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## ORANGE COUNTY LEGAL NOTICES

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### --- PUBLIC NOTICES ---

#### FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Nemi I Santiago will engage in business under the fictitious name LE MODE ESTHETICS, with a physical address 7200 Lake Eleanor Drive Orlando, FL 32809, with a mailing address 10400 Sparrow Landing Way Orlando, FL 32832, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
October 24, 2024 24-03377W

#### 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 November 15th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309  
40051 2013 Nissan VIN#: 1N4AL3AP0DN479141 Lienor: In and Out Autobody & Repairs 6363 E Colonial Dr Suite G Orlando 407-341-5055 Lien Amt \$6,943.66  
40052 2019 Mercedes VIN#: WDDSJ4GBXKN750022 Lienor: In and Out Autobody & Repairs 6363 E Colonial Dr Suite G Orlando 407-341-5055 Lien Amt \$3,050  
40053 2005 Acura VIN#: JH4CL96845C022299 Lienor: In and Out Autobody & Repairs 6363 E Colonial Dr Suite G Orlando 407-341-5055 Lien Amt \$3,050  
40054 2018 Chevrolet VIN#: 1G1FA1RX4J0173950 Lienor: In and Out Autobody & Repairs 6363 E Colonial Dr Suite G Orlando 407-341-5055 Lien Amt \$3,050  
October 24, 2024 24-03375W

#### FIRST INSERTION

### NOTICE OF PUBLIC HEARING TO CONSIDER THE APPEAL OF THE DEVELOPMENT SERVICES DIRECTOR DETERMINATION OF VESTED RIGHTS OCOEE GATEWAY - LIVE LOCAL ACT AFFORDABLE HOUSING PROJECT

NOTICE IS HEREBY GIVEN, that on **TUESDAY, NOVEMBER 5, 2024, AT 6:15 P.M.** or as soon thereafter as practical, the **OCOEE CITY COMMISSION** will hold an **APPEAL HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Development Services Director's denial of an application submittal for a Large-Scale Preliminary Site Plan under the Live Local Act, Florida Statutes § 166.04151 (the "Act"). The proposed development would consist of 22 apartment buildings supplying 705 multi-family units and 46 single-family lots, 40% of which must meet the requirements of affordable housing under the Act. The property contains approximately 69.32 acres and is assigned parcel ID number(s) 21-22-28-0000-00-021 & 21-22-28-0000-00-029. It is located on the southwest corner of the intersection of White Road and Clarke Road.

Interested members of the public may attend the appeal hearing. The complete case file, including a complete legal description by metes and bounds, may be inspected at the Ocoee Planning Department located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. The Ocoee City Commission may continue the appeal hearing to other dates and times, as it deems necessary. Any continuation of the dates, times, and places of the appeal shall be announced during the hearing, and no further notices regarding this appeal will be published. Any party to the proceeding who desires to further appeal any decision made at this appeal hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the further appeal is based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

Melanie Sibbitt, City Clerk

October 24, 2024

24-03393W

#### FIRST INSERTION

### NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Pursuant to the Florida Statutes, notice is hereby given that the Winter Garden City Commission will hold a public hearing in the City Commission Chambers located at 300 W. Plant Street, Winter Garden, FL on November 14, 2024 at 6:30 p.m., or as soon after as possible, to consider the adoption of the ordinance(s):

#### ORDINANCE 24-40

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING CHAPTER 6 "ALCOHOLIC BEVERAGES" OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES; AMENDING SECTION 6-1 OF THE CITY CODE DEFINING RESTAURANTS; AMENDING AND CLARIFYING SECTION 6-2 OF THE CODE GOVERNING BUSINESS ESTABLISHMENT LOCATIONS NEAR A CHURCH OR SCHOOL; AMENDING AND CLARIFYING SECTION 6-4 OF THE CITY CODE GOVERNING HOURS OF SALE AND SERVICE OF ALCOHOLIC BEVERAGES AT ESTABLISHMENTS WITHIN THE CITY; MODIFYING THE TIME PERIODS THAT ALCOHOLIC BEVERAGES ARE AUTHORIZED TO BE SOLD, SERVED, AND CONSUMED; REQUIRING RESTAURANTS TO DISCONTINUE SELLING AND SERVING ALCOHOLIC BEVERAGES WHEN FOOD SERVICE IS NOT AVAILABLE VIA ONSITE FOOD PREPARATION FACILITIES; AMENDING AND CLARIFYING SECTION 6-5 OF THE CITY CODE GOVERNING POSSESSION, CONSUMPTION OR DISPLAY OF ALCOHOLIC BEVERAGES ON PUBLIC PROPERTY OR ON PREMISES OF UNLICENSED COMMERCIAL ESTABLISHMENTS; AMENDING SECTION 6-7 OF THE CITY CODE GOVERNING PACKAGE STORE SEPARATION REQUIREMENTS TO CREATE AN EXCEPTION FOR INCIDENTAL PACKAGE SALES ASSOCIATED WITH A GROCERY STORE; AND ADDING A NEW SECTION 6-9 TO THE CITY CODE TO OUTLINE POLICIES AND PROCEDURES RELATING TO A NEW EXTENSION OF HOURS PERMIT FOR ALCOHOL SALES; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Copies of the proposed ordinance(s) (which includes the legal description in metes and bounds of the proposed site) may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida. For more information, please call Kelly Carson at 407-656-4111 ext. 2312.

Interested parties may appear at the meetings and be heard with respect to the proposed ordinance(s). Written comments will be accepted before or at the public hearings. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.  
October 24, 2024 24-03396W

#### FIRST INSERTION

**NOTICE OF MEETING**  
Please take notice that on Tuesday, November 12, 2024, at 12:00 p.m., the Board of Directors of HWO, Inc. (the Foundation for a Healthier West Orange) will hold a meeting at 1200 E. Plant St., Suite 200, Winter Garden, FL. At that time, they will consider such business as may properly come before them.  
HWO, Inc. Board of Directors  
October 24, 2024 24-03374W

#### 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 A&M Flips located at 1447 Union Club Drive 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.  
Dated this 21st day of October, 2024.  
Winfrey Holdings LLC  
October 24, 2024 24-03382W

#### 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 Hong Y Duong Herbal Medicine, located at 2751 S CHICKASAW TRAIL UNIT 104, in the City of Orlando, County of Orange, State of FL, 32829, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 16 of October, 2024.  
PINK HEART ACUPUNCTURE & MORE LLC  
2751 S CHICKASAW TRAIL UNIT 104 Orlando, FL 32829  
October 24, 2024 20-03379W

#### 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 AJW Business Solutions located at 14930 Etowah Street 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.  
Dated this 16th day of October, 2024.  
Josanne Jones  
October 24, 2024 20-03380W

#### 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 November 14, 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):

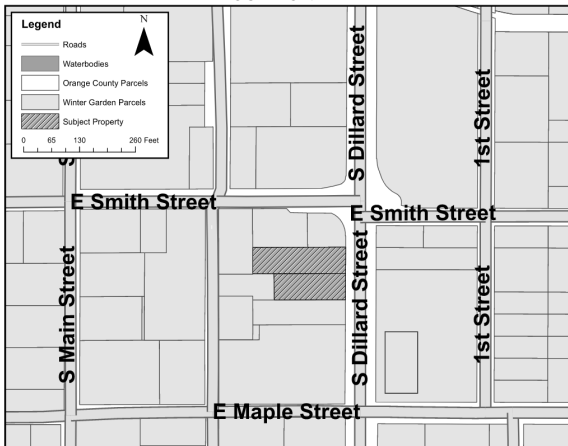
#### ORDINANCE 24-41

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.50 +/- ACRES OF LAND GENERALLY LOCATED AT 210 SOUTH DILLARD STREET & 214 SOUTH DILLARD STREET, WEST OF SOUTH DILLARD STREET, SOUTH OF EAST SMITH STREET, NORTH OF EAST MAPLE STREET, AND EAST OF SOUTH WOODLAND STREET; FROM C-3 (PROFESSIONAL OFFICE DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT) AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE DILLARD STREET MIXED USE BUILDING PCD; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Copies of the proposed ordinance(s) (which includes the legal description in metes and bounds of the proposed site) may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida. For more information, please call Shane Friedman at 407-656-4111 ext. 2026.

Interested parties may appear at the meetings and be heard with respect to the proposed ordinance(s). Written comments will be accepted before or at the public hearings. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

#### LOCATION MAP



October 24, 2024

24-03394W

#### FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Rafael Reyes / Z-ENERGY LLC will engage in business under the fictitious name ZENERGY H2O, with a physical address 8751 Commodity Cir Ste 9 Orlando, FL 32819, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
October 24, 2024 24-03376W

#### 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 November 14, 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):

#### ORDINANCE 24-42

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.26 +/- ACRES LOCATED AT 1253 NORTH WEST CROWN POINT ROAD, WEST OF VICTORIA WAY, SOUTH OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD, AND NORTH OF MACY DU LANE INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

#### ORDINANCE 24-43

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.26 +/- ACRES LOCATED AT 1253 NORTH WEST CROWN POINT ROAD, WEST OF VICTORIA WAY, SOUTH OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD, AND NORTH OF MACY DU LANE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

#### ORDINANCE 24-44

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.26 +/- ACRES LOCATED AT 1253 NORTH WEST CROWN POINT ROAD, WEST OF VICTORIA WAY, SOUTH OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD, AND NORTH OF MACY DU LANE FROM ORANGE COUNTY A-1 CITRUS RURAL DISTRICT TO CITY R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed ordinance(s) (which includes the legal description in metes and bounds of the proposed site) may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida. For more information, please call Amber McDonald at 407-656-4111 ext. 5427.

Interested parties may appear at the meetings and be heard with respect to the proposed ordinance(s). Written comments will be accepted before or at the public hearings. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

#### LOCATION MAP



October 24, 2024

24-03395W

#### 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 NOVEMBER 25, 2024

CHRISTIAN BROTHERS AUTOMOTIVE OCOEE 1140 MAGUIRE ROAD

2020 CHRY 2C4RC1BG3LR125051 \$684.41  
1999 ISU JACDJ58X2X7918605 \$672.93

PRECISION AUTO BODY OF ORLANDO 6550 HOFFNER AVE 2022 TESL 5YJ3E1EA7NF343709 \$11,258.75

HOLLER HONDA 2211 N SEMORAN BLVD 2020 HOND 1HGCVF1F38LA131490 \$1124.95

CLASSIC MAZDA 1983 N SEMORAN BLVD 2016 MAZD JM3TCADY9G0108175 \$816.59

GEAR PRO TRANSMISSION AND AUTO REPAIR 1207 W CENTRAL BLVD 1998 HOND 1HGC-G1656WA061147 \$3636.79

KINGS AUTO 102 S KIRKMAN RD 2019 AUDI WA1VAAF7KD024315 \$29,218.05

KIKI AUTO REPAIR BODY SHOP 6127 OLD CHENEY HWY 2022 RAM 3C63RRGL8NG416153 \$34,820.00

PRECISION AUTO BODY OF ORLANDO 6550 HOFFNER AVE 2014 TOYT 4T4BF1FK6ER395356 \$11,029.08

DIESEL SPECIALIST OF ORLANDO 9400 SIDNEY HAYES ROAD 2005 FORD 1FDWE3P55HA30134 \$1456.32

KEY AUTO REPAIR 102 W WETHERBEE ROAD 2009 FORD 1ZVHT80N29511246 \$4386.23

SALE DATE DECEMBER 30, 2024  
CLASSIC CUSTOMS & RESTORATIONS LLC 5001 W SAND LAKE RD 1971 CHEV 16647Y131432 \$3,392.50

PODIUM COLLISION 5627 EDGEWATER DR. UNIT A 2020 CHEV 3GCPYFED3LG126746 \$22,735.15  
October 24, 2024 24-03398W

NEW NEIGHBORS  
WE ALL LOVE A CONVENIENT GAS STATION, but when there are plans to put one on the property next to your house...  
WOULDN'T YOU WANT TO KNOW?  
GAS  
Shop  
BE INFORMED  
Read public notices to find out what's going on in your community.  
FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE  
PUBLIC NOTICE DAY JAN 24 2018  
FLORIDA PUBLIC NOTICES  
Florida's Business Observer  
FloridaPublicNotices.com

## ORANGE COUNTY

--- ESTATE ---

## FIRST INSERTION

**NOTICE OF PUBLIC SALE:**  
Notice is hereby given that on 11/19/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 9712 S ORANGE AVENUE ORLANDO, FL 32824 pursuant to Florida Statute 713.585. 4T1BF1FK-9GU208866 2016 TOYT 19605.28 JN8AS5MT2CW613727 2012 NISS 10671.40 5YJ3E1EA4JF035245 2018 TESL 15826.67 Lienor Name: FACTORY FINISH, INC. Lienor Telephone #: 813-697-1791 MV License #: MV102843 Location of Vehicles: 9712 S ORANGE AVENUE ORLANDO, FL 32824  
October 24, 2024 24-03384W

## FIRST INSERTION

**NOTICE OF PUBLIC SALE:**  
Notice is hereby given that on 11/19/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 9712 S ORANGE AVENUE ORLANDO, FL 32824 pursuant to Florida Statute 713.585. KNDMB-5C17G6104604 2016 KIA 8062.44 5N1AT3BB4MC725550 2021 NISS 10850.07 2C3CDZAG5FH873432 2015 DODG 12851.05 Lienor Name: FACTORY FINISH, INC. Lienor Telephone #: 813-697-1791 MV License #: MV102843 Location of Vehicles: 9712 S ORANGE AVENUE ORLANDO, FL 32824  
October 24, 2024 24-03383W

## 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 Walgreens Gene & Cell Services #21574 located at 104 Wilmot Road MS 144E in the County of Orange, in the City of Deer Field, IL 60015 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated at Orange, Florida, this 11 day of October, 2024.  
Walgreens Specialty Pharmacy, LLC  
October 24, 2024 20-03378W

## 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 PRESTIGE TRANSACTION ADVISORS located at 5701 Gatlin Ave Apt 124 in the City of Orlando, Orange County, FL 32822 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 26th day of August, 2024.  
Diana Contin Mirt  
October 24, 2024 24-03381W

## FIRST INSERTION

**NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA**  
Pursuant to the Florida Statutes, notice is hereby given that the Winter Garden City Commission will hold a public hearing in the City Commission Chambers located at 300 W. Plant Street, Winter Garden, FL on November 14, 2024 at 6:30 p.m., or as soon after as possible, to consider the adoption of the ordinance(s):  
ORDINANCE 24-46

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN, FLORIDA. AMENDING CHAPTER 78 "UTILITIES" TO CREATE A NEW SECTION 78-3, "NATURAL GAS INSTALLATION"; PROVIDING FOR INSTALLATION OF NATURAL GAS LINES WITHIN NEW PLATTED SUBDIVISIONS AND RE-PLATS OF EXISTING SUBDIVISIONS PROVIDING FOR DEVELOPER PAYMENT OF COSTS OF INSTALLATION AND MATERIALS; PROVIDING FOR COST SHARING FOR GAS MAIN EXTENSIONS UNDER CERTAIN CONDITIONS; PROVIDING FOR CONSTRUCTION OF INSTALLATION AND MAIN EXTENSION; PROVIDING FOR EASEMENTS AND PERMITS; PROVIDING FOR OWNERSHIP AND MAINTENANCE; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

Copies of the proposed ordinance(s) (which includes the legal description in metes and bounds of the proposed site) may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida. For more information, please call Kelly Carson at 407-656-4111 ext. 2312.

Interested parties may appear at the meetings and be heard with respect to the proposed ordinance(s). Written comments will be accepted before or at the public hearings. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.  
October 24, 2024 24-03397W

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
PNG 6100, LLC gives notice and intent to sell, for nonpayment of storage fees per FL Statute 83.805-806 by Colleen Marie Kidd & Nissan Motor Acceptance Company LLC the following vehicle on 11/12/2024 at 8:30AM at 6100 S Semoran Blvd #B6, Orlando, FL 32822. Said company reserves the right to accept or reject any and all bids.  
2018 NISS  
VIN# 3N1AB7AP6JY341349  
October 24, 31, 2024 24-03399W

## FIRST INSERTION

**Notice of Self Storage Sale**  
Please take notice Orlando Self Storage located at 12611 International Drive, Orlando FL 32821 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 11/11/2024 at 11:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Zedekiah Preston Ford unit #1008. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
October 24, 31, 2024 24-03373W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-002217-O**  
IN RE: ESTATE OF ARDITH JUNE ROYER A/K/A JUNE ROYER  
Deceased.  
The administration of the estate of ARDITH JUNE ROYER A/K/A JUNE ROYER, deceased, whose date of death was December 28, 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 DATE OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 October 24, 2024.

**Personal Representative:**  
**Oliver Simon White**  
1922 Circle Ginny  
Middletown, Ohio 45044  
Attorney for Personal Representative:  
/s/ Heather Kirson  
HEATHER C. KIRSON  
Attorney for Petitioner  
Florida Bar Number: 00443359  
The Elder Law Center of  
Kirson & Fuller  
1407 East Robinson Street  
Orlando, Florida 32801  
Telephone: (407) 422-3017/  
Fax: (407) 730-7101  
E-Mail: hkirson@kirsonfuller.com  
Secondary E-Mail:  
knasca@kirsonfuller.com  
October 24, 31, 2024 24-03405W

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:  
1967 Mobile Home, VIN DF7M57582, and the contents therein, if any, abandoned by previous owners and tenants, Israel Rocha Brenes and Aurora Martinez  
On November 7, 2024, at 9:00am at Oakridge Village Mobile Home Park, 5909 Ozark Avenue, Orlando, Florida 32809.

By: /s/ Sheryl A. Edwards  
SHERYL A. EDWARDS  
Florida Bar No. 0057495  
sedwards@edwards-lawfirm.com  
THE EDWARDS LAW FIRM, PL  
500 S. Washington Boulevard,  
Suite 400  
Sarasota, Florida 34236  
Telephone: (941) 363-0110  
Facsimile: (941) 952-9111  
Attorneys for Oakridge Village Mobile Home Park  
October 24, 31, 2024 24-03372W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY FLORIDA  
PROBATE DIVISION  
**CASE NO.: 2024-CP-002028-O**  
IN RE: ESTATE OF SYLVIA PRINCE WOOLLEY A/K/A SYLVIA PRINCE SUTTON A/K/A SYLVIA SUTTON  
Deceased.  
The administration of the estate of Sylvia Prince Woolley a/k/a Sylvia Prince Sutton a/k/a Sylvia P. Sutton a/k/a Sylvia Sutton, deceased, whose date of death was November 12, 2023, is pending in the Ninth Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF 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 Personal Representative 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 Florida Statutes Section 732.213-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this notice is October 24, 2024.  
**Sara Marie Bircher,**  
**Personal Representative**  
Joanna J. Payette, Esq.  
Attorney for Sara Marie Bircher  
Florida Bar Number: 1048864  
Orange Blossom Law PLLC  
1133 Louisiana Avenue, Suite 116  
Winter Park, FL 32789  
Telephone: (407) 748-4887  
E-Mail:  
joanna@orangeblossomlaw.com  
Secondary E-Mail:  
info@orangeblossomlaw.com  
October 24, 31, 2024 24-03370W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-001213-O**  
Division: Probate  
IN RE: ESTATE OF PENNY STURDEVANT  
Deceased.

The administration of the estate of PENNY STURDEVANT, deceased, whose date of death was December 16, 2022, is pending in the Circuit Court for LAKE County, Florida, Probate Division, the address of which is 550 W. Main St., Tavares, FL 32778. 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 October 24, 2024.

**Personal Representative:**  
**TABITHA LYPKE**  
12506 Bergstrom Bay Dr.  
Riverview, Florida 33579  
Attorney for Personal Representative:  
KARLA MARIE CAROLAN, ESQ.  
Attorney  
Florida Bar Number: 0055321  
ALL LIFE LEGAL PA  
10009 Park Place Ave  
Riverview, FL 33578  
Telephone: (813) 671-4300  
Fax: (813) 671-4305  
E-Mail: courtffiling@alllifelegal.com  
Secondary E-Mail:  
kmarcolan@alllifelegal.com  
October 24, 31, 2024 24-03403W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-001746-O**  
Division  
IN RE: ESTATE OF QUINTIN RASHAD JONES  
Deceased.

The administration of the estate of Quintin Rashad Jones, deceased, whose date of death was March 31, 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 October 24, 2024.

**Petitioner:**  
**/s/ Alvin L. Jones**  
**Alvin L. Jones**  
1512 Lake Rhea Drive  
Windermere, Florida 34786  
Attorney for Personal Representative:  
**/s/ Bradley J. Busbin**  
Bradley J. Busbin  
E-mail Addresses:  
brad@busbinlaw.com  
Florida Bar No. 127504  
Busbin Law Firm, P.A.  
2295 S. Hiwassee Rd., Suite 207  
Orlando, Florida 32835  
Telephone: (407) 955-4595  
October 24, 31, 2024 24-03367W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**FILE NO. 2024-CP-002430-O**  
IN RE: ESTATE OF PATRICIA SUE KEMPSTER,  
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of PATRICIA SUE KEMPSTER, deceased, File Number 2024-CP-002430-O, 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 INTERESTED PERSON ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is October 24, 2024.

**GARY BATES**  
**Personal Representative**  
6023 Fox Point Road  
Fredericksburg, VA 22407  
Frank G. Finkbeiner, Attorney  
Florida Bar No. 146738  
445 W. Colonial Drive  
P.O. Box 1789  
Orlando, FL 32802-1789  
(407) 423-0012  
Attorney for Personal Representative  
Designated: frank@fgfatlaw.com  
Secondary: charlese@fgfatlaw.com  
October 24, 31, 2024 24-03391W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 24-CP-003074-O**  
IN RE: ESTATE OF GUSTAVO A. COTO,  
Deceased.

The administration of the Estate of Gustavo A. Coto, deceased, whose date of death was July 21, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 October 24, 2024.

**Personal Representative:**  
**Yvette Urquhart**  
1910 Haven Boulevard  
Tampa, Florida 33613  
Attorney for Personal Representative:  
**SEQ CHAPTER \h \r 1**  
Elaine N. McGinnis  
Florida Bar Number: 725250  
324 N. Dale Mabry Highway, Suite 100  
Tampa, FL 33609  
Telephone: (813) 851-3380  
E-Mail: elaine@estatelawtampa.com  
October 24, 31, 2024 24-03369W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-003038-O**  
IN RE: ESTATE OF JAMES RENE PROCHET,  
Deceased.

The administration of the estate of JAMES RENE PROCHET, deceased, whose date of death was July 15, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 October 24, 2024.

**TALAPAUQUA PROCHET**  
**Personal Representative**  
9509 8th Avenue  
Orlando, FL 32824  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jriviera@hnh-law.com  
October 24, 31, 2024 24-03404W

October 24, 31, 2024 24-03407W

ORANGE COUNTY

---ESTATE / ACTIONS / SALES---

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001746-0
Division
IN RE: Estate of JUDITH ANN MOTT, a/k/a JUDITH A. MOTT, a/k/a JUDITH MOTT, Deceased.

The administration of the estate of JUDITH ANN MOTT, a/k/a JUDITH A. MOTT, a/k/a JUDITH MOTT, deceased, whose date of death was MAY 29, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF 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 THIS NOTICE ON THEM. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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-003168-0
IN RE: ESTATE OF GWENDOLYN HARRIS, Deceased.

The administration of the estate of GWENDOLYN HARRIS, Deceased, whose date of death was June 12, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003168-0
IN RE: ESTATE OF PATRICIA SUE KEMPSTER, Deceased.

The administration of the estate of Emmett T. Collins, Jr., deceased, whose date of death was January 24, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 355, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-005272-0
THE VILLAS AT SIGNAL HILL PROPERTY OWNERS ASSOCIATION, INC, a Florida non-profit Corporation, Plaintiff,

vs. MARIYLN HOLLINGSWORTH; SHANDON HOLLINGSWORTH, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated October 17, 2024 entered in Civil Case No.: 2024-CA-005272-0 of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Orlando, Florida, Foreclosure Sale will be held online via the Internet at www.myorangeclerk. realforeclose.com pursuant to Judgment or Order of the Court and Chapter 45, Florida Statutes, at 11:00 AM on FEBRUARY 18, 2025 the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 29, THE VILLAS AT SIGNAL HILL, UNIT 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 116, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA A/K/A: 4710 HATTERAS COURT, ORLANDO, FL 32808. 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.

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. 482019CA007194A0010X
Wells Fargo Bank, N.A., Plaintiff,

vs. Jesus Emilio Rivera a/k/a Jesus E. Rivera, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 482019CA007194A0010X of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Jesus Emilio Rivera a/k/a Jesus E. Rivera; Unknown Spouse of Jesus Emilio Rivera a/k/a Jesus E. Rivera; Clerk of the Court, Orange County, Florida; Mara L. Santori; Hunter's Creek Community Association, Inc. are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangeclerk. realforeclose.com, beginning at 11:00 AM on the 8th day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 6, OF HUNTERS CREEK TRACT 245, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, PAGES 19 THROUGH 25, INCLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TAX ID: 32-24-29-3611-00-060 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 22ND DAY OF OCTOBER, 2024.

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY
CASE NO. 2024-CA-007063-0
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ALLAN CRUICKSHANK A/K/A ALLAN M. CRUICKSHANK, et al., Defendants.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF ELSA MAHON A/K/A ELSA NADIA MAHON A/K/A ELSA MARIE MAHON, WHETHER SIAD UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 75, BEL-AIRE WOODS SEVENTH ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 129, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Lauren A. Bromfield, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before a date which is within thirty (30) days after the first publication of this Notice in 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 this 16th day of October, 2024. Tiffany Moore Russell Clerk of Courts /s/ Raline Bahadr Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801 Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 24-09425FL October 24, 31, 2024 24-03364W

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-003746-0
GITSIT SOLUTIONS, LLC, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVEISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JESSIE EARL WHITE, DECEASED; ET AL, Defendant(s).

To the following Defendant(s): WILLIE HEATH, JR. (Last Known Address: 5515 Carcoma Pointe Way Apt 716, Orlando, FL 32810) MICHELLE WHITE N/K/A GEORGIA EARL LAMONT WHITE (Last Known Address: 3143 DARK SKY DR., HARMONY, FL 34773) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

BOOK Y, PAGE 130, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PROPERTY ADDRESS: 4175 COVINGTON STREET, ORLANDO, FL 32811 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 a date which is within thirty (30) days after the first publication of this Notice in the 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.

This notice is provided pursuant to Administrative Order No. 2010-08 WITNESS my hand and the seal of this Court this 17th day of Oct., 2024. TIFFANY MOORE RUSSELL As Clerk of the Court By: /s/ Raline S. Bahadr As Deputy Clerk Tiffany Moore Russell Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801 October 24, 31, 2024 24-03387W

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2019-CA-015525-0
REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. RELDA GRAY, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2019-CA-015525-0 of the Circuit Court of the 9TH Judicial Circuit in and for ORANGE County, Florida, wherein, LONGBRIDGE FINANCIAL LLC, Plaintiff, and RELDA GRAY, et al., are Defendants, Clerk of Court, Tiffany Moore Russell, will sell to the highest bidder for cash at, www.myorangeclerk.realforeclose.com, at the hour of 11:00 A.M., on the 3rd day of December, 2024, the following described property:

LOT 17, BLOCK 11, CAPE ORLANDO ESTATES UNIT 11A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 107, 108 AND 109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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 CLERK OF THE COURT'S DISABILITY COORDINATOR AT 425 N ORANGE AVENUE, ORLANDO, FL 32801, 407-836-2050, 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 22 DAY OF October, 2024. By: /s/ Michele R. Clancy, Michele R. Clancy, Esq. Florida Bar No. 498661 GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Michele.Clancy@gmlaw.com Email 2: gmforeclosure@gmlaw.com 58341.0612 /JSchwartz October 24, 31, 2024 24-03408W

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2023-CA-016064-0
McCoy Federal Credit Union, Plaintiff, vs. Shirley Richards Graham a/k/a Shirley Graham a/k/a Shirley Moyte, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-CA-016064-0 of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein McCoy Federal Credit Union is the Plaintiff and Shirley Richards Graham a/k/a Shirley Graham a/k/a Shirley Moyte; Unknown Spouse of Shirley Richards Graham a/k/a Shirley Graham a/k/a Shirley Moyte; CSMC 2019-Jr1 Trust; Forest Ridge at Meadow Woods Homeowners' Association, Inc. are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangeclerk.realforeclose.com, beginning at 11:00 AM on the 14th day of November, 2024, the following described property as set forth in said Final Judgment, to wit:

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-006285-0
DAVID STENDEL Plaintiff, v. LIZANDRA MUNOZ, ET AL. Defendants. TO: SEMORAN PINES PHASE II CONDOMINIUM ASSOCIATION, INC., whose last known principal place of business was: 5754 ST. CHRISTOPHER DRIVE ORLANDO, FL 32822 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida, to-wit: CONDOMINIUM UNIT NO. 1, SEMORAN PINES PHASE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM FILED IN OFFICIAL RECORDS BOOK 3457, PAGE 1088, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND COMMON EXPENSES APPURTENANT TO SAID UNIT.

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-002702-0
WELLS FARGO BANK, N.A., Plaintiff, vs. SUSAN M. LAFACE AKA SUSAN LAFACE, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 1, 2024, and entered in Case No. 2024-CA-002702-0 of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Robert V. LaFace, Lake Conway Woods Association Inc, Susan M. LaFace aka Susan LaFace, are defendants, the Orange County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.myorangeclerk.realforeclose.com, Orange County, Florida at 11:00am on the November 4, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. A/K/A 4015 CAROLWOOD ST ORLANDO FL 32812 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 16 day of October, 2024. By: /s/ Justin Ritchie Justin Ritchie, Esq. FL Bar #106621 ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 EService: servealaw@albertellilaw.com CT - 24-003117 October 24, 31, 2024 24-03358W

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2023-CA-002395-0
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-NPLL, Plaintiff, v. MARIA ELENA HEVIA; ET AL, Defendant(s). To the following Defendant(s): MARIA ELENA HEVIA (Last Known Address: 11686 WATER ALLEY, WINDERMERE, FL 34786) UNKNOWN TENANT #1 (Last Known Address: 14519 CREST-ED PLUME DRIVE, WINTER GARDEN, FL 34787) UNKNOWN TENANT #2 (Last Known Address: 14519 CREST-ED PLUME DRIVE, WINTER GARDEN, FL 34787) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 243 OF WATERMARK

PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE(S) 42-43, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PROPERTY ADDRESS: 14519 CRESTED PLUME DRIVE, WINTER GARDEN, FL 34787 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 a date which is within thirty (30) days after the first publication of this Notice in the 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. This notice is provided pursuant to Administrative Order No. 2010-08 WITNESS my hand and the seal of this Court this OCTOBER 17, 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 October 24, 31, 2024 24-03362W

BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDoes@brockandscott.com File # 23-F01707 October 24, 31, 2024 24-03360W

Dated this 17th day of October, 2024. By: /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDoes@brockandscott.com File # 23-F01707 October 24, 31, 2024 24-03360W

What makes public notices in newspapers superior to other forms of notices? Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

ORANGE COUNTY

--- ACTIONS / SALES ---

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023-CA-001305-O U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2020-NR1 MORTGAGE-BACKED NOTES, SERIES 2020-NR1 is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JANET M. MCCORMACK, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Fore-

closure dated April 01, 2024, and Amended Final Judgment dated April 9, 2024 and entered in 2023-CA-001305-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2020-NR1 MORTGAGE-BACKED NOTES, SERIES 2020-NR1 is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JANET M. MCCORMACK, DECEASED; MICHAEL A. MADRID; TAMMY MCCORMACK; TRAVIS MCCORMACK; TAYLOR MCCORMACK; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF ORANGE COUNTY, FLORIDA 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.myorangelclerk.realforeclose.com, at 11:00 AM, on November 14, 2024, the following described property as set forth in said Final Judgment, to wit: THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ORANGE, STATE OF FLORIDA, TO WIT: THE WEST 100 FEET OF THE EAST 630 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 IF THE NE 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST (LESS THE N 60 FEET THEREOF) SUBJECT TO A 30 FOOT R-O-W AGREEMENT ON THE SOUTH, A/K/A PARCEL G, ACCORDING TO THE UNRECORDED PLAT KNOWN AS PLAT OF GUS MILLER. TOGETHER WITH 1985

FIRST INSERTION SPRINGER MOBILE HOME- VIN NUMBERS: GAFL2AE38343511 AND GA-FL2BE38343511. Property Address: 6935 TURQUOISE LANE, ORLANDO, FL 32808 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration,

Osceola County Courthouse, 2 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 17 day of October, 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 22-049612 - GrS October 24, 31, 2024 24-03389W

FIRST INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-008039-O LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE ESTATE OF FRANK A. RICKARDS, DECEASED; et al., Defendant(s). TO: The Estate of Frank A. Rickards, DECEASED Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida: LOT 227, PINEWOOD RESERVE PHASE 2A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE(S) 14 THROUGH 20, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 30 days of publication date, 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 October 17, 2024 Tiffany Moore Russell As Clerk of the Court By: /s/ Li Green As Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801 1184-2326B Ref# 9608 October 24, 31, 2024 24-03385W

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. 2021-CA-009238-O Citizens Bank NA f/k/a RBS Citizens NA, Plaintiff, vs. Trisha Rhea a/k/a T Rhea, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2021-CA-009238-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Citizens Bank NA f/k/a RBS Citizens NA is the Plaintiff and Trisha Rhea a/k/a T Rhea; Unknown Spouse of Trisha Rhea a/k/a T Rhea; Aqua Finance, Inc.; Unknown Spouse of Imogene Harman are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangelclerk.realforeclose.com, beginning at 11:00 AM on the 17th day of December, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 12, BLOCK "A", CRYSTAL LAKE MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "V", PAGE 147, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TAX ID: 06-23-30-1848-01-120 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 22nd day of October, 2024. By: /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com File # 20-F00588 October 24, 31, 2024 24-03401W

FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023-CA-017189-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10, Plaintiff, vs. EUGENE ANTOINE AND CARITENE ANTOINE, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 8, 2024, and entered in 2023-CA-017189-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10 is the Plaintiff and EUGENE ANTOINE; CARITENE ANTOINE; DEERFIELD COMMUNITY ASSOCIATION, INC.; CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION 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.myorangelclerk.realforeclose.com, at 11:00 AM, on December 04, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 5, DEERFIELD PHASE 1D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 66, 67, AND 68, PUBLIC RECORDS OF ORANGE COUN-

TY, FLORIDA. Property Address: 12625 NEWFIELD DR, 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 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 16 day of October, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-113038 - MiM October 24, 31, 2024 24-03390W

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-005368-O NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIA JACKSON, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 07, 2023, and entered in 2022-CA-005368-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIA JACKSON, DECEASED; ACARYA JACKSON; MICHAEL JACKSON 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.myorangelclerk.realforeclose.com, at 11:00 AM, on November 12, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 21, BEACON HILL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 34, OF THE PUBLIC RECORDS OF ORANGE COUN-

TY, FLORIDA. Property Address: 6334 SEABURY WAY, ORLANDO, FL 32818 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 18 day of October, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-015524 - GrS October 24, 31, 2024 24-03388W

FIRST INSERTION NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS - PROPERTY IN THE COUNTY COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE: 15-CC-5257-O BAY LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. JIA QIANG HE; YU-RONG WANG; AND UNKNOWN TENANT(S), Defendant. TO: JIA QIANG HE and YU-RONG WANG; YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Orange County, Florida, more particularly described as follows: Lot 122, BAY LAKE PRESERVE, according to the Plat thereof as recorded in Plat Book 103, Pages 35 through 39, inclusive, of the Public Records of Orange County, Florida, and any subsequent amendments to the aforesaid. A/K/A 3078 Springwell Loop, Orlando, FL 32808 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court on the day of 10/18/2024 Tiffany Moore Russell, Clerk of Courts /s/ Brian Williams Deputy Clerk CIVIL COURT SEAL Civil Division 425 N Orange Ave Room 350 Orlando, FL 32801 October 24, 31, 2024 24-03363W

CHECK OUT YOUR LEGAL NOTICES floridapublicnotices.com



FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2023-CA-014276-O LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. KENNETH HERDEGEN; MARIE HERDEGEN; Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated July 15, 2024, and entered in Case No. 2023-CA-014276-O, of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida. LAKEVIEW LOAN SERVICING, LLC (hereafter "Plaintiff"), is Plaintiff and KENNETH HERDEGEN; MARIE HERDEGEN, are defendants. Tiffany Moore Russell, Clerk of the Circuit Court for ORANGE County, Florida will sell to the highest and best bidder for cash Via the Internet at www.myorangelclerk.realforeclose.com, at 11:00 a.m., on the 21ST day of NOVEMBER, 2024, the following described property as set forth in said Final Judgment, to wit: THE EAST 780 FEET OF THE SOUTH 170 FEET OF THE NORTH 310 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY. ALSO LESS THE WEST 255.45 FEET THEREOF. ALSO LESS THE FOLLOWING DESCRIBED REAL ESTATE BEGIN AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY FROM SAID POINT OF BEGINNING RUN S89°01'13" WEST 184.01 FEET; THENCE N00°01'13" WEST 10.86 FEET; THENCE N89°55'00" WEST 310.55 FEET TO A POINT THAT IS S00°14'16" WEST OF THE POINT OF BEGINNING; THENCE N00°14'16" EAST

4.00 FEET TO THE POINT OF BEGINNING. 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. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si 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 17TH day of OCTOBER, 2024. S/ MARK ELIA Mark C. Elia, Esq. Florida Bar #: 695734 VAN NESS LAW FIRM, PLLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com FNI8585-23FB/sap October 24, 31, 2024 24-03365W

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-004931-O Wells Fargo Bank, N.A., Plaintiff, vs. Anthony Joseph Portalatin, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022-CA-004931-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Anthony Joseph Portalatin; Unknown Spouse of Anthony Joseph Portalatin are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangelclerk.realforeclose.com, beginning at 11:00 AM on the 26th day of November, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 9, BLOCK B, HIGHLAND GROVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK E, PAGE 8, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TAX ID: 24-22-29-3556-02-090 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 22nd day of October, 2024. By: /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com File # 22-F00813 October 24, 31, 2024 24-03400W

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-175 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: W1/2 OF SW1/4 OF NE1/4 OF NW1/4 OF SEC 23-20-27 PARCEL ID # 23-20-27-0000-00-003 Name in which assessed: ANGEL ARI-EL CORREA AGUIRRE, ERIKA LUCIA TREJO 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.realtaad.com scheduled to begin at 10:00 a.m. ET, Dec 05, 2024. Dated: Oct 17, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 24, 31, Nov. 7, 14, 2024 24-03327W

FIRST INSERTION or against, Sharon Henry, deceased, Orange County Clerk of the Circuit Court, State of Florida, Department of Revenue, Celestia Helmes, Unknown Party#1 N/K/A Jay Gardner, are defendants, the Orange County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.myorangelclerk.realforeclose.com, Orange County, Florida at 11:00am on the November 5, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LOT 327, MALIBU GROVES, EIGHTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 27, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. A/K/A 5019 CUTLER ST, ORLANDO FL 32811 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 16 day of October, 2024. By: /s/ Justin Ritchie Justin Ritchie, Esq. FL Bar #106621 ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com CT - 19-021641 October 24, 31, 2024 24-03359W

ORANGE COUNTY

--- TAX DEEDS ---

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that JAMON D BOWEN 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: 2022-2129  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: TOWN OF APOPKA A/109 THE W 38 FT OF LOT 38 BLK J  
 PARCEL ID # 09-21-28-0197-10-385  
 Name in which assessed: MARIAM REALTY 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03328W

**FIRST 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03329W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2022-6255  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: BEG 407.73 FT S OF NW COR OF NE1/4 OF SE1/4 RUN S 68.07 FT E 320 FT N 68.07 FT W 320 FT TO POB IN SEC 34-21-29  
 PARCEL ID # 34-21-29-0000-00-056  
 Name in which assessed: BRANDY GRANT  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03330W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2022-6710  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: CYPRESS POINTE AT LAKE ORLANDO CONDOMINIUM 8825/0505 UNIT 4146D  
 PARCEL ID # 05-22-29-1876-04-146  
 Name in which assessed: DIEGO FERNANDO DOMINGUEZ  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03331W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that TLGFY 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: 2022-6713  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: CYPRESS POINTE AT LAKE ORLANDO CONDOMINIUM 8825/0505 UNIT 4178D  
 PARCEL ID # 05-22-29-1876-04-178  
 Name in which assessed: ROODLY JULES II, MARLENE JOSEPH FELIX  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03332W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that DANA H COOK REVOCABLE TRUST 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: 2022-7131  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: DUBSDREAD HEIGHTS J/115 LOT 2 BLK E  
 PARCEL ID # 11-22-29-2248-05-020  
 Name in which assessed: BARBARA ANN WILKIE 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03333W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-7510  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: SILVER PINES PHASE 1 CONDO CB 1/74 UNIT 904  
 PARCEL ID # 18-22-29-8050-00-904  
 Name in which assessed: LILY COMMUNITY INVESTMENTS 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03334W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that AMERICAN TAX 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: 2022-8064  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: SOLAIRE AT THE PLAZA CONDOMINIUM 9104/2226 UNIT 1806  
 PARCEL ID # 26-22-29-7158-01-806  
 Name in which assessed: CHRISTINE MEALIFF BYRD  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03335W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2022-8323  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: WAGNER SUB F/60 N 20 FT LOT 14 & S 30 FT LOT 13 (LESS RD R/W ON W)  
 PARCEL ID # 28-22-29-8928-00-141  
 Name in which assessed: JOSEPH MELLO, ELLEN MELLO  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03336W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2022-8551  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: L C COXS ADDITION R/42 LOT 4 BLK D  
 PARCEL ID # 31-22-29-1800-04-040  
 Name in which assessed: ABDERRAHIM BOUCHAALA  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03337W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2022-8554  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: L C COXS ADDITION R/42 LOT 5 BLK D  
 PARCEL ID # 31-22-29-1800-04-230  
 Name in which assessed: GT INVESTMENTS 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03338W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-9664  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: WASHINGTON SHORES 4TH ADDITION X/69 LOT 5 BLK D  
 PARCEL ID # 04-23-29-9021-04-050  
 Name in which assessed: ROY LEE TOMLINSON, JOHNNY MCGHEE, ALLEN MCGHEE, VIRGINIA MCGHEE, PERRY MCGHEE  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03339W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-10264  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: SKYCREST FIRST ADDITION Y/144 LOT 10  
 PARCEL ID # 12-23-29-8078-00-100  
 Name in which assessed: LESLY M HIJAR, ELAN LURIE  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03340W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-10565  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: SOUTH POINTE UNIT 3 22/50 LOT 363  
 PARCEL ID # 16-23-29-8209-03-630  
 Name in which assessed: JOSE R SOTO  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03341W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that WSFS AS CUST. FOR LVTL OPS F/B/O FIRSTTRUST 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: 2022-10655  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: CYPRESS WOODS CONDO CB 3/24 & 3/135 & 4/80 BLDG 6 UNIT D-04-2  
 PARCEL ID # 18-23-29-1900-06-040  
 Name in which assessed: TIMOTHY EUGENE MCCLOY  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03342W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that JAMON D BOWEN 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: 2022-10103  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: J A WILKS SUB F/79 LOTS 4 & 5  
 PARCEL ID # 24-23-29-9288-00-040  
 Name in which assessed: OLDS 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03343W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2022-11153  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: SANDLAKE COURTYARDS CONDO 5901/3515 UNIT 1133 BLDG 6  
 PARCEL ID # 27-23-29-8012-01-133  
 Name in which assessed: WILFREDO RAMOS-PRADO  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03344W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that WSFS AS CUST. FOR LVTL OPS F/B/O FIRSTTRUST 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: 2022-11210  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: IPANEMA II SERVICE CENTER CONDOMINIUM 8464/1207 UNIT 1 BLDG 1  
 PARCEL ID # 29-23-29-1172-01-010  
 Name in which assessed: PAUL M CUSACK  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03345W

**SAVE TIME**

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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
 10/24/2024

ORANGE COUNTY

--- TAX DEEDS ---

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2022-11758  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: WHISPER LAKES UNIT 1 33/53 LOT 63  
 PARCEL ID # 15-24-29-9255-00-630  
 Name in which assessed: TESSA PROPERTIES 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03346W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that AMERICAN TAX 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: 2022-13607  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: QUAIL HOLLOW AT RIO PINAR 5/1 BEG 63.3 FT N OF SW COR LOT 18 BLK A TH RUN N 78.94 FT E 19.3 FT S 38 DEG E 139.14 FT SWLY 18.53 FT N 63 DEG W 105.16 FT TO POB  
 PARCEL ID # 35-22-30-7271-01-180  
 Name in which assessed: IRIS VILLAFRANCA  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03347W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-13941  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: CROSSINGS AT CONWAY CONDOMINIUM 8706/0957 UNIT 4331 BLDG O  
 PARCEL ID # 05-23-30-1833-04-331  
 Name in which assessed: ROSEMARY CHITTY  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03348W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-15572  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: WINDMILL POINT CONDOMINIUM 8886/3035 UNIT 59 BLDG 4  
 PARCEL ID # 15-22-31-9377-04-059  
 Name in which assessed: ELAINE H BAKER, PAUL M A BAKER  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03349W

**SECOND INSERTION**  
**NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 2023-CA-000824-O JONATHAN KENNEY, Plaintiff,**  
**vs.**  
**LEGACY INVESTMENT AND DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SHIRLEY BERTRAND-DEHANEY A/K/A SHIRLEY IRENE RICHARDS; MARK JEROME BERTRAND; CRYSTAL SHEREE SHORT; AND UNKNOWN PARTIES IN POSSESSION #1, Defendant(s).**  
 Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated August 22, 2024, in Case No.: 2023- CA-000824-O of the Circuit Court in and for ORANGE County, Florida, wherein JONATHAN KENNEY, is the Plaintiff and LEGACY INVESTMENT AND DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SHIRLEY BERTRAND-DEHANEY A/K/A SHIRLEY IRENE RICHARDS; MARK JEROME BERTRAND, AND CRYSTAL SHEREE SHORT, is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., ONLINE at www.myorangeclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes on November 13, 2024, the following described property set forth in the Final Judgment of Foreclosure: Lot 42, HOLIDAY HEIGHTS, according to the map or plat thereof as recorded in Plat Book 3, Page 93, 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.  
 DATED: October 14, 2024  
 By: /s/Laura Cooper  
 Laura Cooper, Esquire  
 Florida Bar No.: 10227  
 The Law Office of Laura M. Cooper, P.A.  
 301 N. Pine Meadow Dr.  
 DeBary, FL 32713  
 Tel: (407) 602-4128  
 October 17, 24, 2024 24-03304W

**SECOND INSERTION**  
**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE GROVE RESORT COMMUNITY DEVELOPMENT DISTRICT**  
 Notice is hereby given to the public and all landowners within Grove Resort Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 105.69 acres, located west of Avalon Road (County Road 545), east of US Highway 27, and north of West Irlo Bronson Memorial Highway (US Highway 192), in Orange County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.  
 DATE: Tuesday, November 12, 2024  
 TIME: 10:00 A.M.  
 PLACE: 14501 Grove Resort Avenue  
 Winter Garden, Florida 34787  
 Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, Ph: (407) 723-5900 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.  
 The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.  
 Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.  
 A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.  
 Jane Gaarlandt  
 District Manager  
 October 17, 24, 2022 24-03298W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-15728  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: PARK MANOR ESTATES 3RD SECTION Y/50 LOT 74  
 PARCEL ID # 20-22-31-6688-00-740  
 Name in which assessed: ARIEL LOPEZ  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03350W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that WSFS AS CUST. FOR LVTL OPS F/B/O FIRSTRUST 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: 2022-16781  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: CORNER LAKE - PHASE 4 60/36 LOT 414  
 PARCEL ID # 17-22-32-1378-04-140  
 Name in which assessed: NANCY MCGOWAN  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03351W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2022-16883  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: BITHLO G/50 LOTS 13 THROUGH 16 BLK B (LESS N 15 FT FOR RD R/W)  
 PARCEL ID # 22-22-32-0712-02-130  
 Name in which assessed: ARRT BUSINESS GROUP LLC, ALEX ROSARIO, RASHAUN TYLER  
 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03352W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2022-16884  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: BITHLO G/50 LOTS 17 18 & 19 BLK B IN SEC 27-22-32 NE1/4  
 PARCEL ID # 22-22-32-0712-02-170  
 Name in which assessed: ALEX ROSARIO, JORGE SAN INOCENCIO 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03353W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
 CERTIFICATE NUMBER: 2022-17597  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: ROCKET CITY UNIT 2A Z/82 A/K/A CAPE ORLANDO ESTATES UNIT 2A 1855/292 THE N 75 FT OF S 180 FT OF TR 7  
 PARCEL ID # 13-23-32-7600-00-073  
 Name in which assessed: JCM GLOBAL INVESTMENTS 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, Dec 05, 2024.  
 Dated: Oct 17, 2024  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Oct. 24, 31; Nov. 7, 14, 2024  
 24-03357W

**SECOND INSERTION**  
**NOTICE OF SALE AS TO:**  
 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO. 24-CA-000005-O #36**  
**HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs.**  
**MALO ET AL., Defendant(s).**  

COUNT	DEFENDANTS	Type/Points/Contract#
I	MARITA EMMANUELLE MALO	STANDARD/155000/6688278
II	RICHARD B. BABCOCK A/K/A BRENT BABCOCK, CAROL A. BABCOCK	STANDARD/150000/6781396
III	KAREN MARIE FOWLER, GREGORY SCOTT FOWLER	STANDARD/50000/6732257
IV	JOSEPH MITCHELL	STANDARD/105000/6635608
V	PETER J. MURRAY, CONSTANCE A. MURRAY	STANDARD/200000/6690229
VI	KARA A. SHEETZ	STANDARD/50000/6614321

 Notice is hereby given that on 11/12/24 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 property: Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust").  
 The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 24-CA-000005-O #36.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 DATED this 15th day of October, 2024.  
 Jerry E. Aron, Esq.  
 Attorney for Plaintiff  
 Florida Bar No. 0236101  
 JERRY E. ARON, P.A.  
 801 Northpoint Parkway, Suite 64  
 West Palm Beach, FL 33407  
 Telephone (561) 478-0511  
 jaron@aronlaw.com  
 mevans@aronlaw.com  
 October 17, 24, 2024 24-03318W



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

WEST 6B

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

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-007783-O**  
**PHH MORTGAGE CORPORATION, Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ESSIE BARTON A/K/A ESSIE M. BOWERS A/K/A ESSIE MAE WILLIAMS A/K/A ESSIE MAE GOODWYN A/K/A ESSIE MAE WILLIAMS BARTON A/K/A ESSIE M. BOWENS, DECEASED, et al.**  
**Defendant(s).**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ESSIE BARTON A/K/A ESSIE M. BOWERS A/K/A ESSIE MAE WILLIAMS A/K/A ESSIE MAE GOODWYN A/K/A ESSIE MAE WILLIAMS BARTON A/K/A ESSIE M. BOWENS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or

alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 83, RICHMOND HEIGHTS NO 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGES 4 AND 5, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before \_\_\_\_\_/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
WITNESS my hand and the seal of this Court at County, Florida, this 15 day of October, 2024  
Tiffany Moore Russell, Clerk of Courts /s/ Karina Taveras DEPUTY CLERK CIVIL DIVISION 425 N. Orange Avenue Room 350 Orlando, Florida 32801  
**ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF** 6409 Congress Ave., Suite 100 Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com 24-229017  
October 17, 24, 2024 24-03319W

SECOND INSERTION

**NOTICE OF 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.: 2024-CA-000178-O**  
**U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE TIKI SERIES III TRUST, Plaintiff,**  
**MARIA LOURDES DILLON A/K/A MARIA DILLON, et al., Defendants.**  
**NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN** that, pursuant to the Final Judgment of Mortgage Foreclosure dated October 14, 2024, issued in and for Orange County, Florida, in Case No. 2024-CA-000178-O, wherein U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE TIKI SERIES III TRUST is the Plaintiff, and MARIA LOURDES DILLON A/K/A MARIA DILLON, LOURDES MARURI A/K/A LOURDES MARIA MARURI, GUILLERMO ALBERTO MARURI A/K/A GUILLERMO MARURI, SUNTRUST MORTGAGE, INC., CAVALRY SPV 1, LLC, AS ASSIGNEE OF CITIBANK, MIDLAND CREDIT MANAGEMENT, INC., ASSET ACCEPTANCE LLC, ECON RIVER ESTATES HOMEOWNERS ASSOCIATION, INC. and CAPITAL ONE BANK (USA), N.A. 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 November 12, 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 67, ECON RIVER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 104, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 2213 Woods Edge Cir, Orlando, FL 32817  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 15th day of October, 2024.  
By: /s/ Matthew B. Klein, Esq. Matthew B. Klein, Esq. Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com October 17, 24, 2024 24-03307W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO. 2021-CA-008048-O**  
**BANK OF AMERICA, N.A., Plaintiff, vs.**  
**JUANITA CANTRES A/K/A JUANA CANTRES, et al. Defendant(s).**  
**NOTICE IS HEREBY GIVEN** pursuant to a Final Judgment of Foreclosure dated September 27, 2022, and entered in 2021-CA-008048-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and JUANITA CANTRES A/K/A JUANA CANTRES; UNKNOWN SPOUSE OF JUANITA CANTRES A/K/A JUANA CANTRES N/K/A JUAN CANTRES; 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 November 05, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 17, BLOCK "G", MONTEREY SUBDIVISION UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "X", PAGE 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA  
Property Address: 585 PERU COURT, ORLANDO, FL 32807  
Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
**IMPORTANT AMERICANS WITH DISABILITIES ACT.** If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.  
Dated this 14 day of October, 2024.  
By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com  
**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC** Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 21-007551 - GrS October 17, 24, 2024 24-03321W

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-006789-O**  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff,**  
**LISA MARIE SAPP; COVERED BRIDGE AT CURRY FORD WOODS ASSOCIATION, INC.; UNKNOWN SPOUSE OF LISA MARIE SAPP; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**  
**NOTICE IS HEREBY GIVEN** pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TIFFANY MOORE RUSSELL, as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com at, 11:00 AM on the 21 day of November, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 33B, UNIT TWO THE VILLAGE AT CURRY FORD WOODS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 77 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 2902 CURRY VILLAGE LANE, ORLANDO, FL 32822  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS

UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.  
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.  
Dated this 10 day of October 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 24-02278 October 17, 24, 2024 24-03305W

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. 482022CA006645**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2018-RP3, Plaintiff,**  
**ANJUMAN KASEM A/K/A ANJUMAN S. CHOWDHURY A/K/A ANJUMAN SHARIF CHOWDHURY A/K/A ANJUMAN SHARIF A/K/A PARINETA SHARIF, et al., Defendant.**  
**NOTICE IS HEREBY GIVEN** pursuant to a Summary Final Judgment of Foreclosure entered May 02, 2024 in Civil Case No. 482022CA006645 of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2018-RP3 is Plaintiff and Anjuman Kasem a/k/a Anjuman S. Chowdhury a/k/a Anjuman Sharif Chowdhury a/k/a Anjuman Sharif Chowdhury a/k/a Anjuman Sharif a/k/a Parineta Sharif, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best

bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of November, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
The following described Lot, piece or parcel of land situate, lying and being in the County of Orange, State of Florida, to-wit: Lot 27, Shadow Bay Springs Unit One, according to the Plat thereof as recorded in Plat Book 11, Pages 83 and 84 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.  
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 21-02666FL October 17, 24, 2024 24-03292W

SECOND 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-010824-O**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-RANCH SERIES V TRUST, Plaintiff,**  
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF ANNA L. PARKER., DECEASED, ET AL., Defendants.**  
**NOTICE IS HEREBY GIVEN** that pursuant to a Final Judgment in Foreclosure entered on September 27, 2024, and entered in Case No. 2019-CA-010824-O in the Circuit Court in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-TIKI SERIES V TRUST is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF ANNA L. PARKER., DECEASED, are the Defendants. The Clerk of the Court, Tiffany Moore Russell, will sell to the highest and best bidder for cash at https://myorangeclerk.realforeclose.com, on October 28, 2024 at 11:00 a.m., the following described real property as set forth in said Final Judgment, to wit:  
LOTS 1 AND 2, JOHN LOGAN

SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 119, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
and commonly known as: 1305 S CLARAACONA RD, APOPKA, FL 32703 (the "Property").  
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.  
**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 10 day of October 2024.  
By: /s/ Tara Rosenfeld Tara Rosenfeld, Esq. Florida Bar No. 59454  
fepleadings@ghidottiberger.com  
GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 October 17, 24, 2024 24-03306W

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA. CIVIL DIVISION  
**CASE NO.: 2022-CA-007375-O**  
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff,**  
**vs.**  
**GLORIA VAZQUEZ SANTIAGO A/K/A GLORIA M. VAZQUEZ SANTIAGO; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ROBERTO LUNA APONTE, DECEASED; KATHIA LUNA VAZQUEZ; GLORIBEL LUNA VAZQUEZ; PEBBLE CREEK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**  
TO: ATHIA LUNA VAZQUEZ Last Known Address 1104 Sail Creek Dr Orlando, FL 32824  
Current Residence is Unknown  
TO: GLORIBEL LUNA VAZQUEZ Last Known Address 1104 Sail Creek Dr Orlando, FL 32824  
Current Residence is Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Orange County, Florida:  
LOT 94, PEBBLE CREEK-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 97 AND 98, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 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 on October 4, 2024.  
Tiffany Moore Russell, Clerk of Courts /s/ Rasheda Thomas As Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801 1496-200893 /VP2 October 17, 24, 2024 24-03290W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO. 2023-CA-012857-O**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEO A. GOOZEY, DECEASED, et al. Defendant(s).**  
**NOTICE IS HEREBY GIVEN** pursuant to a Final Judgment of Foreclosure dated June 11, 2024, and entered in 2023-CA-012857-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEO A. GOOZEY, DECEASED; ROBERT GOOZEY; JONATHAN GOOZEY; APRIL GOOZEY 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 November 08, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT(S) 97, OF IMPERIAL ESTATES, UNIT 5 AS RECORDED IN PLAT BOOK 3, PAGE 72,

ET SEQ., OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 4059 KINGSPORT DR, ORLANDO, FL 32839  
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 15 day of October, 2024.  
By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com  
**ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC** Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-018232 - NaP October 17, 24, 2024 24-03323W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION:  
**CASE NO.: 2023-CA-001359-O**  
**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2, AS OWNER OF THE RELATED MORTGAGE LOAN, Plaintiff,**  
**vs.**  
**ANTHONY G JOHNSON A/K/A ANTHONY JOHNSON; UNKNOWN SPOUSE OF ANTHONY G JOHNSON A/K/A ANTHONY JOHNSON; STATE OF FLORIDA - DEPARTMENT OF REVENUE; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.**  
**NOTICE IS HEREBY GIVEN** pursuant to a Final Judgment of Foreclosure dated the 27th day of September 2024, and entered in Case No.: 2023-CA-001359-O, of the Circuit Court of the 9TH Judicial Circuit in and for Orange County, Florida, FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2, AS OWNER OF THE RELATED MORTGAGE LOAN, is the Plaintiff and ANTHONY G JOHNSON A/K/A ANTHONY JOHNSON; UNKNOWN SPOUSE OF ANTHONY G JOHNSON A/K/A ANTHONY JOHNSON; STATE OF FLORIDA - DEPARTMENT OF REVENUE; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 12th day of November 2024, the following described property as set forth in said Final Judgment, to wit:  
ALL THAT CERTAIN PARCEL

OF LAND SITUATE IN THE COUNTY OF ORANGE, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS LOTS 1 AND 2 (LESS THE SOUTH 63.79 FEET THEREOF), BLOCK L, ROOSEVELT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 125, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 1507 AMAROS AVE, 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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 this 8th day of October 2024.  
By: /s/ Ian Norych Ian R. Norych, Esq. Bar Number: 56615  
**DELUCA LAW GROUP, PLLC** 2101 E 26th Street Fort Lauderdale, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 22-05496 October 17, 24, 2024 24-03289W

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**Business Observer**

10/20/2024 1:33

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE No.: 2020-CP-002133-A-O**  
**IN RE: ESTATE OF WILHELMENIA REYNOLDS DECEASED.**  
The administration of the estate of WILHELMENIA REYNOLDS, deceased, File Number 22-CP-002133-A-O, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER 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 claim with this court WITHIN 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 OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is October 17, 2024.  
**Personal Representative DWAYNE REYNOLDS**  
848 Forest Street  
Hinesville, GA 31313  
DATE: 10/08/2024  
FEHINTOLA OGUNTEBI  
DATE: 10/14/2024  
1904 West Cass Street  
Tampa, Florida 33606  
(813) 254-8717  
kemi@oguntebilaw.com  
FBN: 049042  
Attorney for Personal Representative  
October 17, 24, 2024 24-03310W

**SECOND INSERTION**  
**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**Case No. 2023-CA-000808-O**  
**Lakeview Loan Servicing LLC, Plaintiff,**  
vs.  
**Florantes Telson, et al., Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-CA-000808-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Lakeview Loan Servicing LLC is the Plaintiff and Florantes Telson; Ulnie Mathieu Telson; Aqua Finance, Inc.; Oaks at Powers Park Homeowners Association, Inc. are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangeclerk.realforeclose.com, beginning at 11:00 AM on the 7th day of November, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 62, OAKS AT POWERS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 121 AND 122 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA  
TAX ID: 12-22-28-6425-00-620  
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 15th day of October, 2024.  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
File # 22-F01889  
October 17, 24, 2024 24-03303W

**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-002822**  
**IN RE: ESTATE OF LILLIAN JANE TOMAINO, Deceased.**  
The administration of the estate of LILLIAN JANE TOMAINO, deceased, whose date of death was February 18, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 October 18, 2024.  
**Personal Representative: LORRAINE ANGELINA MCTAGUE c/o K. Wade Boyette, Jr., Esquire**  
Attorney for Personal Representative: K. WADE BOYETTE, JR., Esquire  
Florida Bar No. 0977111  
BOYETTE, CUMMINS & NAILOS, PLLC  
1635 E. Highway 50, Suite 300  
Clermont, FL 34711  
Telephone: 352-394-2103  
Fax: 352-394-2105  
Email: wboyette@bcnlawfirm.com  
aclark@bcnlawfirm.com  
October 18, 25, 2024 24-03294W

**SECOND INSERTION**  
**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE No. 48-2016-CA-004710-O**  
**MIDFIRST BANK, Plaintiff, vs. OLIVE BARNETT, et al., Defendant.**  
To: VERONICA BROWN  
802 W ANDERSON ST,  
ORLANDO, FL 32808  
UNKNOWN SPOUSE OF VERONICA BROWN  
802 W ANDERSON ST,  
ORLANDO, FL 32808  
LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 14 AND THE SOUTH 2.5 FEET OF LOT 13, BLOCK F, ROBINSWOOD SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
has been filed against you and you are required to file a copy of your written defenses, if any, to it on /MRATyNameTag/, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before \_\_\_\_\_ or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.  
WITNESS my hand and seal of said Court on the day of OCTOBER 7TH, 2024.  
Tiffany Moore Russell  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: /s/ Rosa Aviles  
Deputy Clerk  
Civil Division  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
MCCALLA RAYMER LEIBERT PIERCE, LLC  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
24-09043FL  
October 17, 24, 2024 24-03293W

**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**FileNo. 2024-CP-001191-O**  
**Division: 02**  
**IN RE: ESTATE OF HASHIM M. YEHIA, Deceased.**  
The administration of the estate of HASHIM M. YEHIA, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 2000 E. Michigan St., Orlando, FL 32806. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 the 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 October 17, 2024.  
**Personal Representative: TAMARA P. YEHIA**  
5070 Boathouse Dr.  
Orlando, FL 32812  
Attorney for Personal Representative: NATALIE R. WILSON  
Florida Bar Number: 0027231  
GrayRobinson, P.A.  
One Lake Motton Dr.  
Lakeland, FL 33801  
Telephone: (863) 284-2253  
Fax: (863) 688-0310  
E-Mail: natalie.wilson@gray-robinson.com  
Secondary E-Mail: destiny.crisman@gray-robinson.com  
October 17, 24, 2024 24-03317W

**SECOND INSERTION**  
**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE No.: 2023-CA-001509-O**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2006-3 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff,**  
vs.  
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE J. ANTOINE, DECEASED; et al., Defendant(s).**  
TO: Marie Jocelyne Jean-Pierre  
Last Known Residence: 2629 Telstar Avenue Orlando, FL 32805  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in ORANGE County, Florida: LOT(S) 21, BLOCK P, RIO GRANDE TERRACE, EIGHTH ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 71, 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 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 OCTOBER 8TH, 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  
1012-3674B  
Ref# 9561  
October 17, 24, 2024 24-03288W

**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
IN THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2023-CP-003262-O**  
**Division 1**  
**IN RE: ESTATE OF CHARLES LOVETT KEYSER, Deceased.**  
The administration of the Estate of CHARLES LOVETT KEYSER, Deceased, whose date of death was July 31, 2022, 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 the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD(S) SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD(S) 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 October 17, 2024.  
**Personal Representative: CHRISTINE D. KEYSER STENNING**  
42B Glen Meade Drive  
Newport, Rhode Island 02871  
Attorney for Personal Representative: KEITH H. JOHNSON, Esquire  
Florida Bar No: 0342939  
Johnson and Johnson, P.A.  
8810 Goodby's Executive Dr., Ste. A  
Jacksonville, Florida 32217  
Tel.: (904) 737-5930;  
Fax: (904) 737-5966  
E-mail: keith-j@comcast.net  
October 17, 24, 2024 24-03326W

**SECOND INSERTION**  
**NOTICE OF FORFEITURE PROCEEDINGS**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**Case Number: 2024-CA-007145**  
**IN RE: FORFEITURE OF: One (1) 2020 Yamaha YZ 450F (VIN: JYACJ26C0LA005586)**  
ALL PERSONS who claim an interest in the following property: One (1) 2020 Yamaha YZ 450F, VIN: JYACJ26C0LA005586, which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1)-(6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about July 26, 2024, in Orange County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Blvd., Jacksonville, FL 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court, October 17, 24, 2024 24-03311W

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**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 2024-CP-003174-O**  
**IN RE: ESTATE OF DARRELL DAVIS Deceased.**  
The administration of the estate of Darrell Davis, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The personal representative 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
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 October 17, 2024.  
**Personal Representative: Rhonda Davis**  
1621 Lake Marion Drive  
Apopka, Florida 32712  
Attorney for Personal Representative: L Michael Maddox  
E-mail Addresses: LMMaddox@2119Lawyers.com, ClaireHullender@2119Lawyers.com  
Florida Bar No. 0905800  
Law Offices of L. Michael Maddox, PA  
2119 Riverside Ave  
Jacksonville, FL 32204  
Telephone: (904) 384-8770  
October 17, 24, 2024 24-03309W

**SECOND INSERTION**  
**SUMMONS: PERSONAL SERVICE ON AN INDIVIDUAL ORDEN DE COMPARECENCIA: SERVICIO PERSONAL EN UN INDIVIDUO CITACION: LA ASIGNACION PERSONAL SUR UN INDIVIDUEL IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA**  
**Case No.: 2023-DR-013010-O**  
**Division: 47**  
MAIA NEVES, Petitioner, and DENNIS SIGGINS, Respondent.  
TO/PARA/A: DENNIS SIGGINS  
5434 Gridley Way  
Riverside, California 92505  
A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached complaint/petition with the clerk of this circuit court, located at: 425 N Orange Ave, Orlando, FL 32801.  
A phone call will not protect you. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case.  
If you do not file your written response on time, you may lose the case, and your wages, money, and property may be taken thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).  
If you choose to file a written re-

**SECOND INSERTION**  
**NOTICE OF ACTION (formal notice by publication)**  
IN THE CIRCUIT COURT FOR THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-003267-O**  
**IN RE: ESTATE OF MARTHA JANE SMITH Deceased.**  
TO: Tamesta Neal or Tamesta Roberts, Shanturath Brathwaite, Bryant Smith Jr, Sean Smith, Tamika Smith, Bryant Smith, Devontae Smith, Brittanya Smith, Briana Smith, Tatiana Aiken, Latifa Smalls, Jay Smith c/o Katina Lashun Simpson  
(Addresses Unknown)  
YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address is: Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 290 N.W. 165th Street, Suite P-600, Miami, Florida 33169 on or before thirty (30) days from the date of this publication, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.  
DATED: \_\_\_\_\_  
Oct. 17, 24, 31; Nov. 7, 2024  
24-03308W

**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-002819-O**  
**Division 09**  
**IN RE: ESTATE OF BARBARA JEAN WADECK, Deceased.**  
The administration of the estate of BARBARA JEAN WADECK, deceased, whose date of death was May 22, 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.  
The personal representative 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
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 October 17, 2024.  
**Personal Representative: Kandyce Villar**  
1252 Oriole Ave.  
Miami Springs, Florida 33166  
Attorney for Personal Representative: MAUREEN A. ARAGO  
Florida Bar Number: 835821  
Arago Law Firm, PLLC  
230 E. Monument Ave., Suite A  
Kissimmee, FL 34741  
Telephone: (407) 344-1185  
E-Mail: maureenarago@aragolaw.com  
Secondary E-Mail: colleen@aragolaw.com  
October 17, 24, 2024 24-03325W

**SECOND INSERTION**  
sponse yourself, at the same time you file your written response to the Court, you must also mail or take a copy of your written response to the party serving this summons at:  
Corrie Ellen Graham, Esq., 1030 Vineland Road, Winter Garden, Florida 34787.  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.  
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.  
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
THE STATE OF FLORIDA  
TO EACH SHERIFF OF THE STATE: You are commanded to serve this summons and a copy of the complaint in this lawsuit on the above-named person.  
DATED: November 30, 2023  
TIFFANY MOORE RUSSELL  
CLERK OF THE CIRCUIT COURT  
By: Iyvia Owens  
Deputy Clerk  
425 North Orange Ave. Suite 320  
Orlando, Florida 32801  
Oct. 17, 24, 31; Nov. 7, 2024  
24-03315W

**SECOND INSERTION**  
**NOTICE OF HEARING IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR CARSON CITY**  
**CASE No: 24DR1003891B**  
**DEPT. NO. : 11**  
In the Matter of the Parental Rights as to C. J. A. A MINOR CHILD.  
TO: JOHN DOE, the putative father of the above-named minor child:  
YOU ARE HEREBY NOTIFIED that there has been filed in the above-entitled Court a Petition seeking the termination of your parental rights over the above-named minor child, and that said Petition has been set for hearing before the First Judicial District Court in Department II thereof in CARSON CITY, State of Nevada on TUESDAY the 17th day of December, 2024, at the hour of 11:30 a.m. at which time and place you are required to be present if you desire to oppose said Petition.  
DATED this 14 day of October, 2024.  
/s/ William Scott Hoen  
CLERK OF THE COURT  
By K. PETERSON  
Deputy  
ERIC A. STOVALL, LTD.  
Eric A. Stovall, Esq.  
Nevada Bar #3167  
200 Ridge Street, Suite 222  
Reno, Nevada 89501  
Telephone: (775) 337-1444  
Attorney for Petitioner  
Oct. 17, 24, 31; Nov. 7, 2024  
24-03116W



**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.

LV18237-2V5



ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES**  
IN THE County COURT OF THE Ninth JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 2023-CC-013192-O**  
**Hilltop Reserve Homeowners Association, Inc., Plaintiff, VS. Okzana Emily Beltran a/k/a Okzana E. Beltran, et al., Defendant(s).**  
Notice is given that pursuant to the Final Judgment of Foreclosure dated 10/8/2024, in Case No.: 2023-CC-013192-O of the County Court in and for Orange County, Florida, wherein Hilltop Reserve Homeowners Association, Inc., is the Plaintiff and Okzana Emily Beltran a/k/a Okzana E. Beltran, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., online at [www.myorangelclerk.realforeclose.com](http://www.myorangelclerk.realforeclose.com), in accordance with Section 45.031, Florida Statutes, on 12/12/2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 206, Hilltop Reserve Phase IV, according to the map or plat thereof, as recorded in Plat Book 95, Page(s) 1, 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.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this document. If you are hearing or voice impaired, call 1-800-955-8771.  
DATED: October 14, 2024  
By: /s/Rachel Pringle Rachel Pringle, Esquire Florida Bar No.: 122088  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549  
October 17, 24, 2024 24-03302W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2019-CA-003545-O**  
**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., A SSET-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 Amended Final Judgment granted Nunc Pro Tunc and dated October 3, 2024 and entered in 2019-CA-003545-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14 is the Plaintiff and FABIAN L. WALKER; SANDRA WALKER; 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.myorangelclerk.realforeclose.com](http://www.myorangelclerk.realforeclose.com), at 11:00 AM, on November 5, 2024, the following described property as set forth in said Final Judgment, to wit:  
A PORTION OF LOT 11, HIAWASSEE LANDINGS, UNIT ONE AS RECORDED IN PLAT BOOK 19, PAGE 46, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 11, RUN THENCE S, 12 DEGREES 16 MINUTES, 34 SECONDS E, A DISTANCE OF 160.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WESTLAND DRIVE, SAID POINT BEING SITUATED ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES, 07 MINUTES, 42 SECONDS, A DISTANCE OF 42.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42 DEGREES 03 MINUTES, 56 SECONDS, A DISTANCE OF 18.35 FEET; THENCE N 06 DE-

GREES, 17 MINUTES, 40 SECONDS WEST, A DISTANCE OF 193.82 FEET TO THE NORTHERLY LINE OF SAID LOT 11, THENCE N, 89 DEGREES 41 MINUTES, 51 SECONDS E, A DISTANCE OF 33.41 FEET TO THE POINT OF BEGINNING. THE PREMISES ARE CONVEYED SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RIGHTS OF WAY, EASEMENTS, APPURTENANCES, RESERVATIONS, RESTRICTION, AND LAY-OUTS AND TAKING OF RECORDS, IN SO FAR AS THEY ARE IN FORCE AND APPLICABLE.  
MEANING AND INTENDING TO CONVEY THE SAME PREMISES BY DEED OF KEK BREW AND SELINA BREW, HUSBAND AND WIFE TO FABIAN L. WALKER AND SANDRA WALKER, HUSBAND AND WIFE, DATED 02/28/2002 AND RECORDED WITH THE ORANGE COUNTY CLERK OF COURT AT RECORD BOOK 6474, PAGE 4169. Property Address: 3673 WESTLAND CT, ORLANDO, FL 32818  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.  
Dated this 14 day of October, 2024.  
By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100 Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
18-234448 - GrS  
October 17, 24, 2024 24-03320W

THIRD INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2022-2135  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: BRADSHAW AND THOMPSONS ADDITION TO APOPKA CITY B/25 THE S 50 FT OF E 30.5 FT OF LOT 42 & S 50 FT OF W 34.5 FT OF LOT 43 BLK B & VAC R/W LYING S THEREOF (LESS S 15 FT OF SAID R/W)  
PARCEL ID # 09-21-28-0868-02-420  
Name in which assessed: VIRGINIA CLARK, GERARDO SANTANA  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024 24-03237W

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-003899-O**  
**GITSIT SOLUTIONS, LLC, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JOAN HINST A/K/A JOAN H. NOWRY, DECEASED; ET AL, Defendant(s).**  
To the following Defendant(s): DAVID FRANK SICILIANO A/K/A DAVID SICILIANO (Last Known Address: 6024 Fallsview Ln, Dallas, TX 75252)  
YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:  
LOT 80, OF THE UNRECORDED PLAT OF KILLARSEY POINT, DESCRIBED AS: FROM THE W 1/4 CORNER OF SECTION 1 TOWNSHIP 22 SOUTH, RANGE 29 EAST, RUN EAST 68.65 FEET, THENCE S 41° 57' EAST 362.95 FEET, THENCE AT RIGHT ANGLES N 48° 83' EAST 150 FEET TO THE POINT OF BEGINNING, THENCE NORTH 48° 03' EAST 150 FEET, THENCE S 41° 57' EAST 100 FEET, THENCE SOUTH 48° 03' WEST 150 FEET THENCE NORTH 41° 57' WEST TO THE POINT OF BEGINNING, ALTERNATE LYING AND BEING IN ORANGE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 2148 BLOSSOM LANE, WINTER PARK, FL 32789  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162, \_\_\_\_\_, a date which is within thirty (30) days after the first publication of this Notice in the 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.  
This notice is provided pursuant to Administrative Order No. 2010-08  
WITNESS my hand and the seal of this Court this 27th day of September, 2024.  
TIFFANY MOORE RUSSELL  
As Clerk of the Court  
By: /s/ Rasheda Thomas  
As Deputy Clerk  
Tiffany Moore Russell  
Civil Division  
425 N Orange Ave  
Room 350  
Orlando, Florida 32801  
October 17, 24, 2024 24-03291W

THIRD INSERTION

**AMENDED NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO: 2024-CA-8689-O**  
**Y&G FLORIDA INVESTMENTS LLC, Plaintiff, v. LONNIE F. BURNS, III and UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST BILLIE JEAN BURNSED, DECEASED, Defendant.**  
TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST BILLIE JEAN BURNSED, DECEASED, Current address unknown:  
YOU ARE HEREBY NOTIFIED that an action to quiet title to the following real property located in Orange County, Florida:  
The Land referred to herein below is situated in the County of ORANGE, State of Florida, and is described as follows:  
That portion of Lot 28, Block 1, PROSPER COLONY SUBDIVISION of Section 6, Township 24 South, Range 30 East, as recorded in Plat Book D, Page 103, Public Records of Orange County, Florida, described as follows: Commence at a 4"x 4" concrete monument at the monumented Southeast corner of said Lot 28, said point also being the Southwest corner of Hoenstine Estates Subdivision as recorded in Plat Book 8, Page 115, Public Records of Orange County, Florida. Thence run N 00°00'00"E along the monumented West line of said Hoenstine Estates Subdivision 159.18 feet to the Northwest corner of Lot 1 of said Hoenstine Estates Subdivision to the Point of Beginning. Thence continue N 00°00'00"E along the monumented West line of said Hoenstine Estates Subdivision 159.18 feet to the Northwest corner of Lot 2 of said Hoenstine Estates Subdivision: Thence run N 89°18'00"W, on the prolongation of the North line of said Lot 2 a distance of 60.00 feet to a point; Thence runs S 00°00'00"W for a distance of 159.18 feet to a point; Thence run S 89°18'00"E for a distance of 60.00 feet to the Point of Beginning.  
TOGETHER WITH  
That portion of Lot 28, Block 1, PROSPER COLONY SUBDIVISION of Section 6, Township 24 South, Range 30 East, as recorded in Plat Book D, Page 103, Public Records of Orange County, Florida, described as follows: Beginning at a 4"x 4" concrete monument at the monumented Southeast corner of said Lot 28, said point also being the Southwest corner of Hoenstine Estates Subdivision as recorded in Plat Book 8, Page 115, Public Records of Orange County, Florida. Thence run N 00°00'00"E along the monumented West line of said Hoenstine Estates Subdivision 159.18 feet to the Northwest corner of Lot 1 of said Hoenstine Estates Subdivision; Thence run N 89°18'00" W, on the prolongation of the North line of said Lot 1 a distance of 60.00 feet to a point; Thence runs 00°00'00"W for a distance of 159.34 feet to the monumented North right of way line of 4th street; Thence run S 89°26'53"E, along the North right of way line of 4th street a distance of 60.00 feet to the Point of Beginning.  
has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on: Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiffs attorney, whose address is: 425 W. Colonial Drive, Suite 204, Orlando FL 32804, on or before 30 days from first date of publication, and file the original with the clerk of this court either before service on the Plaintiffs 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 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 OCTOBER 7TH, 2024.  
Tiffany Moore Russell  
CLERK OF THE CIRCUIT COURT  
By: /s/ Rosa Aviles  
As Deputy Clerk  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
October 10, 17, 24, 31, 2024 24-03284W

THIRD INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2022-2367  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: LAKE PLEASANT SUB T/30 LOTS 7 & 8  
PARCEL ID # 14-21-28-4720-00-070  
Name in which assessed: PI YU SHEPHERD, STAN A DAJNACK  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024 24-03240W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2022-CA-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, GRANTEEES, 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 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 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET ANN ANTHONY, DECEASED; CHARLES LATHAN, JR.; CHARLES JENKINS, JR.; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALEXANDER BRITTON, DECEASED; ALEXANDER K. BRITTON; MIDLAND FUNDING, 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.myorangelclerk.realforeclose.com](http://www.myorangelclerk.realforeclose.com), at 11:00 AM, on November 07, 2024, the following described property as set forth in said Final Judgment, to wit:  
ALL THAT CERTAIN LAND SITUATE IN ORANGE COUNTY, 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 ORANGE COUNTY, FLORIDA. A.P.N.: 05-23-29-7408-00450  
Property Address: 2115 MESSINA AVE, # 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 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 15 day of October, 2024.  
By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100 Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
202-003365 - GrS  
October 17, 24, 2024 24-03322W

THIRD INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that AMERICAN TAX 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: 2022-1434  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: GROVE RESORT AND SPA HOTEL CONDOMINIUM 3 20180109061 UNIT 3701  
PARCEL ID # 31-24-27-3000-37-010  
Name in which assessed: LEOPOLDO HUMBERTO RIVAS VALDEZ  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024 24-03235W

THIRD INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2022-1830  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: THE PALMS SECTION 1 12/10 LOT 72  
PARCEL ID # 36-20-28-8616-00-720  
Name in which assessed: TODD G WILSON, QUINN A WILSON  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024 24-03236W

THIRD INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-1898  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: WEKIVA COMMONS OFFICE PARK CONDO 7601/3939 UNIT 3  
PARCEL ID # 03-21-28-9085-00-030  
Name in which assessed: LADY SCAMPERS 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024 24-03237W

THIRD INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-3249  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: NORTH OCOEE ADDITION NO 1 O/68 LOT 2 BLK 4  
PARCEL ID # 08-22-28-5956-04-020  
Name in which assessed: CRAIG ALAN BURNS, DURETTA DENISE BURNS  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024 24-03241W

THIRD INSERTION

**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-3453  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: RIDGE MANOR FIRST ADDITION X/64 LOT 21 BLK L  
PARCEL ID # 12-22-28-7413-12-210  
Name in which assessed: JON S AT-KINSON, TAMARA J ATKINSON  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024 24-03242W

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2022-4452  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: ORLO VISTA HEIGHTS K/139 LOT 29 BLK C  
PARCEL ID # 36-22-28-6416-03-290  
Name in which assessed: IMRAN CHAUDHRY, SOFIA NASEEM  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03243W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that WSFS AS CUST. FOR LVTL OPS F/B/O FIRSTRUST 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: 2022-5095  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: ENCLAVE AT ORLANDO CONDO CB 12/67 UNIT 1113 BLDG 1  
PARCEL ID # 25-23-28-4980-01-113  
Name in which assessed: ROD LANCE WALTON IRREVOCABLE 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03244W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2022-6196  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: LOCKHART SUB NO 1 H/127 LOT 1 & N 25 FT OF LOT 4 BLK B  
PARCEL ID # 32-21-29-5152-02-010  
Name in which assessed: DENA DIANE HUBBARD  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03245W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2022-6286  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: E 155.8 FT OF W 606.2 FT OF N 330 FT OF S 450 FT OF NW1/4 OF NE1/4 OF SEC 35-21-29  
PARCEL ID # 35-21-29-0000-00-107  
Name in which assessed: SUDHIR KUMAR  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03246W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-6399  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: FIRST ADDITION TO CALHOUNS SUB P/21 LOT 12 BLK B  
PARCEL ID # 36-21-29-1128-02-120  
Name in which assessed: RONALD O ROGERS 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03247W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that WSFS AS CUST. FOR LVTL OPS F/B/O FIRSTRUST 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: 2022-7133  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: DUBSDREAD HEIGHTS J/115 LOT 16 BLK G  
PARCEL ID # 11-22-29-2248-07-160  
Name in which assessed: TOCS 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03248W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that JAMON D BOWEN 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: 2022-7281  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: COLLEGE PARK THIRD ADDITION TO COUNTRY CLUB SECTION N/86 E 20 FT LOT 11 & W 45 FT LOT 10 BLK G  
PARCEL ID # 14-22-29-1468-07-111  
Name in which assessed: APOLLO REAL ESTATE INVESTMENTS 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03249W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-7443  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: EVANS VILLAGE W/140 LOT 15 BLK F  
PARCEL ID # 18-22-29-2534-06-150  
Name in which assessed: CHRISTIAN GIRALDO, JENNALEE GIRALDO  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03250W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2022-8451  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: FLEMING HEIGHTS O/74 LOT 22 BLK D  
PARCEL ID # 30-22-29-2744-04-220  
Name in which assessed: JOSE JOSINVIL, BEERLY BRUNO  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03251W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2022-8985  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: MOTLEY PLACE H/74 LOT 9 BLK M & N 1/2 OF VAC ALLEY LYING S OF LOT 9  
PARCEL ID # 34-22-29-5776-13-090  
Name in which assessed: EARL L POTTS LIFE ESTATE, WANDA POTTS LIFE ESTATE, REM: EARL L POTTS AND WANDA S POTTS 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03252W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-9676  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: LAKE RICHMOND CENTRE CONDOMINIUM 8510/2455 UNIT 1-B BLDG 1  
PARCEL ID # 05-23-29-4736-01-020  
Name in which assessed: CBC ENTERPRISE FAM 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03253W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-10126  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: FROM SW COR LOT 5 BLK 1 OF RIO GRANDE TERRACE 4TH ADD X/40 RUN W 30 FT FOR A POB TH W 85 FT N 90 FT E 85 FT S 90 FT TO POB SEC 10-23-29  
PARCEL ID # 10-23-29-0000-00-076  
Name in which assessed: LYDIA MENDOZA 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03254W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
CERTIFICATE NUMBER: 2022-11355  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: PLAN OF BLK E PROSPER COLONY D/108 THE W 120.67 FT OF S 175 FT OF LOT 61 (LESS S 10 FT & W 30 FT FOR RD R/W PER 3546/145)  
PARCEL ID # 34-23-29-7268-06-113  
Name in which assessed: JUSAL INVESTMENT CORP  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03255W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2022 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: 2022-12682  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: HIDDEN OAKS CONDO PH 9 3487/1446 BLDG 9A UNIT 152  
PARCEL ID # 11-22-30-3594-01-520  
Name in which assessed: SILVIA WINTERTON  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03256W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-14363  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: ROYAL MANOR VILLAS UNIT TWO 9/136 LOT 105  
PARCEL ID # 11-23-30-7784-01-050  
Name in which assessed: TILLMAN KIDS PROPERTY 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03257W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-16699  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: EAST ORLANDO ESTATES SECTION B X/122 BEG AT SW COR OF LOT 384 RUN N 160 FT E 272.25 FT S 160 FT W 272.25 FT TO POB  
PARCEL ID # 15-22-32-2331-03-842  
Name in which assessed: BRAD ALLEN GUISE  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03258W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-17470  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: CAPE ORLANDO ESTATES UNIT 31A 3/110 LOT 106 BLK 5  
PARCEL ID # 02-23-32-1221-51-060  
Name in which assessed: J&C ENTERPRISES OF FLORIDA 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03259W


**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-17897  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: BEG 3300 FT W & 680 FT S OF E1/4 COR OF SEC RUN S 170 FT W 608.86 FT N 170.02 FT E 608.04 FT TO POB IN SEC 06-24-34  
PARCEL ID # 06-24-34-0000-00-023  
Name in which assessed: JAMES CREEK PROPERTIES 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Nov 21, 2024.  
Dated: Oct 03, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Cristina Martinez  
Deputy Comptroller  
October 10, 17, 24, 31, 2024  
24-03260W

**PUBLISH YOUR LEGAL NOTICE**

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- We offer an online payment portal for easy credit card payment
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Call **941-906-9386** and select the appropriate County name from the menu option or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that GSRAN-Z 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: 2022-4066  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: HIWASSA PARK L/35 LOT 5 BLK A  
PARCEL ID # 25-22-28-3532-01-050  
  
Name in which assessed: BOBBY L PINKNEY 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, Oct 10, 2024.  
  
THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)  
  
Dated: Oct 1, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Rebecca Kane  
Deputy Comptroller  
October 3, 2024 24-03229W

**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: 2022-17045  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 24009 ALSO DESC AS N1/2 OF NE1/4 OF NE1/4 OF NE1/4 OF NW1/4 OF SEC 24-22-32  
PARCEL ID # 24-22-32-6214-00-090  
  
Name in which assessed: BARBARA OHM 1/2 INT, EDWIN MCCALLISTER 1/2 INT  
  
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, Oct 10, 2024.  
  
THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)  
  
Dated: Oct 1, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Rebecca Kane  
Deputy Comptroller  
October 3, 2024 24-03230W

**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: 2022-17050  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: {NOTE: ADVERSE POSSESSION}-UNRECORDED PLAT OF ORANGE CO ACRES TRACT 24033 ALSO DESC AS N1/2 OF SE1/4 OF NE1/4 OF NE1/4 OF NE1/4 SEC 24-22-32  
PARCEL ID # 24-22-32-6214-00-330  
  
Name in which assessed: THOMAS W GOSS, ELIZABETH M GOSS  
  
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, Oct 10, 2024.  
  
THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)  
  
Dated: Oct 1, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Rebecca Kane  
Deputy Comptroller  
October 3, 2024 24-03231W

**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: 2022-17053  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: {NOTE: ADVERSE POSSESSION}-UNRECORDED PLAT OF ORANGE CO ACRES TRACT 24060 ALSO DESC AS S1/2 OF SE1/4 OF NE1/4 OF NW1/4 OF NE1/4 SEC 24-22-32 1114/648  
PARCEL ID # 24-22-32-6214-00-600  
  
Name in which assessed: FRANCIS A SCHNEIDER, VIOLA E SCHNEIDER  
  
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, Oct 10, 2024.  
  
THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)  
  
Dated: Oct 1, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Rebecca Kane  
Deputy Comptroller  
October 3, 2024 24-03232W

**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: 2022-17061  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TR 24119 ALSO DESC AS S1/2 OF SW1/4 OF SE1/4 OF NE1/4 OF NW1/4 SEC 24-22-32  
PARCEL ID # 24-22-32-6214-01-190  
  
Name in which assessed: DOUGLAS ARVEY, BRIGITTE O ARVEY  
  
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, Oct 10, 2024.  
  
THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)  
  
Dated: Oct 1, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Rebecca Kane  
Deputy Comptroller  
October 3, 2024 24-03233W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION 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 assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-17272  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: SEAWARD PLANTATION ESTATES SECOND ADDITION T/130 LOT 7 (LESS W 525 FT)  
PARCEL ID # 29-22-32-7882-00-071  
  
Name in which assessed: J AND J HAMILTON 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, Oct 10, 2024.  
  
THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)  
  
Dated: Oct 1, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: Rebecca Kane  
Deputy Comptroller  
October 3, 2024 24-03234W

**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

**FOURTH INSERTION**  
**NOTICE OF ACTION FOR STEP PARENT ADOPTION OF GAVIN DEION PERKECI IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA**  
Case No.: 2024-DR-007529-O  
Division: 29  
Mikelo Perkeci  
Petitioner,  
and  
Artvian Lamar Slaughter  
Respondent.  
TO: Artvian L. Slaughter  
Last Known Address: Unknown  
YOU ARE NOTIFIED that an action for Step Parent Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Mikelo Perkeci, whose address is 6031 Augusta National Dr. Orlando, FL 32822, on or before, and file the original with the clerk of this Court 425 N. Orange Avenue Orlando, Florida 32801, on or before, service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition for adoption.  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.  
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.  
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Date: 09/27/2024  
CLERK OF THE CIRCUIT COURT  
TIFFANY MOORE RUSSELL  
By: Deputy Clerk (SEAL)  
October 3, 10, 17, 24, 2024 24-03181W

**FOURTH INSERTION**  
**NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR OKALOOSA COUNTY, FLORIDA**  
Case No.: 2024-DR-002014  
Division: Domestic Relations  
IN RE THE MARRIAGE OF: GERALD EUGENE TARRANTS, JR. Petitioner, and TRACY PHILLIPS, Respondent.  
To: TRACY MARIE PHILLIPS  
YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage has been filed. You are required to serve a copy of your written answer, if any, to this action on Wentz & Simon., Petitioner's attorney, whose address is 814A Shadow Lane, Fort Walton Beach, Florida 32547, on or before October 02, 2024, and file the original with the clerk of this court at Okaloosa County Courthouse Annex Extension, 1940 Lewis Turner Boulevard, Florida 32547, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.  
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 this 27 day of August 2024.  
CLERK OF THE CIRCUIT COURT  
By: Deputy Clerk  
October 3, 10, 17, 24, 2024 24-03147W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-46  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: BEG 437.76 FT N OF E1/4 COR OF SEC RUN N 251.5 FT W 234.2 FT M/L TO R/W HWY 441 TH SELY ALONG R/W TO POB IN SEC 05-20-27  
PARCEL ID # 05-20-27-0000-00-056  
  
Name in which assessed: JOSEPH HUDSON, LAVONIA HUDSON  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024 24-03154W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-1418  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: GROVE RESORT AND SPA HOTEL CONDOMINIUM 3 20180109061 UNIT 3214  
PARCEL ID # 31-24-27-3000-32-140  
  
Name in which assessed: ICONAS MS 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024 24-03155W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-1874  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: SUB STEWART HOMESTEAD MISC 3/398 THE E 172 FT OF LOT 6 (LESS S 1140 FT & LESS N 30 FT RD R/W & LESS E 30 FT RD R/W) & (LESS R/W NE COR PER 9805/4692) IN SEC 11-21-28 NW1/4  
PARCEL ID # 02-21-28-8308-00-061  
  
Name in which assessed: THOMPSON AND VOTAW 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024 24-03156W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-2081  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: TOWN OF APOPKA A/109 THE E1/3 OF LOTS 54 & 60 BLK H IN SEC 16-21-28 NE1/4  
PARCEL ID # 09-21-28-0196-80-542  
  
Name in which assessed: RANGOON1 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024 24-03158W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-3504  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: OAK SHADOWS CONDO CB 5/5 BLDG G UNIT 12  
PARCEL ID # 13-22-28-6132-07-120  
  
Name in which assessed: JOSEPH APOLEON, NERLANDE ETIENNE  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024 24-03159W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-4235  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: BROOKSTONE UNIT 2 47/63 LOT 150  
PARCEL ID # 30-22-28-1001-01-500  
  
Name in which assessed: BERNICE SHEPETT CURISE TRUSTEE  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024 24-03160W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-5413  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 117  
PARCEL ID # 05-24-28-1870-01-170  
  
Name in which assessed: GARY FERNANDEZ  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024 24-03161W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-5533  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: PARC CORNICHE CONDO PHASE 1 CB 16/94 UNIT 2304 BLDG 2  
PARCEL ID # 13-24-28-6649-23-040  
  
Name in which assessed: M ISHAQ NADIRI, TAHIRA H NADIRI  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024 24-03162W

**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.

Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024 24-03157W

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- 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 assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-6036  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: AVONDALE PARK SECOND ADDITION Q/35 LOT 29 BLK I SEE 2500/234  
  
PARCEL ID # 29-21-29-0357-09-290  
  
Name in which assessed: ISMAEL CRUZ  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03163W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-6347  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: LAKE LOVELY ESTATES SUB R/121 LOT 109 BLK D  
  
PARCEL ID # 35-21-29-4572-41-090  
  
Name in which assessed: WILLIE LEE WHITFIELD 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03164W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-6942  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: ASHLEY COURT CONDO OR 3638/2053 UNIT 3709-9 BLDG 6  
  
PARCEL ID # 09-22-29-0310-06-090  
  
Name in which assessed: A C CONDOMINIUM ASSN 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03165W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-8708  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: ROOSEVELT PARK Q/125 LOTS 13 14 & 15 BLK D & (LESS E 19 FT OF LOT 13 BLK D PT TAKEN FOR RD R/W PER 4849/264)  
  
PARCEL ID # 32-22-29-7652-04-130  
  
Name in which assessed: SAM KING 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03166W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-9792  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: RICHMOND HEIGHTS UNIT FOUR 1/68 LOT 7 BLK 23  
  
PARCEL ID # 05-23-29-7405-23-070  
  
Name in which assessed: DONALD WILLIAMS  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03167W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-10070  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: LEMON TREE SECTION 1 CONDO CB 3/141 BLDG 13 UNIT H  
  
PARCEL ID # 09-23-29-5050-13-080  
  
Name in which assessed: PABLO CASTRO ALMONTE  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03168W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-10119  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: BEG 528 FT W & 30 FT N OF SE COR OF SEC RUN N 98.7 FT W 117.1 FT S 98.7 FT E 117.1 FT TO POB IN SEC 10-23-29  
  
PARCEL ID # 10-23-29-0000-00-018  
  
Name in which assessed: MAKANDAL PROPERTY INVESTMENTS 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03169W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that BLACK CUB 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: 2022-11292  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: THE PRESERVE BUSINESS CENTER CONDOMINIUM 8746/2815 UNIT 18  
  
PARCEL ID # 32-23-29-7249-00-180  
  
Name in which assessed: VMI INSULATION 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03170W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-12484  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: THE CLOISTERS CONDO CB 1/41 APT 210F  
  
PARCEL ID # 06-22-30-1417-02-100  
  
Name in which assessed: JOY DOROTHY FERRAN 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03171W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-13914  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: SIESTA LAGO CONDOMINIUM 8923/1459 UNIT 5448-7 BLDG 13  
  
PARCEL ID # 04-23-30-8034-54-487  
  
Name in which assessed: ORLANDO SANTIAGO GONZALEZ, ALICIA PEREZ GAUD  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03172W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-14200  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: 20160563752 ERROR IN DESC-AVALON CONDOMINIUM 8217/1960 UNIT 7 BLDG 15  
  
PARCEL ID # 10-23-30-0344-15-070  
  
Name in which assessed: SUIZA PROPERTY CONDOMINIUM 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03173W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-14230  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: PALMAS ALTAS CONDOMINIUM 9471/2435 UNIT 6 BLDG 4214  
  
PARCEL ID # 10-23-30-6684-42-146  
  
Name in which assessed: PALMAS 42146 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03174W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-14313  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: VENETIAN PLACE CONDOMINIUM 8755/1712 UNIT 1132 BLDG 11  
  
PARCEL ID # 10-23-30-8908-01-132  
  
Name in which assessed: JOHANNA M ANDRADE  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03175W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-14347  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: PINE RIDGE HOLLOW PHASE 2 33/103 LOT 44  
  
PARCEL ID # 11-23-30-7063-00-440  
  
Name in which assessed: ROSARIO DIAZ MENDEZ 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03176W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-14934  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: PLAN OF BLK I PROSPER COLONY D/103 THE N 20242 FT OF E 165.5 FT OF LOT 5  
  
PARCEL ID # 06-24-30-7268-00-050  
  
Name in which assessed: J & B 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03177W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:  
  
CERTIFICATE NUMBER: 2022-15674  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: UNION PARK ESTATES V/48 LOT 7 BLK D  
  
PARCEL ID # 18-22-31-8824-04-070  
  
Name in which assessed: CLARENCE D LEWIS  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03178W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-16361  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: LAKES AT EASTPARK 53/44 LOT 43  
  
PARCEL ID # 08-24-31-4825-00-430  
  
Name in which assessed: FKH SFR PROPCO H L P  
  
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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03179W

**FOURTH INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2022-17585  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: CAPE ORLANDO ESTATES UNIT 12A 4/66 LOT 14 BLK 27  
  
PARCEL ID # 10-23-32-1184-27-140  
  
Name in which assessed: HONMAR HOUSES 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, Nov 14, 2024.  
  
Dated: Sep 27, 2024  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
October 3, 10, 17, 24, 2024  
24-03180W

**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**