















ORANGE COUNTY  
SUBSEQUENT INSERTIONS

# Q&A

## Who benefits from legal notices?

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

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

## Are there different types of legal notices?

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

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

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

## 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](http://www.floridapublicnotices.com).

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

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

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

### --- ACTIONS ---

**SECOND INSERTION**  
**NOTICE OF ACTION - CONSTRUCTIVE SERVICE** IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 2024-CC-006103-O**  
**CARMEL PARK HOMEOWNERS ASSOCIATION, INC., a Not-for-Profit Corporation** 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 24-01997W

**SECOND INSERTION**  
**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE NINTH CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**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 HAMZEHLLOUI, an individual, and BROWNSTONES AT THORNTON PARK HOMEOWNER'S ASSOCIATION, INC, a Florida Not For Profit Corporation,** Defendants.  
TO: 216 SUMMERLIN LLC  
HOOMAN HAMZEHLLOUI  
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, ACCORDING 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

**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-002074-O**  
**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 BROADNAX A/K/A POLLY BROADNAX  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 37, BLOCK 2, RICHMOND ESTATES, UNIT TWO, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

**SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
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 732.2211.  
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](mailto:fmg@legacylegalpllc.com)  
Secondary E-Mail:  
[fallonmgomez@gmail.com](mailto:fallonmgomez@gmail.com)  
June 27; July 4, 2024 24-02007W

OFFICIAL  
COURTHOUSE  
WEBSITES

<a href="http://manateeclerk.com">manateeclerk.com</a>	<a href="http://hillscclerk.com">hillscclerk.com</a>
<a href="http://sarasotaclerk.com">sarasotaclerk.com</a>	<a href="http://pascoclerk.com">pascoclerk.com</a>
<a href="http://charlotteclerk.com">charlotteclerk.com</a>	<a href="http://pinellasclerk.org">pinellasclerk.org</a>
<a href="http://leeclerk.org">leeclerk.org</a>	<a href="http://polkcountyclerk.net">polkcountyclerk.net</a>
<a href="http://collierclerk.com">collierclerk.com</a>	<a href="http://myorangeclerk.com">myorangeclerk.com</a>

# PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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

# SAVE TIME

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

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

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

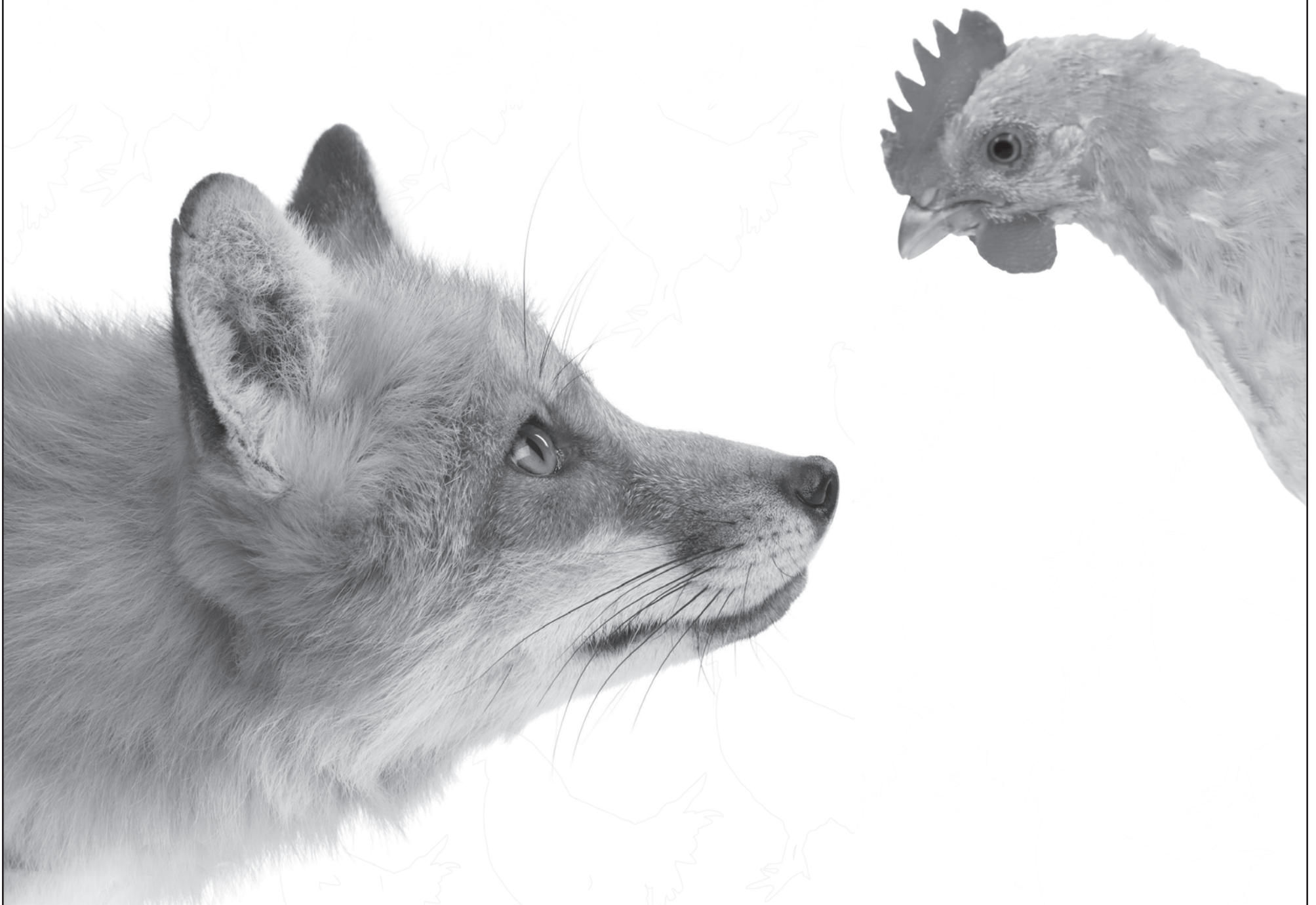




# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices  
in Newspapers

