFTS BY LOVE, with a physical address 2045 Dunwoodie Street Orlando, Fl 32839, with a mailing address 2045 Dunwoodie Street Orlando, Fl 32839, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. 24-02020W June 27, 2024

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE JULY 29 2024

SALCEDO AUTO REPAIR 834 PINE STREET 2013 HOND 5FNRL-5H63DB043081 \$5,995.00 LE CHATEAU BODY SHOP 6066 HOFFNER AVE 2018 KIA 5XXGT4L-

24-02017W June 27, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 07/22/2024 at 08:00 AM the following vehicles(s) may be sold at public sale 1531 PINE AVE, # 101 ORLANDO, FL 32824 pursuant to Florida Statute 713.585. WA1ANAFY4K2093664 2019 AUDI 15232.88 Lienor Name: PILO & SON AUTO PAINT INC Lienor Address: 1531 PINE AVE, # 101, ORLAN-DO, FL 32824 Lienor Telephone #: 813-697-1791 MV License #: MV101723 Location of Vehicles: 1531 PINE AVE # 101, ORLANDO, FL 32824

FIRST INSERTION

Notice of Self Storage Sale Please take notice US Storage Centers -Winter Park located at 7000 Aloma Avenue Winter Park, FL 32792 intends to hold a sale to sell the property stored at the Facility by the below list Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 7/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Eliana Panaga kos unit #B064; Bonnie A Keilman unit #C509; Tracy Smith unit #C957; Cynthia Torbert unit #E321: Martin Luther Lane unit #E338; Rene Rodriguez unit #E400; Iane de Souza unit #F147; Ebony McNeil unit #F166: Michael A Knowles unit #F168; Ormond Bernard Gallon unit #G105. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. 24-01972W June 27; July 4, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 2200 Coral Hills Rd Apopka, FL 32703 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction. com on 07/18/2024 at 2:30PM, Contents include personal property belonging to those individuals listed below. 1107 Brenda Sanchez

Boxes, bags, totes, Furniture

Micah Clay Boxes, bags, Totes, Electronics, Furniture Tony Loftin Frames, Boxes, Bags, totes, Electronics Ryan Wall Furniture, Boxes, Bags, Totes, Tools 1268 Danielle Shearer Boxes, bags, Totes, Electronics, Furniture

Allen Mckinley Outdoors, Tools

3300

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

erty.

Please contact the property with any questions (407)-902-3258 June 27; July 4, 2024 24-02024W

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 Parker at Maitland Station located at 955 N Orlando Avenue in the City of Maitland, Orange County, FL 32751 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of June, 2024.

Ram Partners, LLC

June 27, 2024 24-01986W

FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 07/22/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 9712 S ORANGE AVENUE, ORLANDO, FL pursuant to Florida Statute 713.585. 2GCEK13M871571805 2007 CHEVY 7641.49 1C4BJWDG-3CL109975 2012 JEEP 8603.03 Lienor Name: FACTORY FINISH, INC. Lienor Address: 9712 S. ORANGE AVE, ORLANDO, FL 32824 Lienor Telephone #: 813-697-1791 MV License #: MV101723 Location of Vehicles: 9712 S ORANGE AVENUE, ORLANDO, FL

June 27, 2024 24-01979W

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on July 15, 2024 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Sec-

Locations of vehicles and The lienor's name, address and telephone number are: Alpha Omega Car Service LLC, 1335 W. Washington St. C1, Orlando Fla 32805. Phone 407-285-6009.

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. 2020 JEEP

VIN# 1C4PJMCB6LD650433 \$10,863.00 SALE DAY 07/15/2024 2016 BMW VIN# 5UXKR2C50G0H41858 \$9052.50 SALE DAY 07/15/2024 2018 INFI VIN# 5N1DL0MM7JC503199

\$6789.38 SALE DAY 07/15/2024 24-02016W June 27, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 7/12/2024at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1989KING HS N84506A & N84506B. Last Tenants: KIA TRAVICE LOCKRIDGE, ANTO-NIO LESHAWN LOCKRIDGE, AND UNKNOWN PARTY IN POSSESSION and all unknown parties beneficia-ries heirs. Sale to be at GC MHC LLC DBA THE GROVES MOBILE HOME COMMUNITY, 6775 STARDUST LANE, ORLANDO, FL 32818. 813-

241-8269. June 27; July 4 2024 24-02022W

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 7/12/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1969 PACM HS 9227. Last Tenants: RAFA-EL ORTIZ SANTIAGO, THE ESTATE OF RAFAEL ORTIZ SANTIAGO, AND ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCES-SORS, AND ASSIGNS OF RAFAEL ORTIZ SANTIAGO. Sale to be at LAKESHORE TAMARACK, LLC DBA TAMARACK EAST MOBILE HOME PARK, 2312 S. GOLDENROD ROAD. ORLANDO, FL 32822. 813-241-8269. June 27; July 4 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Stor age located at 1071 Marshall Farms Rd. Ocoee, FL 34761, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction. com on 7/18/2024 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit 2108 Kvanna Colon-Hurtado Boxes Bags Totes Furniture Unit 3012 Herbert Gill Boxes Bags Totes Furniture Unit 3035 Anaiya Hill Boxes Bags Totes Outdoors Unit 3153 Sherry Sawyer Boxes Bags Totes Furniture Unit 4176 Rosetta Adkins Boxes Bags Totes Purchases must be paid at the above

purchase up until the winning bidder takes possession of the personal prop-Please contact the property with any questions (407)-955-0609

24-02025W

June 27; July 4, 2024

referenced facility in order to complete

the transaction. SmartStop Self Storage

may refuse any bid and may rescind any

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 GOLDENTRUST INSURANCE LEG-ACY located at 2121 S HIAWASSEE ROAD SUITE 108 in the City of OR-LANDO, Orange County, FL 32835 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of June, 2024.

LEGACY IMIGRA INSURANCE LLC June 27, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 07/22/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 1340 W CENTRAL BLVD, ORLANDO, FL 32805 pursuant to Florida Statute 713.585. 1C4RJFBG9HC694022 2017 JEEP 7724.85 Lienor Name: SANTA-NAS TRANSMISSIONS INC Lienor Address: 1340 W CENTRAL BLVD, ORLANDO, FL 32805 Lienor Telephone #: 813-697-1791 MV License #: MV77860 Location of Vehicles: 1340 W CENTRAL BLVD, ORLANDO, FL 32805

June 27, 2024 24-01980W

FIRST INSERTION Notice of Self Storage Sale

Please take notice US Storage Centers Windermere - Winter Garden located at 7902 Winter Garden Vineland Rd., Windermere, FL 34786 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures. com on 7/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Juan Henriquez/Grease Busters ko LLC unit #2029; Joao Paulo Freitas unit #2066; Thomas Thorne unit #2067; Jack Ivan Ashby unit #2134; Patrice Michelle Magee unit #2215; Martine Jean unit #3011; Lydia Williams unit #3142; Thomas Thorne unit #3200; Jessica W Brunter unit #3224. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See

manager for details. June 27; July 4, 2024 24-01973W

FIRST INSERTION

Notice of Self Storage Sale Please take notice US Storage Centers -Orlando - Narcoossee located at 6707 Narcoossee Rd., Orlando FL 32822 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures. com on 7/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Gabriel Javier unita #1021 & #4025; Sindy Johana Munoz Iguaran unit #1199; Joan Marie Lugo Joubert unit #2003; Aiyana Rosado unit #2025; Oliver Raymond Waterman unit #2034; David Rupley unit #2151; Alethea Hall unit #3034; Angel Morera unit #3064: Malcolm Taylor Lane unit #4004; Xavier Pedraza unit #4099. This sale may be with drawn at any time without notice. Certain terms and conditions apply. See manager for

June 27; July 4, 2024 24-01975W

FIRST INSERTION

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

FLORIDA CASE NO. 2024-CA-000101-O NEW DAY FINANCIAL, LLC; Plaintiff, vs. GREGORY HOWARD HEICHEL, ET.AL:

Defendants NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 15, 2024, in the above-styled cause, I will sell to the highest and best

bidder for cash beginning at 11:00 AM at www.myorangeclerk.com, on July 16, 2024, the following described property: ALL THAT CERTAIN LAND SITUATE IN ORANGE COUN-TY, FLORIDA VIZ: LOT 22, (LESS THE EAST 2 FEET THEREOF) ROLLING GREEN RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 3, PAGE

127, PUBLIC RECORDS OF

ORANGE COUNTY, FLORIDA

Property Address: 1425 GREEN RIDGE DR., APOPKA, FL ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-

ED HEREIN. Andrew Arias FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954)-644-8704; Fax (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 23-04379 June 27; July 4, 2024 24-01996W

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 Bague Professional, located at 7240 Old Cheney Hwy, in the City of Orlando, County of Orange, State of FL, 32807, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 19 of June, 2024. Jose Fran Barragan 7240 Old Cheney Hwy Orlando, FL 32807

24-01984W June 27, 2024

FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Brady Brauner will engage in business under the fictitious name THE POOL BOY COMPANY, with a physical address 9048 Summit Centre Way, APT 305 Orlando, FL 32810, with a mailing address 9048 Summit Centre Way, APT 305 Orlando, FL 32810, and already registered the name mentioned above with the Florida Department of State. Division of Corporations.

24-02019W

FIRST INSERTION

Notice of Self Storage Sale Please take notice US Storage Centers Orlando - Majorca located at 7660 Majorca Pl., Orlando, FL 32819 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures. com on 7/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Peter John Zimmer unit #0999; Jill Ralston Anthony/Wine And Dine U.S. units #1010 & #1013; Patrick John Torre units #1022 & #1023; Taylor Stinski unit #2008; Nirvah Etienne unit #2025; Kaira Latoya Rawls unit #2095; Brenda Estelle James unit #2134; William Atencio unit #3172; Nichole Holz unit #3220. This sale may be with drawn at any time without notice. Certain terms and conditions apply. See manager for

details. June 27; July 4, 2024 24-01974W

FIRST INSERTION

Notice of Self Storage Sale se take notice US Storage Centers

 Orlando – Sligh located at 924 Sligh Blvd., Orlando, FL 32806 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures. com on 7/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Michael Hughes Tudor unit #2241; Omaya I Valera-Stewart unit #3103; Tammera Dudley unit #3205; Omar Kasem unit #3207; Tavarus Walker unit #4177; Libni Malave unit #4241; Kevin Ventura unit #5203; Miyah Carey unit #5262; Matoo Hurt unit #6129; Aaron Perkins unit #6133: Erik Miguel McCray unit #6169; Daryl Ford unit #6176; Kiamebea Shunshinne Charriekanna/Chem Dry unit #6240. This sale may be

withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. June 27; July 4, 2024 24-01976W

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

FLORIDA CASE NO.: 2024-CA-003626-O WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2018-SP3 TRUST,

Plaintiff, VS. ESSIE B. KEY; et al.,

Defendant(s). TO: Unknown Tenant #1 Last Known Residence: 4231 Raleigh Street Orlando, FL 32811

TO: Unknown Tenant #2 Last Known Residence: 4231 Raleigh Street Orlando, FL 32811 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in ORANGE County, Florida: LOT 125, OF LAKE MANN SHORES, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK P. PAGE 28, OF THE PUBLIC RE-

CORDS OF ORANGE COUN-TY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 30 days from the first date of publication, and file the original with the clerk of this court either before service on 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 12th, 2024 Tiffany Moore Russell As Clerk of the Court By: /s/ Lauren Scheidt Deputy Clerk Civil Division 425 N Orange Ave

Orlando, Florida 32801 1012-3939B

Room 350

Ref# 8274 June 27; July 4, 2024 24-02009W

ORANGE COUNTY



Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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.

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 fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

--- ACTIONS ---

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

CASE NO.: 2024-CC-006103-O CARMEL PARK HOMEOWNERS ASSOCIATION, INC., a Not-for-**Profit Corporation**

FIRST INSERTION

Plaintiff, v. DAPHNE R. SIMMONS, et al., Defendants.

TO: DAPHNE R. SIMMONS, and to all parties claiming interest by, through, under or against Defendants, and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that an action for foreclosure on the following property in Orange County, Florida:

Lot 35, Carmel Park, according to the map or plat thereof, as recorded in Plat Book 15, Pages(s) 92 and 93, 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, STAGE LAW FIRM, P.A., Plaintiff's attorney, whose address is P.O. Box 562747, Rockledge, Florida 32956 on or before 30 Days from the first date of publication, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on June 19, 2024. Tiffany Moore Russell As Clerk of the Clerk By /s/ Rasheda Thomas Deputy Clerk Civil Division 425 N. Orange Ave Room 350 Orlando, Florida 32801 June 27; July 4, 2024

FIRST INSERTION

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

CASE NO: 2024- CA- 002962 KOMAL OF USA, LLC, a Florida Limited Liability Company, Plaintiff, vs.

216 SUMMERLIN LLC, a Florida Limited Liability Company, HOOMAN HAMZEHLOUI, an individual, and BROWNSTONES AT THORNTON PARK HOMEOWNER'S ASSOCIATION, INC, a Florida Not For Profit Corporation,

Defendants. TO: 216 SUMMERLIN LLC HOOMAN HAMZEHLOUI 216 S. Summerlin Ave.

Orlando, FL 32801 YOU ARE HEREBY NOTIFIED that a foreclosure action has been filed against you in the above-named court on the following property in Orange County, Florida:

LOT 1, BROWNSTONES AT THORNTON PARK, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 138, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. A/K/A: 216 S. Summerlin Avenue, Orlando, FL 32801 PARCEL ID:

25-22-29-0969-00-010 and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, whose name and address is Spencer M. Gledhill, Esquire, of the law firm of Fassett, Anthony & Taylor, P.A., 1325 West Colonial Drive, Orlando, FL 32804, no later than July 12, 2024, 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 this 24th day of June, 2024. Tiffany Moore Russell CLERK OF THE COURT By: /s/ Nancy Garcia

As Deputy Clerk Court Seal June 27; July 4, 2024 24-02027W

hillsclerk.com

pascoclerk.com

pinellasclerk.org

polkcountyclerk.net

my**orange**clerk.com

OFFICIAL

COURTHOUSE

WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

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-002074-0 NATIONSTAR MORTGAGE, LLC, Plaintiff, vs.
CARMEN HUDDLESTON TOWNES A/K/A CARMEN TOWNES, et al.,

Defendants. TO: ADONICA MORRIS JAMES RANDALL, JR. UNKNOWN SPOUSE OF POLLY A. BROADNAX A/K/A POLLY ANN BROADNAX A/K/A POLLY BROADNAX N/K/A POLLY ANN BROAD

NAX A/K/A POLLY BROADNAX YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 37, BLOCK 2, RICH-MOND ESTATES, UNIT TWO, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on 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 BUSI-NESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this day of JUNE 19, 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 23-03296

June 27; July 4, 2024 24-01990W

--- ESTATE ---

FIRST INSERTION

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

File No. 2024-CP-001854-O IN RE: ESTATE OF GLORIA PATRICIA LUCES, A.K.A. GLORIA P. LUCES, A.K.A. GLORIA PATRICIA LUCES Deceased.

The administration of the estate of Gloria Patricia Luces, a.k.a. Gloria P. Luces, a.k.a. Gloria Patricia Luces, deceased, whose date of death was March 14, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section

The date of first publication of this notice is June 27, 2024.

Personal Representative: Theresa Luces-Williams

11119 Fountaingrove Drive Charlotte, North Carolina 28262 Attorney for Personal Representative: Fallon Gomez Attorney Florida Bar Number: 113850 12001 Research Pkwy., Suite 236 Orlando, Florida 32826 Telephone: (321) 765-3118 Fax: (386) 265-5995 E-Mail: fmg@legacylegalpllc.com Secondary E-Mail: fallonmgomez@gmail.com

June 27; July 4, 2024

24-02007W

PUBLIS **YOUR** LEGAL NOTICE We publish all Public sale, **Estate & Court-related notices** • We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office on your behalf Call **941-906-9386** and select the appropriate County name from the menu option or email legal@businessobserverfl.com



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication



--- ESTATE ---

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY. FLORIDA PROBATE DIVISION File Number: 2024-CP-1781

Division: 09 IN RE: THE ESTATE OF NEIL K. CLARK, Deceased.

The administration of the estate of Neil K. Clark, deceased, whose date of death was December 31, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS $\begin{array}{c} {\rm NOTICE.} \\ {\rm ALL\,CLAIMS\,NOT\,FILED\,WITHIN} \end{array}$

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

The date of first publication of this notice is June 27, 2024.

Personal Representative Lori J. Clark 320 West King St. Orlando, FL 32804 The Hinson Law Firm, P.A.

Matthew H. Hinson, Esq. Florida Bar No. 94017 Kathryn E. Stanfill, Esq. Florida Bar No. 1002636 300 West Adams St., Suite 500 Jacksonville, FL 32202 Phone: 904-527-1700 Fax: 904-355-8088 Matt@HinsonLawPA.comKathrvn@HinsonLawPA.com Attorney for Personal Representative

June 27; July 4, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001663-O IN RE: ESTATE OF JERRY WAYNE SHAFER,

A/K/A JERRY W. SHAFER Deceased. The administration of the estate of

Jerry Wayne Shafer a/k/a Jerry W. Shafer, deceased, whose date of death was March 19, 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 27, 2024.

Personal Representative: Gretchen Aubrey Robinson 520 Ramona Lane

Orlando, Florida 32805 Attorney for Personal Representative: /s/ Jeanette Mora Beth Roland, Esquire Florida Bar Number: 103764 Jeanette Mora, Esquire Florida Bar Number: 296735 1030 West Canton Avenue, Suite 102 Winter Park, Florida 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: beth.roland@fff.law E-Mail: jeanette.mora@fff.law Secondary E-Mail: probate@familyfirstfirm.com June 27; July 4, 2024 24-02005W

--- SALES/ACTIONS ---

24-02006W

FIRST INSERTION

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

FOR ORANGE COUNTY, FLORIDA CASE NO.: 2019-CA-009249-O CITIZENS BANK, N.A.,

Plaintiff, vs. WILFRED ESTRELLA; UNKNOWN SPOUSE OF WILFRED ESTRELLA; UNKNOWN PARTY IN POSSESSION 1; UNKNOWN PARTY IN POSSESSION 2; BRYN MAWR HOMEOWNERS ASSOCIATION UNIT #5, INC.,

Defendant(s).NOTICE OF SALE IS HEREBY GIV-EN pursuant to the order of Uniform Final Judgment of Foreclosure dated April 24, 2024, and entered in Case No. 2019-CA-009249-O of the Circuit Court of the 9TH Judicial Circuit in and for Orange County, Florida, wherein Citizens Bank, N.A., is Plaintiff and Wilfred Estrella; Unknown Spouse of Wilfred Estrella: Unknown Party in Possession 1; Unknown Party in Possession 2; Bryn Mawr Homeowners Association Unit #5, Inc., are Defendants, the Office of the Clerk, Orange County Clerk of the Court will sell via online auction at www.myorangeclerk. realforeclose.com at 11:00 a.m. on the 22nd day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 50, BRYN MAWR UNIT 5, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 31 AND 32, OF THE

PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA Property Address: 3408 Tall Timber Drive, Orlando, Florida 32812 and all fixtures and personal proper-

ty located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the

surplus funds 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 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.

Date: 6/24/2024 By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place.

Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 19-400751 24-02013W June 27; July 4, 2024

FIRST INSERTION

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

FLORIDA

CASE NO. 2024-CA-002756-O MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS. GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS

OF ORIANNE GARDINER, DECEASED, ET AL. Defendants. TO: THE UNKNOWN HEIRS,

GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ORIANNE GARDINER, DECEASED Current Residence Unknown, but whose last known address was: 724 GROVE AVE, ORLANDO, FL 32805-3126

JEAN TOMSINE. Current residence unknown, but whose last known address was:

251 DONALD ST, APT NO. 1404, OT-TAWA, ON K1K4B YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow-

ing property in Orange County, Florida,

LOT 15, BLOCK 2H, J.B. MA-GRUDER`S RE-SURVEY, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK F, PAGE 89

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 Co-ordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204 at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

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

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

1000010001 June 27; July 4, 2024 24-02012W

FIRST INSERTION

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

CASE NO. 2024-CA-002795-O GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST

PLAINTIFF, VS. ONELVY HERNANDEZ, ET AL. DEFENDANT(S). To: UNKNOWN TENANT # 1 RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 12385 Stone Bark Trl, Orlando, FL 32824

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Orange County, Florida: LOT 157, SAWGRASS PLANTA-

TION-PHASE 1D-2, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 88, PAGE(S) 3-7, OF THE PUBLIC RECORDS OF ORANGE COUN-TY, FLORIDA.

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

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

hearing or voice impaired, call 711.

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

Date: JUNE 20,/2024 TIFFANY MOORE RUSSELL ORANGE COUNTY CLERK OF THE CIRCUIT COURT By: /s/ Rosa Aviles Civil Court Seal Deputy Clerk of the Court Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801

Our Case #: 24-000251 June 27: July 4, 2024 24-01998W

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No.: 51-2024CP000121 IN RE: THE ESTATE OF

THOMAS M. SNEE,

deceased.

The administration of the estate of

THOMAS M. SNEE, deceased, whose

date of death was August 22, 2023, is

pending in the Circuit Court for Pasco

County, Florida, Probate Division, the

address of which is The West Pasco Ju-

dicial Center, 7530 Little Rd., New Port

Richey, Florida 34655. The names and

addresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

/s/ Thomas M. Snee, Jr.

THOMAS M. SNEE, JR

11211 Carriage Hill Dr., Unit #3

Port Richey, Florida 34668

DATE OF DEATH IS BARRED.

notice is February 16, 2024.

NOTWITHSTANDING THE TIME

All other creditors of the decedent

OF THIS NOTICE ON THEM.

ney are set forth below.

--- ESTATE ---

FIRST INSERTION FIRST INSERTION

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

FLORIDA CASE NO.: 2024-CP-001670-O **DIVISION: Probate** IN RE: ESTATE OF JONATHAN STARBUCK HENCK-EN

Deceased. The administration of the estate of Jonathan Starbuck Hencken, deceased, whose date of death was Jonathan Starbuck Hencken, is pending in the Ninth Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Ave, Orlando, FL 32801.

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

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

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

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

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

The date of first publication of this notice is June 27, 2024. Stacey Gray, Hencken, Petitioner Stacy R. Preston, Esq.

Attorney for Chris Boitano Florida Bar Number: 117902 Orange Blossom Law PLLC 1133 Louisiana Avenue, Suite 116 Winter Park, FL 32789 Telephone: (407) 748-4887 E-Mail: stacy@orangeblossomlaw.com Secondary: info@ orangeblossomlaw.com

24-02003W June 27; July 4, 2024

BARRED.

Attorney for Personal Representative /s/ Steven Meiller STEVEN MEILLER, ESQUIRE Florida Bar Number: 0846340 12000 U.S. Hwy. 19 Hudson, Florida 34667 Telephone: (727) 869-9007 E-Mail: steveslad@gmail.com Attorney for Personal Representative February 16, 23, 2024 24-00250P

--- SALES ---

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 CIRCUIT CIVIL DIVISION

CASE NO.: 2023-CA-016491-O U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES III TRUST, Plaintiff, v. ANA LUCRECIA SIERRA F/K/A

ANA L. HENDERSON, et al.,

Defendants.NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated June 11, 2024, issued in and for Orange County, Florida, in Case No. 2023-CA-016491-O, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES III TRUST is the Plaintiff, and UN-KNOWN HEIRS, SPOUSES, BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALONZO HENDERSON A/K/A ALONZO L. HENDERSON, DECEASED, ANA LUCRECIA SI-ERRA F/K/A ANA L. HENDERSON. TERRI CELESTE HENDERSON A/K/A TERRI CELESTINE, DEBRA ROBINSON, ALISA TAYLOR, INTER-NAL REVENUE SERVICE, STATE OF FLORIDA DEPARTMENT OF REVENUE, FLORIDA PACE, CITY OF ORLANDO, CENTRAL FLORIDA EDUCATORS' FEDERAL CREDIT UNION and CAVALRY SPV I, LLC, AS

the Defendants. The Clerk of the Court, TIFFA-NY RUSSELL, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 25, 2024, at electronic sale beginning at 11:00 AM, at

ASSIGNEE OF CITIBANK, N.A. are

www.myorangeclerk.real foreclose.comthe following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 10, BLOCK C, MONTCLAIR MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 117, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 5546 Street, Orlando, FL 32807 5546 Pecos

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

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

Dated: This 21st day of June, 2024. By: /s/ Matthew Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLawFL.com

HOWARD LAW GROUP 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com June 27; July 4, 2024 23-01992W

FIRST INSERTION

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

--- ACTIONS ---

CASE NO.: 2024-CA-004729-O WELLS FARGO BANK, N.A., Plaintiff, VS. UNKNOWN HEIRS BENEFICIARIES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF DOROTHYS. MASON, DECEASED; et al., Defendant(s).

TO: Unknown Heirs Beneficiaries, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Dorothys. Mason, Deceased

Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida LOT 8, SOUTHCHASE PHASE

manded in the complaint or petition. Dated on 6/24/24 Tiffany Moore Russell As Clerk of the Court By: /s/ Charlotte Appline Deputy Clerk Civil Division 425 N. Orange Avenue

Room 350

1B VILLAGE 8, ACCORDING-

TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK 30, PAGES 131, 132, 133, AND

134, PUBLIC RECORDS OF

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300

West Atlantic Avenue Suite 303 Del-

ray Beach, FL 33484, on or before July

24 2024, and file the original with the

clerk of this court either before service

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

entered against you for the relief de-

ORANGE COUNTY, FLORIDA

Orlando, Florida 32801 1113-14666B Ref# 8390 June 27; July 4, 2024 24-02026W

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

PROBATE DIVISION File No. 2024-CP-002023-O In Re The Estate Of: ROBERT CARL BARTON, Deceased.

A Petition for Summary Administration of the Estate of ROBERT CARL BAR-TON, deceased, File Number 2024-CP-002023-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 PUBLI-CATION OF THIS NOTICE AS SET FORTH BELOW OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON SUCH CREDITOR.

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

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

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

The date of the first publication of this notice is June 27, 2024.

Petitioner: Leawood, KS 66224 Attorney for Petitioner:

CLAIRE J. HILLIARD C.J. Hilliard Law, P.A. Post Office Box 771268 Winter Garden, FL 34777-1268 (407) 656-1576 E-mail: claire@cjhilliardlaw.com

MATTHEW SCOTT BARTON

Florida Bar Number: 1019723 24-02000W June 27; July 4, 2024

FIRST INSERTION

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

PROBATE DIVISION File Number: 24-CP-001453 IN RE: The Estate of: SHEILA A. BARNES Deceased.

The administration of the estate of SHEILA A. BARNES, deceased, whose date of death was February 15, 2022, and whose social security number is XXX-XX-3313 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's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent' 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 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 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 FOREVER

The date of first publication of this

notice is June 27, 2024.

Petitioner: DANIEL R. BARNES 5908 Cherry Oak Drive Valrico, Florida 33596 By: /s/Thomas J. Gallo Thomas J. Gallo, Esq.

THOMAS J. GALLO, ATTORNEY, 5908 Cherry Oak Drive FBN: 0723983 2240 Lithia Center Lane Valrico, Florida 33596

(813) 815-4529 June 27; July 4, 2024 24-02001W

--- 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.: 2014-CA-006148-O

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ELIANA JOSEPH; UNKNOWN SPOUSE OF ELIANA JOSEPH; HUDSON PREVALUS; UNKNOWN SPOUSE OF HUDSON PREVALUS: ALL UNKNOWN PARTES 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; WINDCREST AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2 IN POSSESSION OF THE

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

Final Judgment, to wit: LOT 83, WINDCREST AT MEADOW WOODS, ACCORD-ING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGES 21 THROUGH 24, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA PROPERTY ADDRESS: 2137 WINDCREST LAKE CIR, OR-LANDO, FL 32824

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

If you are a person with a disability who needs any accommodation in or-der to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 21 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 1-800-441-2438 Toll Free: DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 16-01116 June 27; July 4, 2024 24-02011W

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 CIRCUIT CIVIL DIVISION

CASE NO.: 2016-CA-003301-O U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV Plaintiff, v.

DILIP LAL, et al.,

Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Mortgage Foreclosure dated June 17, 2024 and an Order Granting Plaintiff's Motion to Amend Consent Final Judgment to Include Additional Fees, Costs and Post-Judgment Interest and to Reset the Foreclosure Sale dated June 17, 2024, issued in and for Orange County, Florida, in Case No. 2016-CA-003301-O, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SE-RIES IV TRUST is the Plaintiff, and DILIP LAL, UNKNOWN SPOUSE OF DILIP LAL, MIRABELLA AT VIZCAYA HOMEOWNERS ASSOCI-ATION, INC., UNKNOWN TENANT 1 and UNKNOWN TENANT 2 are the Defendants.

The Clerk of the Court, TIFFANY RUSSELL, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 06, 2024, at electronic sale beginning at 11:00 AM, at www.myorangeclerk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit: LOT 55, MIRABELLA AT VIZ-

CAYA PHASE THREE, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 32, PUBLIC RECORDS OF ORANGE COUNTY, FLOR-IDA.

Property Address: 8142 Via Rosa, Orlando, FL 32836 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS

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

Dated: This 20th day of June, 2024. By: /s/ Matthew Klein Matthew B. Klein, Esq. Florida Bar No.: 73529

E-Mail:

Matthew@HowardLawFL.com HOWARD LAW GROUP 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com June 27; July 4, 2024 23 23-01993W

--- **SALES** ---FIRST INSERTION

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

DIVISION CASE NO. 2018-CA-013444-O PARTNERS FEDERAL CREDIT UNION.

Plaintiff, vs. DIRK RING, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 15, 2023, and entered in 2018-CA-013444-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein PARTNERS FEDERAL CREDIT UNION is the Plaintiff and DIRK RING; SOUTH-CHASE PARCELS 1 AND $\acute{6}$ MASTER ASSOCIATION; SOUTHCHASE PARCEL 6 COMMUNITY ASSOCI-ATION INC.: WETHERBEE ROAD ASSOCIATION, INC.; UNKNOWN PARTY #1 N/K/A WANDA RING; BAYVIEW LOAN SERVICING LLC are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00

Final Judgment, to wit: LOT 66, SOUTHCHASE UNIT 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 25, 26 AND 27 OF THE PUBLIC RE-CORDS OF ORANGE COUN-TY, FL

AM, on July 24, 2024, the following

described property as set forth in said

Property Address: 1462 WEL-SON RD. ORLANDO, FL 32837 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 24 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,

or voice impaired, call 711 to reach the

Telecommunications Relay Service.

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 20-056205 - MiM

June 27; July 4, 2024 24-02014W

FIRST INSERTION

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

CASE NO. 2022-CA-004888-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-D. HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2006-D, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF MARGARET

ANN ANTHONY, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 28, 2023, and entered in 2022-CA-004888-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein DEUT-SCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-D, HOME EQUITY MORTGAGE LOAN AS-SET-BACKED CERTIFICATES SE-RIES INABS 2006-D is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES. GRANTEES, ASSIGNEES, LIEN-ORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET ANN ANTHONY, DECEASED: THE UN-KNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGN-EES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF ALEXANDER BRITTON, DECEASED; CHARLES LATHAN, JR; CHARLES JENKINS, JR.; ALEXANDER K. BRITTON; MIDLAND FUND-ING, LLC are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose. com, at 11:00 AM, on July 22, 2024, the following described property as set forth in said Final Judgment, to

ALL THAT CERTAIN LAND SITUATE IN ORANGE COUN-TY, FLORIDA, VIZ: LOT 45, RICHMOND HEIGHTS NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 4 AND 5, PUBLIC RECORDS IN OR-ANGE COUNTY, FLORIDA. A.P.N.: 05-23-29-7408-00450 Property Address: 2115 MESSI-NA AVE, \sharp 1107, ORLANDO, FL

32811 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

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 24 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, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901

June 27; July 4, 2024 24-02015W

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-016276-O SELECT PORTFOLIO SERVICING, Plaintiff, vs.

ROSALÍNDA RODGERS A/K/A ROSALINDA RODRIGUEZ; UNKNOWN SPOUSE OF ROSALINDA RODGERS A/K/A ROSALINDA RODRIGUEZ; STONEBRIDGE RESERVE CONDOMINIUM ASSOCIATION, INC.; THE PROMENADES PROPERTY OWNERS' ASSOCIATION, INC.; METROWEST MASTER ASSOCIATION INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 13, 2024 and entered in Case No. 2023-CA-016276-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and ROSALINDA RODGERS A/K/A ROSALINDA RO-DRIGUEZ; UNKNOWN SPOUSE OF ROSALINDA RODGERS A/K/A RO-SALINDA RODRIGUEZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; STONE-BRIDGE RESERVE CONDOMINIUM ASSOCIATION, INC.; THE PROM-ENADES PROPERTY OWNERS' AS-SOCIATION, INC.; METROWEST MASTER ASSOCIATION INC.; are defendants. TIFFANY MOORE RUS-SELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE WWW.MYORANGECLERK. REALFORECLOSE.COM, at 11:00 A.M., on July 17, 2024, the following described property as set forth in said

Final Judgment, to wit: 10208, PHASE 8, STONEBRIDGE RESERVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION

OF CONDOMINIUM AND ALL ITS ATTACHMENTS AND AMENDMENTS RECORD-ED IN OFFICIAL RECORDS BOOK 8928, PAGE 1428, AS AMENDED BY AMENDMENT TO DECLARATION RECORD-ED IN OFFICIAL RECORDS BOOK 9281, PAGE 342, RE-CORDED IN THE PUBLIC RE-CORDS OF ORANGE COUNTY, FLORIDA, AS SUBSEQUENT LY AMENDED. TOGETHER WITH AN UNDIVIDED IN-TEREST IN THE COMMON ELEMENTS AND ALL AP-PURTENANCES HEREUNTO APPERTAINING AND SPECI-FIED IN SAID DECLARATION

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

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

Dated this 19th 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.: 22-00331 SPS June 27; July 4, 2024 24-01994W

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-013835-O U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II, Plaintiff, vs.

JAY ROBERT BRISLENN; REGIONS BANK SUCCESSOR BY MERGER TO AMSOUTH BANK; 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 January

24, 2024 and an Order Resetting Sale dated June 13,2024 and entered in Case No. 2023-CA-013835-O of the Circuit Court in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION
TRUST II is Plaintiff and JAY BRISLENN; REGIONS BANK SUCCESSOR BY MERGER TO AMSOUTH BANK; UNKNOWN NO. 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

July 18, 2024, the following described property as set forth in said Order or

Final Judgment, to-wit: LOT 10, BLOCK D, SUNSHINE GARDENS, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK L, PAGE 79, PUBLIC RECORDS OF ORANGE COUNTY, FLOR-IDA.

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

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED June 17, 2024.

By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700

Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1491-191849 / SR4 June 27; July 4, 2024 24-01991W

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that PALLUM 401K PLAN 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: 2021-13593

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: CLUB VILLAS AT WIMBLEDON PARK CONDO PHASE 1 CB 9/44 BLDG E UNIT 6

PARCEL ID # 04-23-30-1441-05-060

Name in which assessed: JUAN A RAMIREZ TORRES, NORMA S RAMIREZ

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01946W

FIRST INSERTION NOTICE OF APPLICATION

 $\begin{array}{ccc} & \textbf{FOR TAX DEED} \\ \textbf{NOTICE} & \textbf{IS} & \textbf{HEREBY GIVEN that} \end{array}$ DANIEL J. FOLEY 401K PROFIT SHARING PLAN 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: 2022-4013

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: NOB HILL Z/140 LOT 20

PARCEL ID # 24-22-28-9616-00-200 Name in which assessed: VALERIE J BARKSDALE

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed ac-

cording 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, Aug 08, 2024. Dated: Jun 20, 2024

Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

45.031. IMPORTANT AMERICANS WITH DISABILITIES

Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-003365 - MiM

--- TAX DEEDS ---

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED NOTICE IS HEREBY GIVEN that DENNIS RYAN the holder of the fol-lowing certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the

CERTIFICATE NUMBER: 2021-16158

property, and the names in which it was

YEAR OF ISSUANCE: 2021

sessed are as follows:

DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES THE E1/2 OF S1/2 OF S1/2 OF SW1/4 OF NE 1/4 OF SE1/4 IN 13-22-32 SE1/4 OF SEC 13-22-32

PARCEL ID # 13-22-32-6213-01-260

Name in which assessed: J EDGAR BRUNS 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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01947W

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that

DABTLC2 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 ssed are as follows:

CERTIFICATE NUMBER: 2022-4617

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: METRO PARK THREE CONDO-MINIUM 9094/1339 UNIT 305

PARCEL ID # 01-23-28-5578-00-305

Name in which assessed: BKP PROP-ERTIES OF ORLANDO 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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

--- TAX DEEDS ---

FIRST 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: 2021-16557

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 24064 ALSO DESC AS S1/2 OF SE1/4 OF NE1/4 OF $\rm NE1/4~OF~NE1/4~OF~SEC~24\text{-}22\text{-}32$

PARCEL ID # 24-22-32-6214-00-640

Name in which assessed: LANDON W BEACH SR, MARY H BEACH

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01948W

FIRST 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: 2021-16624

YEAR OF ISSUANCE: 2021

DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 24429 ALSO DESC AS N1/2 OF SE1/4 OF NE1/4 OF SW1/4 OF SW1/4 SEC 24-22-32

PARCEL ID # 24-22-32-6214-04-290

Name in which assessed: HMECCA 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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01949W

--- TAX DEEDS ---

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED
NOTICE IS HEREBY GIVEN that ROTK 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

CERTIFICATE NUMBER: 2022-1121

YEAR OF ISSUANCE: 2022

Name in which assessed:

PRESTON SQUARE 71/19 LOT 31 PARCEL ID # 25-23-27-6226-00-310

DESCRIPTION OF PROPERTY:

FABIANO RHEIN GONCALVES, IVIE CRISTINA SANTOS RHEIN 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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that ESTATE EXCHANGE VENTURES 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

CERTIFICATE NUMBER: 2022-1130

YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY:

WESTSIDE VILLAGE 93/16 LOT 86 PARCEL ID # 25-23-27-9176-00-860 Name in which assessed:

BETTIE NINI CAO

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01951W

24-01952W

24-01953W



What is a public notice?

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

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

24-01950W

ORANGE COUNTY

--- TAX DEEDS ---

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED NOTICE IS HEREBY GIVEN that ROTK 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: 2022-5204

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: SANCTUARY AT BAY HILL CONDO- ${\rm MINIUM\,8396/89\,UNIT\,7431\,BLDG\,4}$

PARCEL ID # 27-23-28-7794-04-431

Name in which assessed DEBRA MCCORMICK AINSLEY

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024 24-01954W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MERCURY FUNDING 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: 2022-5867

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: DRUID HILLS ESTATES V/49 LOT

PARCEL ID # 25-21-29-2232-03-150

Name in which assessed: LESLIE ALLEN KEITH, VALERIA GUADALUPE KEITH

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01955W

FIRST INSERTION

FOR TAX DEED

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

CERTIFICATE NUMBER:

BLDG 40

CERTIFICATE NUMBER: 2022-9594 YEAR OF ISSUANCE: 2022

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC the hold-

er 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:

DESCRIPTION OF PROPERTY: RIO GRANDE TERRACE 6TH ADD X/141 LOT 20 BLK H

PARCEL ID # 03-23-29-7436-08-200

Name in which assessed MIMOSE GELIN, LAVIRA FENELUS

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, Aug 08, 2024.

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

NOTICE IS HEREBY GIVEN that

MERCURY FUNDING LLC the hold-

er 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

DESCRIPTION OF PROPERTY:

GULFSTREAM SHORES 18/104 LOT

23 (LESS N 48.35 FT THEREOF)

PARCEL ID # 15-23-30-3261-00-231

ALL of said property being in the Coun-

ty of Orange, State of Florida. Unless

such certificate shall be redeemed ac-

cording 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

24-01966W

10:00 a.m. ET, Aug 08, 2024.

Dated: Jun 20, 2024

County Comptroller

Orange County, Florida

June 27; July 4, 11, 18, 2024

By: Cristina Martinez

Deputy Comptroller

Phil Diamond

was assessed are as follows:

CERTIFICATE NUMBER:

YEAR OF ISSUANCE: 2022

Name in which assessed:

NANCY L TIRIK ESTATE

2022-14545

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01960W

NOTICE OF APPLICATION

2022-10104

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: TYMBER SKAN ON THE LAKE SEC-TION 2 CONDO CB 1/126 UNIT F

PARCEL ID # 09-23-29-9402-40-006

Name in which assessed: LARES EDOUARD

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, Aug 08, 2024.

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

NOTICE IS HEREBY GIVEN that

DABTLC2 LLC the holder of the fol-

lowing certificate has filed said cer-

tificate 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

DESCRIPTION OF PROPERTY:

REGENT PARK CONDOMINIUM

PHASE 12 9928/6509 UNIT 1801

PARCEL ID # 29-22-31-7382-01-801

Name in which assessed: BIN CHENG

ALL of said property being in the Coun-

ty of Orange, State of Florida. Unless

such certificate shall be redeemed ac-

cording 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

24-01967W

10:00 a.m. ET, Aug 08, 2024.

Dated: Jun 20, 2024

Phil Diamond County Comptroller

Orange County, Florida

June 27; July 4, 11, 18, 2024

Bv: Cristina Martinez

Deputy Comptroller

essed are as follows:

CERTIFICATE NUMBER:

YEAR OF ISSUANCE: 2022

2022-15928

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01961W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that NEWLINE HOLDINGS 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: 2022-6699

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: CYPRESS POINTE AT LAKE OR-LANDO CONDOMINIUM 8825/0505

PARCEL ID * 05-22-29-1876-04-014

Name in which assessed: MARK MARINO, ELLA MARINO

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01956W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MERCURY FUNDING 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: 2022-11255

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: TANGELO PARK SECTION THREE X/89 LOT 4 BLK 4

PARCEL ID # 30-23-29-8555-04-040

Name in which assessed: RENEE V ANTHONY

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01962W

FIRST INSERTION

FOR TAX DEED NOTICE IS HEREBY GIVEN that

YOUNG GERRY S 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 sed are as follows:

CERTIFICATE NUMBER:

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: {NOTE: ADVERSE POSSES-SION}--UNRECORDED PLAT OF ORANGE CO. ACRES TRACT 13002 ALSO DESC AS N1/2 OF NW1/4 OF NE1/4 OF NE1/4 OF SE1/4 OF SEC 13-22-32

PARCEL ID # 13-22-32-6213-00-020

Name in which assessed: ROBERT E LAVENDER, JOAN B LAVENDER

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, Aug 08, 2024

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

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

24-01968W

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED NOTICE IS HEREBY GIVEN that MERCURY FUNDING 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 essed are as follows:

CERTIFICATE NUMBER: 2022-7888

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: COLONIAL HILLS SUB E/37 LOT 22

PARCEL ID # 25-22-29-1520-02-220

Name in which assessed: SOUAD DREYFUS REVOCABLE TRUST

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01957W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that DABTLC2 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 essed are as follows:

CERTIFICATE NUMBER: 2022-13035

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: LE JEUNE HEIGHTS U/63 LOT 5 BLK D

PARCEL ID # 21-22-30-5044-04-050

Name in which assessed: 712 NORTH SOLANDRA DRIVE TRUST

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01963W

FIRST INSERTION

OTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2022-16602

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPER-TY: {NOTE: ADVERSE POSSES-SION}--UNRECORDED PLAT OF ORANGE CO ACRES TRACT 13010 ALSO DESC AS N1/2 OF NW 1/4 OF NE1/4 OF NE1/4 OF SW1/4 SEC 13 $\,$

PARCEL ID # 13-22-32-6213-00-100

Name in which assessed: CHARLES LAKES, ETHEL CELEDONIA

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024 24-01969W

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED NOTICE IS HEREBY GIVEN that DA-VID CHEON 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: 2022-7965

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: VIJE AT LAKE EOLA CONDOMINI-UM 9444/3009 UNIT 6S-8

PARCEL ID # 25-22-29-8950-06-008

Name in which assessed: BIN CHENG

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01958W

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED NOTICE IS HEREBY GIVEN that NEWLINE HOLDINGS 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: 2022-14006

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: CLO-VERDALE SUB H/94 LOT 15 (LESS COMM AT THE SE COR OF SAID LOT 15 RUN N 10 FT TO NLY R/W LINE OF GRANT ST TH W 20 FT FOR POB CONT W 42.40 FT N 153.18 FT E 42.40 FT S 153.18 FT TO POB

PARCEL ID # 06-23-30-1428-00-150

Name in which assessed: HERBERT S HARRISON IV, HERBERT S HARRI-SON, ELAINE HARRISON

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01964W

FIRST INSERTION OTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that YOUNG GERRY S 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 ssessed are as follows:

CERTIFICATE NUMBER: 2022-16605

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPER-TY: {NOTE: ADVERSE POSSES-SION}--UNRECORDED PLAT OF ORANGE CO. ACRES TRACT 13017 ALSO DESC AS S1/2 OF NW 1/4 OF NW1/4 OF NW1/4 OF SW1/4 OF SEC 13-22-32 SEE 1175/290

PARCEL ID # 13-22-32-6213-00-170

Name in which assessed: LOUISE WALKER

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024 24-01970W

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED NOTICE IS HEREBY GIVEN that NEWLINE HOLDINGS 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: 2022-9421

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: ANGEBILT ADDITION H/79 THE S 63 FT OF LOTS 13 & 14 BLK 22

PARCEL ID # 03-23-29-0180-22-132

Name in which assessed: EDMA SAIN-FILS, NATACHA ADOLPHE

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01959W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that NEWLINE HOLDINGS 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: 2022-14026

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: HANDSONHURST PARK L/87 LOT 25 & S 10 FT OF LOT 26 BLK B

PARCEL ID # 06-23-30-3328-02-250

Name in which assessed:

PELL FAMILY TRUST 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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024

24-01965W

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED NOTICE IS HEREBY GIVEN that MERCURY FUNDING 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: 2022-17290

YEAR OF ISSUANCE: 2022

Name in which assessed:

PARCEL ID # 30-22-32-2338-01-200

PATRICIA JEAN LAVON ESTATE

DESCRIPTION OF PROPERTY:

EAST PINE ACRES V/143 LOT 20

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, Aug 08, 2024.

Dated: Jun 20, 2024 Phil Diamond County Comptroller Orange County, Florida By: Cristina Martinez Deputy Comptroller June 27; July 4, 11, 18, 2024 24-01971W

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

ORANGE COUNTY

--- ACTIONS/SALES ---

FIRST INSERTION

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

FLORIDA CASE NO. 2024-CA-001896-O UNIVERSITY SUN ESTATES 2 and 3, LLC, a Florida limited liability company, Plaintiff, vs.

TAMMIE KALLO; et al., Defendants

TO: TAMMIE KALLO Last Known Address: 315 Atlas St., Gwinn, MI 49841

unknown Current Address: YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home, located at 338 Holiday Acres Dr., Orlando, FL 32833, Lot 338 in Orange County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, on or before

less than 28 nor more than 60 days after

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

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

paired, call 711.". WITNESS my hand and the seal of said Court this 21st day of June, 2024. TIFFANY MOORE RUSSELL Clerk of the Court By: /S/ Rasheda Thomas Deputy Clerk Civil Division 425 N. Orange Avenue Orlando, Florida 32801

June 27; July 4, 11, 18, 2024 24-01995W

FIRST INSERTION

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

(which is a date not

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2023-CA-000727-O THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK, AS TRUSTEE, FOR THE BENEFIT OF THE REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8.

Plaintiff, vs. NARELLE K LOMBARDI A/K/A N K LOMBARDI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 22, 2024, and entered in 2023-CA-000727-O of the Circuit Court of the NINTH 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, FOR THE BENEFIT OF THE REGISTERED HOLDERS OF STRUC-TURED ASSET MORTGAGE IN-VESTMENTS II TRUST 2006-AR8, PASS-THROUGH MORTGAGE CERTIFICATES, SERIES 2006-AR8 is the Plaintiff and NARELLE K. LOMBARDI A/K/A N K LOMBAR-DI ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. , ACTING SOLELY AS NOMINEE FOR SOUTHSTAR FUNDING, LLC; SUMMERPORT RESIDEN-TIAL PROPERTY OWNERS' ASSO-CIATION, 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 22, 2024, the following described property as set forth in said Final Judgment, to

LOT 1, OF SUMMERPORT PHASE 2, ACCORDING TO

Plaintiff, vs.

COUNT

II

III

Defendant(s).

FRIEDRICH ET AL.,

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, AT PAGES 104 THROUGH 111, INCLUSIVE, OF THE PUB-LIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 13914 BLUE-BIRD POND ROAD, WINDER-

MERE, FL 34786 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assisance. 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

Telecommunications Relay Service. Dated this 25 day of June, 2024. By: $\S \$ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

is less than 7 days. If you are hearing

or voice impaired, call 711 to reach the

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-690

Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-044285 - NaC June 27; July 4, 2024 24-02028W

WEEK /UNIT

1/082707

43/082726

FIRST INSERTION

NOTICE OF SALE AS TO:

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

CASE NO. 23-CA-017041-O #34

HOLIDAY INN CLUB VACATIONS INCORPORATED

DEFENDANTS

CHARLES R. FRIEDRICH AND ANY AND ALL

UNKNOWN HEIRS, DEVISEES AND OTHER

MARY T. GRACE, TRUSTEE OF THE MARY T.

GERALD ARTHUR POORMAN, TRUSTEE OF

CLAIMANTS OF CHARLES R. FRIEDRICH

GRACE TRUST DATED JULY 12, 2005, AND

ANY AND ALL SUCCESSOR TRUSTEES

THE GERALD A. POORMAN TRUST WAS

CREATED ON AN AGREEMENT DATED

MELODY L. REESE AND ANY AND ALL

UNKNOWN HEIRS, DEVISEES AND OTHER

Notice is hereby given that on 7/17/24 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 V, a Condominium, together with an undi-

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

Declaration of Condominium thereof recorded in Official Records Book 9984,

Page 71 in the Public Records of Orange County, Florida, and all amendments

thereto, the plat of which is recorded in Condominium Book 48, page 35, until

12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in

common with the other owners of all the unit weeks in the above described

Condominium in the percentage interest established in the Declaration of Con-

TOGETHER with all of the tenements, hereditaments and appurtenances

thereto belonging or in anywise appertaining.

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

to the above listed counts, respectively, in Civil Action No. 23-CA-017041-O $\sharp 34.$

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of

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

County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon

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

APRIL 25, 1995, AND ANY AND ALL

CLAIMANTS OF MELODY L. REESE

SUCCESSOR TRUSTEES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001933-0

IN RE: ESTATE OF GEORGE F. MOORE

Deceased. The administration of the estate of George F. Moore, deceased, whose date of death was September 5, 2022, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is Orange County Probate Division, 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

notice is June 27, 2024. Personal Representative: Steven D. Moore

11849 Arbor Trace Dr. Fort Myers, Florida 33913 Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com 24-02004W

--- ESTATE ---

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

FLORIDA CASE NO.: 2024-CP-000587-A0001OX DIVISION: PROBATE IN RE: ESTATE OF

JEREMY JAMES LEIGHVARD

Deceased. The administration of the estate of James Leighvard, deceased, whose date of death was February 1, 2024, is pending in the Ninth Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Ave, Orlando, FL 32801.

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

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2024. Signed on 06/22/24

Shanya Shanikie Carty, Petitioner Joanna J. Payette, Esq. Attorney for Shanya Shanikie Carty Florida Bar Number: 1048864 Orange Blossom Law PLLC 1133 Louisiana Avenue, Suite 116 Winter Park, FL 32789 Telephone: (407) 748-4887 E-Mail: stacy@orangeblossomlaw.com Secondary: info@ orangeblossomlaw.com

24-02008W June 27; July 4, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA File No. 2024-CP-001575-O PROBATE DIVISION IN RE: ESTATE OF ROBERT H. FOSTER, SR.

Deceased. The administration of the estate of ROBERT H. FOSTER, SR., deceased, whose date of death was March 22, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

notice is June 27, 2023.

Personal Representative: ROBERT RYKIEL-FOSTER 2108 New Victor Road

Ocoee, Florida 34761 Attorney for Personal Representative: Ginger R. Lore, Attorney at Law Florida Bar Number: 643955 Law Offices of Ginger R. Lore, P.A. 20 S. Main Street, Suite 280 Winter Garden, FL 34787 Telephone: (407) 574-4704 Fax: (407) 641-9143 E-Mail: ginger@gingerlore.com Secondary E-Mail: eservice@GingerLore.com June 27; July 4, 2024 24-02002W FIRST INSERTION

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

File No. 2024-CP-001272-O IN RE: ESTATE OF DWAYNE ALPHONSO CONEY, Deceased.

The administration of the estate of DWAYNE ALPHONSO CONEY, 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 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is June 27, 2024.
WILLIE CONEY,

Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com

24-01999W

PUBLISH YOUR LEGAL NOTICE

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

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Call **941-906-9386**

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Business

ORANGE COUNTY SUBSEQUENT INSERTIONS

--- **ESTATE** ---

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-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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME

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

notice is June 20, 2024. Personal Representatives: Mara Abraham-Cawthorn Cvrus 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

June 20, 27, 2024

E-mail: LMuralt@bja-law.com

24-01933W

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

PROBATE DIVISION File No. 2024-CP-001542-O IN RE: ESTATE OF DEBORAH K. HULL

ORANGE COUNTY, FLORIDA

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 repre-

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S 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 $\stackrel{\cdot}{\text{Representative:}}$ /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 $\hbox{E-Mail: jeanette.mora@fff.law}$ Secondary E-Mail: probate@familyfirstfirm.com

24-01944W

June 20, 27, 2024

SECOND 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 LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against the Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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

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-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 THE FIRST PUBLICATION OF THIS NOTICE TO CREDITORS, OR WITH-IN THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE TO CREDITORS ON ANY CREDITOR, even though the personal representative may have recognized the claim or demand by paying a part of it, or interest on it, or otherwise.

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

All claims, demands and objections

not so filed will be forever barred. Notwithstanding the time period set forth above, any claim filed two years or more after the decedent's date of death

is barred. The date of the first publication of this notice is 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

24-01936W

June 20, 27, 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 27; July 4, 2024

days; if you are hearing or voice impaired, call 711. DATED this 25th day of June, 2024.

24-02010W

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

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- SALES ---

SECOND 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

KATERINA FEDOTOVA; THOMAS

TENANT 1; UNKNOWN TENANT 2;

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 Rus-

sell, Clerk of the Circuit Court, shall sell

the property situated in Orange County,

ALL THAT CERTAIN LAND SIT-

UATE 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 SOUTHEAST-

ERLY 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 TER-

RACE, ACCORDING TO THE

PLAT THEREOF AS RECORD-

ED IN PLAT BOOK N, PAGE 6

PUBLIC RECORDS OF ORANGE

COUNTY, FLORIDA, LESS THE

NORTHERLY 20 FEET OF

CITY OF ORLANDO, FLORIDA, A

MUNICIPAL CORPORATION

Defendants.

Florida, described as:

LOANDEPOT.COM, LLC

KATERINA FEDOTOVA;

UNKNOWN SPOUSE OF

A. WILLIAMS; UNKNOWN

SECOND INSERTION

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

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

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,

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

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

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

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

munications Relay Service. Dated 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

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

a/k/a 714 SPRINGDALE RD, OR-LANDO, FL 32804-7129 at public sale, to the highest and best bidder, for cash, online at www. $myorange clerk.real foreclose.com, \hspace{5mm} on \\$ 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 or-der to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204 at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the 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

NOTICE OF FORECLOSURE SALE

SECOND INSERTION

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

CASE NO.: 2023-CA-017977-O PENNYMAC LOAN SERVICES,

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

Defendants.

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

1:23 4

Notes

SARASOTA

sarasotaclerk.com

CHARLOTTE

charlotteclerk.com

LEE COUNTY

COLLIER COUNTY

COUNTY

COUNTY

MANATEE COUNTY

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

If you are a person with a disability who needs any accommodation in or-der to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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

and LTE 🖘

Done

Ü

HILLSBOROUGH

PASCO COUNTY

PINELLAS COUNTY

SECOND INSERTION

June 20, 27, 2024

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

THE UNKNOWN HEIRS, GRANTEES, 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. GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ADELYN D. FOREMAN A/K/A ADE-LYN DIXON FOREMAN HOCK, DE-

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

THE UNKNOWN HEIRS, GRANT-EES, DEVISEES, LIENORS, TRUST-EES, AND CREDITORS OF RAY-MOND 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 follow ing property in Orange County, Florida,

LOTS 40 AND 41 OF LAKE HOLDEN GARDENS, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "Q", PAGE 140, PUBLIC RECORDS OF ORANGE COUNTY, FLOR-

24-01908W

IDA. 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 Telecom-

munications 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

24-01898W

1000009739 June 20, 27, 2024

SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY

GENERAL JURISDICTION DIVISION

CASE NO. 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 JU-DICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCI-ATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWN-ER TRUSTEE FOR RCAF ACQUISI-TION 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.real foreclose.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 Summarv 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: MR Service@mccalla.com23-08169FL June 20, 27, 2024 24-01942W

SECOND INSERTION

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

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

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 MAS-TER PARTICIPATION TRUST, is the Plaintiff, and THE ESTATE OF CAR-OL A. RHODES A/K/A CAROL ANN RHODES, DECEASED; DIANNA CAROL POLLPETER; DIANNA CAR-OL POLLPETER; CLERK OF THE CIRCUIT COURT IN AND FOR OR-ANGE 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; ADE-LINE C. ISAACSON; NICOLE L. WE-

STRUP; JONATHAN MCMICHAEL;

JEFFREY BERSEY, JR.; RONALD NOE; ERICA RHODES; 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 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 OR-ANGE COUNTY, FLORIDA. Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT

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

> By: Zachary Ullman, Esq. FBN: 106751 Primary E-Mail:

5300 West Atlantic Avenue Telephone: 561-392-6391 Facsimile: 561-392-6965

SECOND INSERTION

OFFICIAL

COURTHOUSE

WEBSITES

COUNTY

hillsclerk.com

pascoclerk.com

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

myorangeclerk.com

ORANGE COUNTY

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 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 CERTIFI-CATEHOLDERS OF THE CWABS, ASSET-BACKED CERTIF-ICATES, SERIES 2006-14 is the Plaintiff and FABIAN L. WALKER; SANDRA WALKER; HIAWASSEE 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

A PORTION OF LOT 11, HI-AWASSEE 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 COR-NER 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 SOUTH-ERLY ALONG THE ARC OF 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 RADI-US OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGEL OF 42 DEGREES 03 MINUTES, 56 SECONDS, A DISTANCE OF 18.35 FEET; THENCE N 06 DE-

GREES, 17 MINUTES, 40 SEC-ONDS WEST, A DISTANCE OF 193.82 FEET TO THE NORTH-ERLY 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 CON-WITH THE BENEFIT OF ALL RIGHTS, RIGHTS OF WAY, EASEMENTS, APPURTE-NANCES, RESERVATIONS, RESTRICTION, AND LAY-OUTS AND TAKING OF RE-CORDS, INSOFAR AS THEY ARE IN FORCE AND APPLI-

MEANING AND INTEND-ING TO CONVEY THE SAME PREMISES BY DEED OF KEK BREW AND SELINA BREW. HUSBAND AND WIFE TO FABIAN L. WALKER AND SANDRA WALKER, HUS-BAND AND WIFE, DATED 02/28/2002 AND RECORDED WITH THE ORANGE COUN-TY CLERK OF COURT AT RE-CORD BOOK 6474, PAGE 4169. Property Address: 3673 WEST-LAND CT, ORLANDO, FL

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

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,

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 - GrS 24-01943W June 20, 27, 2024

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

CASE NO.: 2022-CA-000666-O BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES 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, **GRANTEES, OR OTHER** CLAIMANTS

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 MEL-LON 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, DEPART-MENT OF HOUSING AND URBAN DEVELOPMENT; ORANGE COUN-TY, FLORIDA; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY. THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDU-AL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, 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 CRES-CENT 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 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 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

Dated this 12 day of June, 2024. By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com ALDRIDGE PITE, LLP

Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1190-1468B June 20, 27, 2024 24-01909W

Relay Service

INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR

Relay Service. Dated this 17 day of June 2024. $Service Mail@aldridge pite.com\\ ALDRIDGE \mid PITE, LLP$ Attorney for Plaintiff

Suite 303 Delray Beach, FL 33484 1338-115B June 20, 27, 2024

24-01928W

SUBSEQUENT INSERTIONS

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-003826-O PENNYMAC LOAN SERVICES,

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 fol-

for Foreciosure 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 RE-CORDS OF ORANGE COUN-TY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on 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 BUSI-NESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this day of 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

SECOND 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 PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HERE-IN NAMED DEFENDANTS 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

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 Court Seal Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801

June 20, 27; July 4, 11, 2024

24-01894W



SECOND 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 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4,

Plaintiff v. NAHIYA YOUNAN ROMANO A/K/A NAHIYA ROMANO A/K/A NAHIYA YOUAN 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 abovestyled 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 VIZ-CAYA, 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, FLOR-IDA.

Property Address: 8503 San 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

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2024-CA-003210-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 2007-1, Plaintiff, vs.

Maria T. Marcial a/k/a Marie M. Elisee a/k/a Marie Theresa Marcial a/k/a Marie Therese Marcial a/k/a Marie T. Marcial a/k/a Maria T. Marcial; et al, Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ELISEE MERCIDIEU AKA MERCID-IEU ELISEE, DECEASED

3513 PIPES O THE GLEN WAY ORLANDO, FL 32808

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

LOT 4, BLOCK F, LON-DONDERRY HILLS SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK W, PAGE(S) 149 AND 150, PUBLIC RE-CORDS OF ORANGE COUNTY, FLORIDA

Property Address: 3513 Pipes O The Glen Way, Orlando, FL 32808

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on Mehwish

Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before XXXXXXXXXXXXXX, and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint

or Petition. Movate counsel certifies that a bona fide effort to resolve this matter on the Motion notices has been made or that, because of time consideration, such effort has not yet been made but will be

made prior to the scheduled hearing. 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 notification. If you are hearing or voice impaired, call 1-800-955-8771.

Dated 6/12/2024

TIFFANY MOORE RUSSELL. Clerk of the Court By: /s/ Kasey Swiney Civil Court Seal As Deputy Clerk Civil Division $425~\mathrm{N}$ Orange Ave Room 350 Orlando, Florida 32801

Quintairos, Prieto, Wood & Boyer, P.A. 2400 E. Commercial Blvd., Ste. 520 Fort Lauderdale, FL 33308 Matter No.: FL-003871-23 June 20, 27, 2024 24-01900W

SECOND INSERTION

--- ACTIONS/SALES ---

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, 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

ing property in Orange County, Florida, LOT 29, TWIN LAKE MANOR 3RD ADDITION, A SUBDIVI-SION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE(S) 27, OF THE PUBLIC RECORDS OF ORANGE COUN-TY, FLORIDA. has been filed against you and you are

SAV

to foreclose a mortgage on the follow-

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 com-

plaint petition. If you are a person with a disability who needs any accommodation in order to participate in a court proceed-ing or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA 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

LV20906_V11

dline Wednesday at noon • Friday Publication

Email your Legal Notice

SECOND 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

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

Judgment: Legal: LOT 4, BLOCK 7, CHRISTMAS GARDENS DEVELOPMENT NO. 2, ACCORDING TO THE PLAT THEREO RECORDED IN PLAT BOOK P, PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE NORTHEASTERLY 1/2 OF THE UUNNAMED PLAT-TED ROAD LYING ON THE WEST SIDE OF SAID LOT 4. TOGETHER WITH A 2000 COASTAL MODULAR BUILD-ING (CMB) 72X24 MANUFAC-TURED HOME BEARING SERI-

at 11:00 a.m., the following described real property as set forth in the Final

AL 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 UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE

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-By: Leslie S. White, for the firm

Florida Bar No. 521078 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

SECOND INSERTION

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

FLORIDA. CIVIL DIVISION CASE NO. 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 PROP-ERTY OWNERS ASSOCIATION, INC.; CBC MORTGAGE AGENCY; UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTER-

EST IN THE PROPERTY HEREIN

DESCRIBED, are Defendants, TIF-

FANY MOORE RUSSELL, Clerk

of the Circuit Court, will sell to the

highest and best bidder for cash www.

myorangeclerk.realforeclose.com,

 $11\mbox{:}00$ A.M., on August 13, 2024 , the

following described property as set forth in said Order or Final Judg-

ment, to-wit: LOT 543, AVALON PARK NORTH-WEST VILLAGE PHASES 2, 3 AND 4, A SUBDIVISION ACCORD-ING 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-

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

paired, 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@dallegal.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 SECOND 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, de-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 NUM-BER THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 114, PUBLIC RECORDS OF ORANGE COUNTY, FLOR-IDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300West 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



SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 2024-CA-001701-O BMO Bank N.A. Plaintiff, vs. Melissa Hwang; et al

TO: Unknown Spouse of Lam Mabel Yee Hung Last Known Address: 2531 Holly Pine

Defendants.

Circle Orlando, Fl. 32820 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Orange County,

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

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on May 31st, 2024.

Tiffany Moore Russell As Clerk of the Court By /s/ Lauren Scheidt As Deputy Clerk Civil Court Seal Civil Division 425 North Orange Ave Room 350 Orlando, Florida 32801

File# 24-F00215 June 20, 27, 2024 24-01895W

SECOND 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 PLAINTIFF,

BRENDA LANGUIS A/K/A BREN-DA L. MACKINNON A/K/A BREN-DA 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 fol-

loving described property:

APT. NO 6021, VILLAGE
SQUARE CONDOMINIUM, TOGETHER WITH THE AP-PURTENANT UNDIVIDED INTEREST AND THE COM-MON ELEMENTS THEREOF ACCORDING TO THE DECLA-RATIONS OF CONDOMINI-UM, DATED MARCH 19, 1981, RECORDED IN OFFICIAL RECORDS BOOK 3180, PAGE 2265, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PLAT THEREOF RE-

CORDED IN CONDOMINIUM PLAT BOOK 6, PAGES 31 TO 51, PUBLIC RECORDS OF OR-

ANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 ctadmd2@ ocnicc.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 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com

Our Case #: 23-001843

Final Judgment, to wit:

June 20, 27, 2024 SECOND INSERTION

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

CASE NO.: 2023-CA-001995-O THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED **CERTIFICATES, SERIES 2005-17,** Plaintiff, VS. SYLVIA COLEMAN; KISHANNA M.

WILLIAMS; UNKNOWN SPOUSE OF KISHANNA M. WILLIAMS N/K/A NICHOLAS WILLIAMS; UNKNOWN TENANT #1 N/K/A NYTHIEM WHITEBORN: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, **DEVISEES, GRANTEES, OR** OTHER CLAIMANTS Defendant(s).

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

The Clerk of the Court, Tiffany

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

24-01901W

LOT 77, OF SAN JOSE SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 4, PAGE 97, OF THE PUBLIC RE-CORDS OF ORANGE COUNTY, FLORIDA.

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

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

Dated this 12th day of June, 2024. By: /s/ John J. Cullaro Jr. FBN: 0066699

Primary E-Mail: ServiceMail@aldridgepite.com ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965

1012-3654B

June 20, 27, 2024

24-01910W

--- ESTATE ---

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

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

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

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

Geraldine Scofield Attorney for Personal

Representative: Paula F. Montova, 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 SECOND 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 33901. 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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)

Lvnn.Emerson@businesslegalfla.com

June 20, 27, 2024

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

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

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

The date of first publication of this Notice is 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. Hiawassee Rd., Ste. 207

Orlando, FL 32835 Email: Brad@BusbinLaw.com Telephone: (407) 955-4595 Fax: (407) 627-0318 June 20, 27, 2024 24-01902W

SECOND 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-001187-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 attornev are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 SER-VICE 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 FOREV-ER BARRED.

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

The date of first publication of this Notice is 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: ionathan@weissmanpaul.com June 20, 27, 2024 24-01904W 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-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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is 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@trustmbkellv.com S: tsizemore@trustmbkelly.com S: rpackard@trustmbkelly.com Attorney for Personal Representative

SECOND INSERTION

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

> FILE NO. 24-CP-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

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

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

NOTWITHSTANDING THE TIME 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 June 20, 2024.

/s/ Ashton Larette Joyner ASHTON LARETTE JOYNER Personal Representative:

/s/ Leslie V. Marenco Leslie V. Marenco, 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: Marenco@trustcounsel.com June 20, 27, 2024 24-01937W

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR OR-ANGE 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 must file their claims with 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

FOURTH 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 PELIAIAH MACCOMISKEY, Petitioner.

CARRIE LIONNA SMITH, Respondent

TO: CARRIE LIONNA SMITH Legal Description: Last Known Address: 1901 N. Atlantic Avenue, Unit #4, Daytona Beach, FL

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 $32828 \ \mathrm{on} \ \mathrm{or} \ \mathrm{before} \ 3/14/2024$, and file the original with the Orange County Clerk of Court, 425 N. Orange Avenue,

titioner 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.

Orlando, Florida, before service on Pe-

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

June 6,, 13, 20, 27, 2024 24-01812W

Orlando, Florida 32801

persons having claims or demands NOTICE OF ACTION FOR 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 FOREV-

24-01934W

(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS The date of first publication of this

ER BARRED. NOTWITHSTANDING

THE TIME PERIOD SET FORTH

ABOVE, ANY CLAIM FILED TWO

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

Telephone: (407) 955-4955 Email: pam@pamelamartinilaw.com June 20, 27, 2024 24-01905W

SECOND 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 bearvehicle identification numbers FLFL2AF503309123 and FL-FL2BF503309123 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

24-01941W



June 20, 27, 2024

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

office on your behalf

Call **941-906-9386**

DISSOLUTION OF MARRIAGE WITH MINOR CHILD

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA

SENEKA A JACKSON, Petitioner, and THEODORE JACKSON,

Case No.: 16-2024-DR-011624 Division: FM-G Respondent. TO: THEODORE JACKSON 9837 EAST COLONIAL DRIVE

SECOND 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 file the original with the clerk of the abovestyled Court at 501 West Adams Street. Jacksonville, Florida 30020. 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.

June 20, 27, 2024

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed

to the addresses on record at the clerk's

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

--- TAX DEEDS ---

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 sed are as follows:

CERTIFICATE NUMBER:

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

FOURTH INSERTION

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 essed 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

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: 2021-16716

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-

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

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: 2021-16735

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

PUBLISH YOUR LEGAL NOTICE

24-01777W

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

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

and select the appropriate County name from the menu option or email legal@businessobserverfl.com



Public notices don't affect me. Right?

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.

BE INFORMED

READ PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE.

