

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 IMA Wellness Center located at 6675 Westwood Blvd Ste 475 in the City of Orlando, Orange County, FL 32821 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
NOTICE OF PUBLIC SALE: Universal Towing & Recovery gives Notice of Lien and intent to sell these vehicles at 8:00 a.m. at 206 6th Street, Orlando, FL 32824 pursuant to subsection 713.78 of the Florida Statutes.

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 Floor Shield of Orlando located at 1910 Oak Grove Chase Drive in the City of Orlando, Orange County, FL 32820 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 CUBANS ON WHEELS located at 6214 MARLBERRY DR in the City of ORLANDO, Orange County, FL 32819 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 EZ Photo Scans located at 8666 Black Mesa Dr in the City of Orlando, Orange County, FL 32829 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 JV Elite Cleaning Services located at 15143 Piping Plover St in the City of Winter Garden, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FICTITIOUS NAME NOTICE
Notice is hereby given that Jonathan daniel Steinbach, sheena suzanne brewer, owners, desiring to engage in business under the fictitious name of A Top Shelf Event located at 2870 Grassmoor Loop, Apopka, Florida 32712 intends to register the said name in Orange county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

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 Elite Property Advisor located at 2000 Lakeview Ridge Cir in the City of Apopka, Orange County, FL 32703 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
NOTICE OF PUBLIC SALE
Manic Mechanic, Inc gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 9/9/2024 at 9:00 AM at 4785 Seminole Ave, Winter Park, FL 32792. 407-678-6111 for \$2,117.95 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien.

FIRST INSERTION
RFP: #2024 - 03 FINANCIAL AUDITING SERVICES
The Town of Oakland is accepting sealed proposals from qualified independent Certified Public Accounting firms, licensed to practice in the State of Florida for the purpose of providing governmental financial auditing services to the Town and a separate standalone audit of the Town's charter school (Oakland Avenue Charter School).

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on September 3, 2024 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.

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 One Aesthetic Touch by Jess located at 1317 Edgewater Drive, Suite #4830 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.

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

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

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

FIRST INSERTION
NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA
Pursuant to the Florida Statutes, notice is hereby given that the City of Winter Garden City Commission will, on August 22, 2024, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to consider the adoption of the following ordinance(s):

Locations of vehicles and The lienor's name, address and telephone number are: Jesus's Auto Repair Service Inc., 4640 Old Winter Garden Rd #C, Orlando, FL 32811. Phone 407-501-3787. 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.

FICTITIOUS NAME NOTICE
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Claudia Medina will engage in business under the fictitious name KPRIDULCES, with a physical address 13036 Garridan ave Windermere, Florida 34786, with a mailing address 13036 Garridan ave Windermere, Florida 34786, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

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

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on August 31 2024 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.

ORDINANCE 24-22
AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION OF MULTIPLE PARCELS OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 7.206 +/- ACRES LOCATED NORTH OF GEORGE STREET, WEST OF HENNIS ROAD, AND SOUTH OF DIVISION STREET AND APPROXIMATELY 4.102 +/- ACRES LOCATED SOUTH AND EAST OF RAILROAD AVENUE AND WEST OF N WEST CROWN POINT ROAD FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Prime Storage - Apopka located at 1566 E Semoran Blvd., Apopka, FL 32703 intends to hold a sale to sell the property stored at the facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 8/26/2024 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials.

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 SEPTEMBER 9, 2024

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

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on August 31 2024 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.

ORDINANCE 24-23
AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING MULTIPLE PARCELS OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 7.206 +/- ACRES LOCATED NORTH OF GEORGE STREET, WEST OF HENNIS ROAD AND SOUTH OF DIVISION STREET FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-4 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Prime Storage - Apopka located at 1566 E Semoran Blvd., Apopka, FL 32703 intends to hold a sale to sell the property stored at the facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 8/26/2024 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials.

FIRST INSERTION
NOTICE OF PUBLIC HEARING
CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER A RESOLUTION TO OPT-OUT OF THE LIVE LOCAL ACT PROPERTY TAX EXEMPTION
NOTICE IS HEREBY GIVEN, pursuant to Section 153, Article II of the Code of the City of Ocoee, that on TUESDAY, AUGUST 20, 2024, at 6:15 P.M., or as soon thereafter as practical, the OCOEE CITY COMMISSION will hold a PUBLIC HEARING at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the adoption of the following resolution:

FIRST INSERTION
NOTICE OF PUBLIC HEARING
CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER A RESOLUTION TO OPT-OUT OF THE LIVE LOCAL ACT PROPERTY TAX EXEMPTION
NOTICE IS HEREBY GIVEN, pursuant to Section 153, Article II of the Code of the City of Ocoee, that on TUESDAY, AUGUST 20, 2024, at 6:15 P.M., or as soon thereafter as practical, the OCOEE CITY COMMISSION will hold a PUBLIC HEARING at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the adoption of the following resolution:

FIRST INSERTION
NOTICE OF PUBLIC HEARING
CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER A RESOLUTION TO OPT-OUT OF THE LIVE LOCAL ACT PROPERTY TAX EXEMPTION
NOTICE IS HEREBY GIVEN, pursuant to Section 153, Article II of the Code of the City of Ocoee, that on TUESDAY, AUGUST 20, 2024, at 6:15 P.M., or as soon thereafter as practical, the OCOEE CITY COMMISSION will hold a PUBLIC HEARING at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the adoption of the following resolution:

ORDINANCE 24-28
AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING MULTIPLE PARCELS OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 4.102 +/- ACRES LOCATED SOUTH AND EAST OF RAILROAD AVENUE AND WEST OF N WEST CROWN POINT ROAD FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-1B RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.



PERSONAL PROPERTY OF THE FOLLOWING TENANTS WILL BE SOLD FOR CASH TO SATISFY RENTAL LIENS IN ACCORDANCE WITH FLORIDA STATUTES, SELF STORAGE FACILITY ACT, SECTIONS 83.806 AND 83.807. CONTENTS MAY INCLUDE TOOLS, FURNITURE, BEDDING, KITCHEN, TOYS, GAMES, HOUSEHOLD ITEMS, PACKED CARTONS, CARS, TRUCKS, ETC. THERE IS NO TITLE FOR VEHICLES SOLD AT LIEN SALE. OWNERS RESERVE THE RIGHT TO BID ON UNITS. LIEN SALE TO BE HELD ONLINE ENDING TUESDAY AUGUST 27, 2024 AT 12:00 PM. VIEWING AND BIDDING WILL ONLY BE AVAILABLE ONLINE AT WWW.STORAGE-TREASURES.COM BEGINNING AT LEAST 5 DAYS PRIOR TO THE SCHEDULED SALE DATE AND TIME.

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



ORANGE COUNTY

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-002301-O
 Division
IN RE: ESTATE OF KHUMOYUN KHODJAEV Deceased.
 The administration of the estate of Khumoyun Khodjaev, deceased, whose date of death was March 8, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is August 8, 2024.
Personal Representative:
 /s/ Bobirjon Khodjaev
 Bobirjon Khodjaev
 1326 Lake Biscayne Way
 Orlando, Florida 32824
 /s/ Bradley J. Busbin
 Bradley J. Busbin, Esquire
 Florida Bar No. 0127504
 Busbin Law Firm, P.A.
 2295 S. Hiwassee Rd., Ste. 207
 Orlando, FL 32835
 Email: Brad@BusbinLaw.com
 Telephone: (407) 955-4595
 Fax: (407) 627-0318
 August 8, 15, 2024 24-02535W


FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-002034-O
IN RE: ESTATE OF MACAYLA PATTERSON, Deceased.
 The administration of the Estate of Maycayla Patterson, deceased, whose date of death was September 22, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
 All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is August 8, 2024.
Personal Representative:
 JANELL GAINES
 9679 Hollyhill Drive
 Orlando, FL 32824
 /s/ Hung V. Nguyen
 HUNG V. NGUYEN, ESQ.
 Florida Bar Number 597260
 THE NGUYEN LAW FIRM
 Attorneys for Personal Representative
 2020 Ponce de Leon Blvd., Suite 1105B
 Coral Gables, FL 33134
 Phone: (786) 600-2530
 Fax: (844) 838-5197
 E-Mail: hung@nguyenlawfirm.net
 August 8, 15, 2024 24-02500W

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 48-2024-CP-002503-O
IN RE: ESTATE OF DANELLA SWAIN SCHULER, Deceased.
 The administration of the Estate of deceased whose date of death was January 23, 2024, is pending in the Circuit Court for Orange County, Florida, 425 North Orange Avenue Orlando Florida 32801 File Number 48-2024-CP-002503-O. 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED 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 AUGUST 8, 2024.
Personal Representative
 Elizabeth Ann Schuler Marsh
 12844 Florida Avenue
 Astatula, Florida 34705
 Personal Representatives' Attorney
 C. NICK ASMA ESQ.
 ASMA & ASMA P.A.
 884 South Dillard St.
 Winter Garden FL 34787
 FL Bar No. 43223
 Phone 407-656-5750
 Fax 407-656-0486
 Nick.asma@asmapa.com
 August 8, 15, 2024 24-02533W

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
Case No. 2024-CP-002491-O
 Division 01
IN RE: ESTATE OF JOAN ELIZABETH HALLINAN, Deceased.
 The administration of the estate of JOAN ELIZABETH HALLINAN, deceased, whose date of death was June 9, 2024, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is August 8, 2024.
WILLIAM F. HALLINAN
Personal Representative
 826 Broadway
 Dunedin, FL 34698
 G. Andrew Gracy
 Attorney for Personal Representative
 Florida Bar No. 570451
 Peebles & Gracy, P.A.
 826 Broadway
 Dunedin, Florida 34698
 Telephone: (727) 736-1411
 Fax: (727) 734-0701
 Email: Andrew@ppeblesandgracy.com
 August 8, 15, 2024 24-02501W

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-2330-O
IN RE: ESTATE OF CARL WILLIAM NEIDHART, Deceased.
 The administration of the estate of Carl William Neidhart, deceased, whose date of death was May 24, 2024, 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 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 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 August 8, 2024.
Personal Representative:
 Herman Thomas Stocks
 100 S. Eola Drive, Unit 904
 Orlando, Florida 32801
 Attorney for Personal Representative:
 Wesley T. Dumaway Esq.
 E-Mail Addresses:
 wtdfilings@kovarlawgroup.com
 Florida Bar No. 98385
 Kovar Law Group
 111 N. Orange Ave., Ste. 800
 Orlando, FL 32801
 Telephone: 407-603-6652
 August 8, 15, 2024 24-02503W

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-002396-O
 Division 09
IN RE: ESTATE OF STEVEN M PENCIAK Deceased.
 The administration of the estate of STEVEN M PENCIAK, deceased, whose date of death was June 18, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is August 8, 2024.
 /s/ Karen Midkiff
Personal Representative
 4156 Martindale Loop
 Winter Haven, FL 33884
 /s/ Donald Gervase
 Attorney for Personal Representative
 Florida Bar No. 95584
 Provision Law PLLC
 310 S. Dillard St. Ste 140
 Winter Garden, FL 34787
 Telephone: 407-287-6767
 Email: dgervase@provisionlaw.com
 August 8, 15, 2024 24-02502W



Q 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.

Q 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.

Q 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.

Q 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.

Q 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](https://legals.businessobserverfl.com)
To publish your legal notice email: legal@businessobserverfl.com

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-002241-O
IN RE: ESTATE OF AMANDA ALLEN BOOKER, a/k/a AMANDA BOOKER, Deceased.
 The administration of the estate of AMANDA ALLEN BOOKER a/k/a AMANDA BOOKER, deceased, whose date of death was January 7, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801; FILE NO. 2024-CP-002241-O. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
 Notwithstanding the time period set forth above, any claim filed two (2) years of more after the decedent's date of death is barred.
 The date of first publication of this notice is August 8, 2024.
FRANCES EVON DIXSON
Personal Representative
 Address: 8344 Falling Rocks Way
 Lithonia, Georgia 30058
 LYNN WALKER WRIGHT, ESQ.
 Lynn Walker Wright, P.A.
 Florida Bar No.: 0509442
 2813 S. Hiwassee Road, Suite 102
 Orlando, Florida 32835
 Telephone: (407) 656-5500
 Facsimile: (406) 656-5898
 E-Mail: Mary@lynnwalkerwright.com
 Lynn@lynnwalkerwright.com
 Attorney for Estate
 August 8, 15, 2024 24-02504W

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-002794-O
IN RE: ESTATE OF JESUS ROBERTO RAMIREZ II, Deceased.
 The administration of the estate of JESUS ROBERTO RAMIREZ II, Deceased, whose date of death was July 19, 2021, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is August 8, 2024.
JESUS ROBERTO RAMIREZ SOLIS,
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
 August 8, 15, 2024 24-02534W



PUBLISH YOUR LEGAL NOTICE

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

or email **legal@businessobserverfl.com**

Business Observer

ORANGE COUNTY

--- ACTIONS/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. 2014-CA-012645-O
U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-8, Home Equity Pass-Through Certificates, Series 2006-8, Plaintiff,
vs.
Dieula Bury Aladin A/K/A Dieula B. Aladin, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2014-CA-012645-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-8, Home Equity Pass-Through Certificates, Series 2006-8 is the Plaintiff and Dieula Bury Aladin A/K/A Dieula B. Aladin; Hofernio J. Aladin; 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; Waterford Trails Homeowners' Association, Inc.; Tenant N1/K/A Stephani Aladin names being fictitious to account for parties in possession are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangeclerk.realforeclose.com, beginning at 11:00 AM on the 10th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 322, WATERFORD TRAILS PHASE 2, EAST VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 112 THROUGH 119, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 TAX ID: 19-22-32-9085-03-220
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 2nd day of August, 2024.
 By /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St, Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 File # 20-F01660
 August 8, 15, 2024 24-02491W

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. 2017-CA-007663-O
JAMES B. NUTTER & COMPANY, Plaintiff,
vs.
ANA LYDIA PADRO MERCADO A/K/A ANA LYDIA PADRO A/K/A ANA L. PADRO, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 24, 2018, and entered in 2017-CA-007663-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein JAMES B. NUTTER & COMPANY is the Plaintiff and ANA LYDIA PADRO MERCADO A/K/A ANA LYDIA PADRO A/K/A ANA L. PADRO; VALENCIA GREENS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on August 27, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 73, VALENCIA GREENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 144, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 8853 LAMBERT LANE, ORLANDO, FL 32825
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County; ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
 Dated this 2 day of August, 2024.
 By: /s/ Amanda Murphy
 Amanda Murphy, Esquire
 Florida Bar No. 81709
 Communication Email: amanda.murphy@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 17-075325 - NaC
 August 8, 15, 2024 24-02531W

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN THAT PINE VALLEY FL 2022 LLC AND SECURED PARTY 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: 2022-1311
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: HICKORY LAKE ESTATES V/4 LOT 16
 PARCEL ID # 06-24-27-3548-00-160
 Name in which assessed: CLARENCE K STONE 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, Sep 19, 2024.
 Dated: Aug 01, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 August 8, 15, 22, 29, 2024
 24-02447W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN THAT PINE VALLEY FL 2022 LLC AND SECURED PARTY 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: 2022-1435
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: GROVE RESORT AND SPA HOTEL CONDOMINIUM 3 20180109061 UNIT 3715
 PARCEL ID # 31-24-27-3000-37-150
 Name in which assessed: ADELE GROUP 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, Sep 19, 2024.
 Dated: Aug 01, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 August 8, 15, 22, 29, 2024
 24-02448W

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN THAT FIG 20 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: 2022-2221
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: WEKIVA HIGHWAY PARK M/49 LOTS 15 16 & 17 BLK A
 PARCEL ID # 10-21-28-9104-01-150
 Name in which assessed: RUTH E SNOW
 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, Sep 19, 2024.
 Dated: Aug 01, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 August 8, 15, 22, 29, 2024
 24-02449W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN THAT FIG 20 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: 2022-2823
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: YOGI BEARS JELLYSTONE PK CAMP RESORT (APOPKA) 3347/2482 UNIT 605
 PARCEL ID # 27-21-28-9805-00-605
 Name in which assessed: KENNETH POMEROY, DIANA POMEROY
 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, Sep 19, 2024.
 Dated: Aug 01, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 August 8, 15, 22, 29, 2024
 24-02450W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN THAT FIG 20 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: 2022-3079
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: S 200 FT OF N 794 FT OF E1/2 OF SE1/4 OF SE1/4 (LESS E 60 FT FOR RD R/W PER OR 4038/2702) SEC 02-22-28
 PARCEL ID # 02-22-28-0000-00-022
 Name in which assessed: DAVE B HOWELL & ASSOCIATES 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, Sep 19, 2024.
 Dated: Aug 01, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 August 8, 15, 22, 29, 2024
 24-02452W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN THAT FIG 20 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: 2022-6499
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: HOME ACRES M/97 LOTS 1 THROUGH 4 (LESS E 15 FT THEREOF) LOT 5 & VACATED ST PER 210/254 ON W AND VAC R/W PER ORB 317/316 ON S & LOT 6 LOT 16 BLK K
 PARCEL ID # 01-22-29-3712-11-010
 Name in which assessed: BENJAMIN PARTNERS LTD
 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, Sep 19, 2024.
 Dated: Aug 01, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 August 8, 15, 22, 29, 2024
 24-02455W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN THAT FIG 20 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: 2022-8471
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: GRIFFITHS ADDITION T/5 LOT 15 BLK A (LESS S 30 FT R/W)
 PARCEL ID # 30-22-29-3216-01-150
 Name in which assessed: CLINTON F BARNES SR
 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, Sep 19, 2024.
 Dated: Aug 01, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 August 8, 15, 22, 29, 2024
 24-02457W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN THAT PINE VALLEY FL 2022 LLC AND SECURED PARTY 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: 2022-9208
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: H W FULLER SUB J/135 THE S 21.7 FT LOT 3 & ALL LOT 4
 PARCEL ID # 36-22-29-2900-00-031
 Name in which assessed: ECOTONE 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, Sep 19, 2024.
 Dated: Aug 01, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 August 8, 15, 22, 29, 2024
 24-02458W

Q&A
Are internet-only legal notices sufficient?
 No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfill all of those standards.
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
 To publish your legal notice email: legal@businessobserverfl.com
 WB27_245

ORANGE COUNTY

--- TAX DEEDS ---

Table with 6 columns of tax deed notices. Each notice includes: FIRST INSERTION, NOTICE OF APPLICATION FOR TAX DEED, NOTICE IS HEREBY GIVEN that... CERTIFICATE NUMBER, YEAR OF ISSUANCE, DESCRIPTION OF PROPERTY, PARCEL ID #, Name in which assessed, and a signature block with the County Comptroller and Deputy Comptroller's names and dates.

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
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

ORANGE COUNTY SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

Second Insertion 1: NOTICE OF APPLICATION FOR TAX DEED. NOTICE IS HEREBY GIVEN that ATCF II FLORIDA-A 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: 2022-8669...

Second Insertion 2: NOTICE OF APPLICATION FOR TAX DEED. NOTICE IS HEREBY GIVEN that FIG 20 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: 2022-12829...

Second Insertion 3: NOTICE 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 assessed are as follows: CERTIFICATE NUMBER: 2022-17003...

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

ORANGE COUNTY
SUBSEQUENT INSERTIONS

TAX DEEDS

NEW NEIGHBORS WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house... WOULDNT YOU WANT TO KNOW? BE INFORMED Read public notices to find out what's going on in your community. FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

THIRD INSERTION Effective Aug. 19, 2024, WellMed at Apopka will be relocating. NEW LOCATION Optum - Park Avenue 202 N. Park Ave. Apopka, FL 32703 Phone: 1-407-889-4711 Fax: 1-407-889-7742

THIRD INSERTION Effective Sept. 1, 2024, Dean Behner, MD, will no longer be providing care at WellMed / Optum. Patients of Dr. Behner may continue care at WellMed / Optum. Patients can obtain copies of their medical records at: WellMed at Apopka 125 S. Park Ave. Apopka, FL 32703 Phone: 1-407-886-1171

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon.

CHECK OUT YOUR LEGAL NOTICES floridaublicnotices.com

Q&A What is a public notice? A public notice is information intended to inform citizens of government activities.

FOURTH INSERTION NOTICE OF ACTION IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CC-006985-O

FOURTH INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

DESCRIPTION OF PROPERTY: WOODBRIDGE ON THE GREEN 19/52 PT OF LOT 18 DESC AS BEG SE COR LOT 18 TH W 296.27 FT TO SW COR TH N 18 DEG W 11.21 FT N 78 DEG E 306.19 FT S 73.11 FT TO POB

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon.

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

FOURTH INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-004929-O

FOURTH INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-001980-O

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon.

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

THIRD INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-005249-O

THIRD INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-004971-O

FOURTH INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-001980-O

FOURTH INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-001980-O

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon.

THIRD INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-005249-O

THIRD INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-005249-O

THIRD INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-005249-O

THIRD INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-005249-O

THIRD INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-005249-O

THIRD INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-005249-O

THIRD INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-005249-O

THIRD INSERTION NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-005249-O

CHECK OUT YOUR LEGAL NOTICES floridaublicnotices.com

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

| | | | | | |
|--|--|--|--|--|---|
| <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-3864 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: LAKE SHERWOOD HILLS PHASE 3 UNIT 1 PB 13/2 LOT 5-C PARCEL ID # 22-22-28-4760-05-031 Name in which assessed: PROVIDENT TRUST GROUP 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02182W</p> | <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FNA DZ 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: 2022-4033 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: AVONDALE N/1 LOTS 41 & 42 BLK 12 PARCEL ID # 25-22-28-0352-12-410 Name in which assessed: REGINALD TODD HEWITT 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02183W</p> | <p>FOURTH 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: 2022-4538 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: HAMPTONS AT METROWEST 7830/2283 UNIT 105 BLDG 33 PARCEL ID # 01-23-28-3287-33-105 Name in which assessed: THOMAS JOSEPH ARENA 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02184W</p> | <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-5624 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: DISCOVERY PALMS CONDOMINIUM 8076/894 UNIT 203 BLDG 18 PARCEL ID # 23-24-28-2041-18-203 Name in which assessed: RAG COMERCIO DE PRODUTOS AGRO-PASTOR LTDA 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02185W</p> | <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-8207 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: WEST CENTRAL PARK REPLAT H/96 LOT 2 (LESS W 50 FT) & ALL LOT 3 BLK D PARCEL ID # 27-22-29-9144-04-021 Name in which assessed: PROPERTY SCHOLARS INVESTMENT GROUP 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02186W</p> | <p>FOURTH 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: 2022-8968 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: J B MAGRUDERS RESURVEY F/89 LOT 26 BLK 1 B PARCEL ID # 34-22-29-5464-01-260 Name in which assessed: SUSAN L ELLIS 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02187W</p> |
| <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-9463 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: ANGENBILT ADDITION H/79 THE S 75 FT OF LOT 20 BLK 46 PARCEL ID # 03-23-29-0180-46-200 Name in which assessed: KINGDOM CHURCH INC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Aug 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02188W</p> | <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-10326 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: ROCKWOOD ESTATES X/20 LOT 4 BLK A PARCEL ID # 14-23-29-7618-01-040 Name in which assessed: FSHS HOLDINGS 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02189W</p> | <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that NAVYGATOR 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: 2022-10569 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: TUSCANY PLACE TOWNHOMES 64/146 LOT 109 PARCEL ID # 16-23-29-8768-01-090 Name in which assessed: 4891 FIORAZANTE LAND 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02190W</p> | <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-10802 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: OAK HILL MANOR UNIT 3 2/101 LOT 101 PARCEL ID # 21-23-29-6027-01-010 Name in which assessed: HALINA J WICYNIAK 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02191W</p> | <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-11501 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: TAFT E/4 LOT 2 BLK F TIER 10 PARCEL ID # 01-24-29-8518-11-202 Name in which assessed: BAYAGUANA ENTERPRISES INC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Aug 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02192W</p> | <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-12803 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: E 100 FT OF W 1000 FT OF S1/2 OF N1/2 OF NE1/4 OF SE1/4 (LESS N 30 FT FOR RD) OF SEC 15-22-30 PARCEL ID # 15-22-30-0000-00-030 Name in which assessed: CLIFFORD JN BAPTISTE 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02193W</p> |
| <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-13093 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: CHENEY HIGHLANDS 2ND ADDITION N/20 LOT 124 PARCEL ID # 23-22-30-1276-01-240 Name in which assessed: PAUL D PADGETT 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02194W</p> | <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-13109 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: DOC 20190489865 - ERROR IN LEGAL - N 100 FT OF S 479.35 FT OF W1/4 OF NW1/4 OF SW1/4 (LESS W 30 FT FOR RD R/W) OF SEC 24-22-30 PARCEL ID # 24-22-30-0000-00-057 Name in which assessed: HOCHIMINS PEREZ DE LA PAZ 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02195W</p> | <p>FOURTH INSERTION NOTICE 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 assessed are as follows: CERTIFICATE NUMBER: 2022-17225 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 25366 ALSO DESC AS N1/2 OF SW1/4 OF SE1/4 OF NW1/4 OF SW1/4 SEC 25 22 32 PARCEL ID # 25-22-32-6215-03-660 Name in which assessed: SAMUEL J VOLPE, ANGELINA VOLPE 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02196W</p> | <p>FOURTH INSERTION NOTICE 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 assessed are as follows: CERTIFICATE NUMBER: 2022-17250 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 25511 ALSO DESC AS S1/2 OF SW1/4 OF SE1/4 OF SE1/4 OF SE1/4 SEC 25-22-32 PARCEL ID # 25-22-32-6215-05-110 Name in which assessed: WALLACE H THURSTON 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02197W</p> | <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TAX BRAKE FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-17413 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: ROCKET CITY UNIT 1 Z/29 A/K/A CAPE ORLANDO ESTATES UNIT 1 1855/292 LOT 17 BLK 17 PARCEL ID # 01-23-32-7597-17-170 Name in which assessed: ANTONIO B BAUTISTA, JOSIE R BAUTISTA 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02198W</p> | <p>FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FNA DZ 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: 2022-17641 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: CAPE ORLANDO ESTATES UNIT 3A 3/101 LOT 21 BLK 2 PARCEL ID # 24-23-32-1165-20-210 Name in which assessed: MAXIM HOMES LLC, BIRCHWOOD EAST 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 29, 2024. Dated: Jul 11, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 18, 25; Aug. 1, 8, 2024 24-02199W</p> |

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