

ORANGE COUNTY LEGAL NOTICES

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

--- PUBLIC NOTICES ---

FIRST INSERTION

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

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

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

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

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

District Manager
Jane Gaarlandt
November 21, 2022

24-03624W

FIRST INSERTION

CITY OF OCOEE PUBLIC HEARING

A Public Hearing before the Ocoee City Commission will be held Tuesday, December 3, 2024, at 6:15 p.m. or as soon thereafter as may be heard, in the Commission Chambers of City Hall at 1 North Bluford Avenue, Ocoee, Florida, to consider the following:

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ADOPTING A NEW ARTICLE III OF CHAPTER 153 OF THE CITY CODE AUTHORIZING THE USE OF GOLF CARTS AND LOW-SPEED VEHICLES WITHIN THE CITY LIMITS OF OCOEE; DEFINING TERMS; PROVIDING FOR THE REGULATION OF GOLF CARTS AND LOW SPEED VEHICLES, INCLUDING THE HOURS OF OPERATION; AGE REGULATIONS, AND POSTING OF SIGNS TO DESIGNATE PUBLIC ROADWAYS FOR GOLF CART USE; ESTABLISHING TERMS AND PROCEDURES FOR VIOLATIONS AND PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ORDINANCE TO PREVAIL OVER ANY INCONSISTENCY IN THE CITY CODE; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

All interested parties are invited to attend and be heard with respect to the above. The Ocoee City Commission may continue the public hearing to other dates and times, as it deems necessary. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such hearing, they will need a record of the proceedings, and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be 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 at 407-905-3105 at least two days prior to the date of hearing.

Melanie Sibbitt, City Clerk
November 21, 2024

24-03627W

FIRST INSERTION

CITY OF OCOEE ELECTION NOTICE

NOTICE OF MUNICIPAL ELECTION AND CANDIDATE QUALIFYING

Pursuant to Florida Elections Laws, Chapter 100, Section 100.021 and Ocoee Code of Ordinances, Section 5-13, notice is hereby given by the City of Ocoee, Florida that an election will be held Tuesday, March 11, 2025, in the City of Ocoee for the purpose of voting on referendum ballot questions regarding changes to the City Charter, and electing two (2) City Commissioners for four-year terms, one (1) Commissioner from District Two and one (1) Commissioner from District Four. Candidates for these offices must qualify by filing qualifying papers and fees with the City Clerk during regular office hours (8:00 a.m. to 5:00 p.m.) beginning at noon on Friday, December 6, 2024, and ending at noon, Friday, December 13, 2024, at City Hall, 1 North Bluford Avenue, Ocoee, Florida. The fee for qualifying for the office of Commissioner is \$90.00.

There will be three polling locations in the City of Ocoee at the Jim Beech Recreation Center, 1820 A. D. Mims Road, the Ocoee Lakeshore Center, 125 North Lakeshore Drive, and Fire Station 39, 2500 Maguire Road. To find your polling location, please contact the Orange County Supervisor of Elections either online at www.ocfelections.com/find-my-polling-place or by calling (407) 836-2070. Polling places will be open between the hours of 7:00 a.m. and 7:00 p.m. on Tuesday, March 11, 2025. Those electors who opt to cast a vote-by-mail ballot for this election must contact the Orange County Supervisor of Elections either online at www.ocfelections.com/vote-by-mail or by calling (407) 836-8683 and requesting a vote-by-mail ballot. Book closing date to register to vote in this election is February 10, 2025.

CIUDAD DE OCOEE AVISO DE ELECCION AVISO DE ELECCIONES MUNICIPALES Y CALIFICACION DE CANDIDATOS

De acuerdo a las leyes de elecciones del Estado de la Florida, Capítulo 100, Sección 100.021 y el Código de Ordenanzas de Ocoee Sección 5-13, por la presente se da aviso que una elección se llevará a cabo el Martes, 11 de Marzo del 2025 con el fin de votar sobre las preguntas de la boleta electoral del referéndum con respecto a los cambios a la Carta Constitucional de la Ciudad y dos comisionados por el término de cuatro años, uno para el Distrito #2 y otro para el Distrito #4. Los candidatos para estos cargos podrán pagar los honorarios a la Secretaria de la ciudad durante las horas de 8:00 a.m.-5:00 p.m. comenzando al medio día el 6 de Diciembre del 2024 y terminando al medio día, 13 de Diciembre del 2024 en la alcaldía, 1 North Bluford Avenue, Ocoee, Florida. Los honorarios para calificar para candidato de comisionado son \$90.00.

Habrà tres centros de votación en la Ciudad de Ocoee, el centro de recreación Jim Beech, 1820 A. D. Mims Road y el Ocoee Lakeshore Center, 125 North Lakeshore Drive y, el Fire Station 39, 2500 Maguire Road. Para encontrar su lugar de votación, comuníquese con el Supervisor de Elecciones del Condado de Orange ya sea en línea en www.ocfelections.com/find-my-polling-place o llamando al (407) 836-2070. Todos los centros de votación estarán abiertos de 7:00 a.m. a 7:00 p.m. el día Martes 11 de Marzo del 2025. Los electores que necesitan la tarjeta de voto por correo para estas elecciones tienen que comunicarse con el Supervisor de Elecciones del Condado de Orange vía carta dirigida a Supervisor of Elections, por Internet <https://www.ocfelections.com/vote-by-mail> ó vía telefónica llamando al (407) 836-8683 y solicitar una tarjeta de voto por correo. La fecha de cierre del libro para registrarse para votar en esta elección es el 10 de febrero de 2025.

Melanie Sibbitt, City Clerk
November 21, 2024

24-03626W

FIRST INSERTION

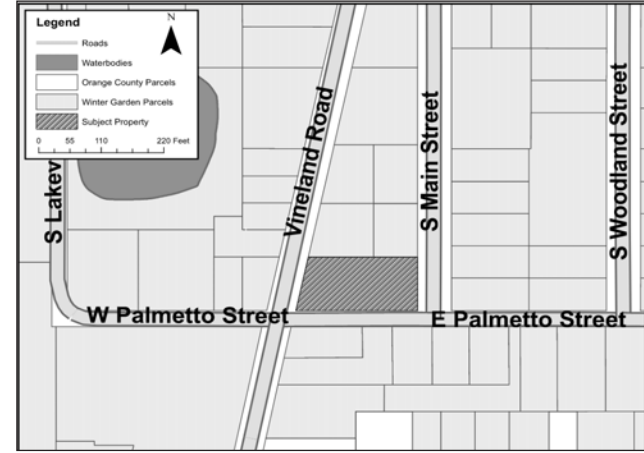
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on December 2, 2024, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance requests to Winter Garden Code of Ordinances Sec. 118-490(2)(b) and Sec. 118-492(1)(a-c) for the property located at 739 Vineland Road. If approved, this variance will allow a lot to be 94.92 feet in width, have a front yard setback of 22 feet in lieu of the 30 foot minimum, a side interior setback of 8.75 feet in lieu of the 10 foot minimum, and a side corner lot setback of 12 feet and 16.29 feet in lieu of the 20 foot minimum, in order to split a lot and build two duplexes with porches in an R-NC (Residential Neighborhood Commercial) zoning district.

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

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

LOCATION MAP



November 21, 2024

24-03628W

FIRST INSERTION

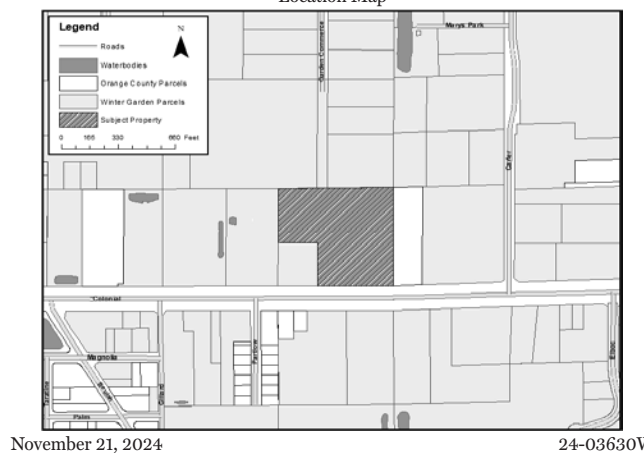
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on Monday, December 2, 2024, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review a Special Exception Permit request for a property located at 12565 West Colonial Drive, Winter Garden, Florida. If approved, this Special Exception If approved, this Special Exception Permit will allow a recreational vehicle sales office use with limited outdoor recreational vehicle storage/parking.

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

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

LOCATION MAP



November 21, 2024

24-03630W

FIRST INSERTION

NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on Monday, December 2, 2024, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review a Special Exception Permit request for a property located at 311 South Main Street, Winter Garden, Florida. If approved, this Special Exception Permit will allow a real estate office on the property.

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

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

LOCATION MAP



November 21, 2024

24-03631W

FIRST INSERTION

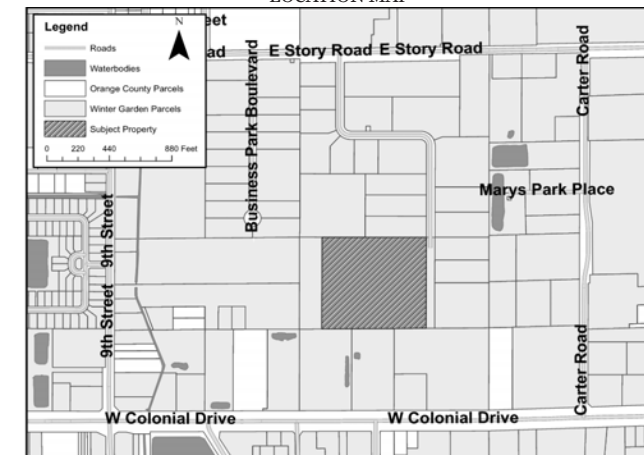
NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on December 2, 2024, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance requests to Winter Garden Code of Ordinances Sec. 118-1297(1) for the property located at 740 Garden Commerce Parkway. If approved, this variance will allow a six (6) foot tall masonry wall in the front yard, in lieu of the three (3) feet height maximum, in a Planned Industrial Development (PID) zoning district.

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

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

LOCATION MAP



November 21, 2024

24-03629W

SAVE



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer
1/20/2024, V.75

OFFICIAL COURTHOUSE WEBSITES

1:23

< Notes

Done

MANATEE COUNTY
manateeclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

SARASOTA
COUNTY
sarasotaclerk.com

PASCO COUNTY
pascoclerk.com

CHARLOTTE
COUNTY
charlotteclerk.com

PINELLAS COUNTY
pinellascclerk.org

LEE COUNTY
leeclerk.org

POLK COUNTY
polkcountyclerk.net

COLLIER COUNTY
collierclerk.com

ORANGE COUNTY
myorangeclerk.com

ORANGE
COUNTY

--- PUBLIC NOTICES/ ESTATE / ACTIONS ---

FICTITIOUS NAME NOTICE

Notice is hereby given that Central Capital Group of Florida LLC, owner, desiring to engage in business under the fictitious name of Dental Capital Raise located at 1344 Spring Lake Drive, Orlando, Florida 32804 intends to register the said name in Orange county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
November 21, 2024 24-03635W

FIRST INSERTION

Celco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 45-foot Public Lighting Communications Pole at the approx. vicinity of 4886A New Broad Street, Orlando, Orange County, FL 32814. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Benjamin Allen, b.allen@trileaf.com, phone: 678-653-8673, 1395 South Marietta Parkway, Building 400, Suite 209, Marietta, GA 30067.
November 21, 2024 24-03625W

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 Assembly Fasteners, an Endries International, Inc. company, located at 714 W. Ryan Street, in the City of Brillion, County of Orange, State of WI, 54011, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 15 of November, 2024.
ENDRIES INTERNATIONAL, INC.
714 W. Ryan Street
Brillion, WI 54011
November 22, 2024 24-03621W

FIRST INSERTION

NOTICE TO CREDITORS (testate)
IN THE CIRCUIT COURT OF NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 2024-CP-003268-O
IN RE: ESTATE OF **JEFFREY ALLEN MILLS DECEASED.**
The administration of the estate of Jeffrey Allen Mills, deceased, whose date of death was September 3, 2024, is pending in the Circuit Court for Orange County, Probate Division, File Number 2024-CP-003268-O, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is November 21, 2024.
Personal Representative:
Steven R. Mills
c/o Jonathan J. A. Paul
WEISSMAN | PAUL, PLLC
999 Douglas Avenue, Suite 2214
Altamonte Springs, FL 32714
Attorney for Personal Representative:
/s/ Jonathan J. A. Paul
Fla. Bar No.: 0041845
WEISSMAN | PAUL, PLLC
999 Douglas Avenue, Suite 2214
Altamonte Springs, FL 32714
Telephone: (321)384-0515
Email: /service:
jonathan@weissmanpaul.com
November 21, 28, 2024 24-03610W

FICTITIOUS NAME NOTICE

Notice is hereby given that Central Capital Group of Florida LLC, owner, desiring to engage in business under the fictitious name of Dental Capital Solutions located at 1344 Spring Lake Drive, Orlando, Florida 32804 intends to register the said name in Orange county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
November 21, 2024 24-03636W

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 BE Staffing located at 1317 Edgewater Dr #2114 in the City of Orlando, Orange County, FL 3208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of 01, 2024.
Nicole Palmieri
November 22, 2024 24-03623W

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-003491-O
IN RE: ESTATE OF **WILLIAM E. DINGMAN**
Also known as **BILLY DINGMAN, Deceased.**
The administration of the estate of WILLIAM E. DINGMAN, also known as BILLY DINGMAN, deceased, whose date of death was October 2, 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 THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2024.
BILLIE DINGMAN AZARNIA, Personal Representative
1820 Via Palermo
Winter Park, FL 32789
JORDAN G. LEE
Attorney for Personal Representative
Florida Bar No. 10209
Shutts & Bowen, LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, FL 33607
Telephone: (813) 227-8183
Email: jlee@shutts.com
Secondary Email: cgrant@shutts.com
November 21, 28, 2024 24-03641W

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 ARMOUR CABINETS located at 1092 SADIIE LANE 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 20th day of November, 2024.
PAUL SCHWARTZ
November 21, 2024 24-03643W

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME STATUTE
TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that the undersigned pursuant to the "Fictitious Name Statute", Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of proof of publication of this notice, the fictitious name, to-wit:
SUNLIT MENTAL HEALTH
under which we are engaged in business at a property location in Orange County, Florida. The mailing address for the business is 10016 N. Fulton Court, Orlando, Florida 32836.
That the limited liability company in-terested in said business is as follows:
SUNLIT PSYCHIATRY, LLC,
a Florida limited liability company
10016 N. Fulton Court
Orlando, Florida 32836
Dated at Orlando, Orange County, Florida, this 14th day of November, 2024.
November 22, 2024 24-03622W

FIRST INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-010144-O
COMPLEX BUSINESS LITIGATION DIVISION: 43
In Re: **EMBRACE FAMILIES COMMUNITY BASED CARE, INC.,**
a Florida corporation,
Assignor,
To: **MARK C. HEALY, Assignee.**
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES PLEASE TAKE NOTICE THAT:
On November 14, 2024, a petition was filed commencing an Assignment for the Benefit of Creditors proceeding, pursuant to Chapter 727, Florida Statutes, made by Embrace Families Community Based Care, Inc. (the "Assignor"), with its principal place of business at 407 Wekiva Springs Rd Ste 241, Longwood, FL 32779, to Mark C. Healy (the "Assignee"), of Michael Moecker & Associates, Inc., whose address is 1885 Marina Mile Boulevard, Suite 103, Fort Lauderdale, Florida 33315.
Pursuant to § 727.105, Florida Statutes, no proceeding may be commenced against the Assignee except as provided in Chapter 727 and except in the case of a secured creditor enforcing its rights and collateral under Chapter 679, there shall be no levy, execution, attachment, or the like in the respect of any judgment against assets of the estate, other than real property, in the possession, custody, or control of the Assignee.
YOU ARE HEREBY further notified that in order to receive any dividend in this proceeding you must file a proof of claim with the Assignee, Mark C. Healy of Michael Moecker & Associates, Inc. at 1885 Marina Mile Boulevard, Suite 103, Fort Lauderdale, Florida 33315, on or before March 14, 2025. A proof of claim form is attached hereto.
Respectfully submitted November 18, 2024.
/s/ Paul N. Mascia
Paul N. Mascia, Esq.
Florida Bar No. 0489670
NARDELLA & NARDELLA, PLLC
135 W. Central Blvd., Ste. 300
Orlando, FL 32801
(407) 966-2680
pmascia@nardellalaw.com
kcooper@nardellalaw.com
ATTORNEYS FOR MARK C. HEALY, ASSIGNEE
Nov. 21, 28; Dec. 5, 12, 2024
24-03618W

FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Mary Ann Martinez / OP VALENCIA PLANTATION APARTMENTS LP will engage in business under the fictitious name ARIUM MARINERS VILLAGE, with a physical address 4928 E. Michigan St. Orlando, FL 32812, with a mailing address 4928 E. Michigan St. Orlando, FL 32812, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
November 22, 2024 24-03620W

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on December 09, 2024 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.
Locations of vehicles and The lienor's name, address and telephone number are: Ruben's Tire Service III Inc, 895 S. Semoran Blvd. Orlando, FL 32807. Phone 407-277-9878.
Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only.
The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order.
2014 NISSAN
VIN# 3N1AB7AP2EY309519
\$707.16
SALE DAY 12/09/2024
November 21, 2024 24-03633W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File Number: 2024-CP-003498-O
In Re The Estate Of **DONALD F. COTTRELL, Deceased.**
The formal administration of the Estate of DONALD F. COTTRELL, deceased, File Number 2024-CP-003498-O, has commenced in the Probate Division of the Circuit Court, Orange County, Florida, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent, and other persons having claims or demands against the decedent's estate on whom a copy of this notice has been served must file their claims with this Court at the address set forth above WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON SUCH CREDITOR.
All other creditors or persons having claims or demands against decedent's estate on whom a copy of this notice has not been served must file their claims with this Court at the address set forth above WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW.
ALL CLAIMS AND DEMANDS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is November 21, 2024.
Personal Representative:
NATHANIEL DIAZ
8540 Cedar Cove Drive
Orlando, FL 32819
Attorney for Personal Representative:
CLAIRE J. HILLIARD
C.J. Hilliard Law, P.A. Post Office Box 771268
Winter Garden, FL 34777-1268
(407) 656-1576
E-mail: claire@ejhilliardlaw.com Florida Bar Number: 1019723
November 21, 28, 2024 24-03607W

FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that JANINE RAFF CLEVELAND will engage in business under the fictitious name JANINE CLEVELAND TRAVEL, with a physical address 1404 DRUID ROAD MAITLAND, FL 32751, with a mailing address 1404 DRUID ROAD MAITLAND, FL 32751, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
November 22, 2024 24-03619W

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on Various Dates in December, 2024 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.
Locations of vehicles and The lienor's name, address and telephone number are: Jesus's Auto Repair Service Inc., 4640 Old Winter Garden Rd #C, Orlando, FL 32811. Ph: (407) 501-3787.
Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only.
The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order.
1983 VOLK
VIN# WX2YA0254DH041555
\$1853.10
SALE DAY 12/14/2024
2003 JEEP
VIN# 1J4GK38K13W651648
\$1182.15
SALE DAY 12-03-2024
November 21, 2024 24-03632W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR ORANGE COUNTY CIVIL DIVISION
CASE NO: 2024-CC-014513-O
TYMBER SKAN ON THE LAKE OWNERS ASSOCIATION, SECTION TWO, INC., Plaintiff, v. CHRISTOPHER CARTER SUPER HAM, et al, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 18, 2024, and entered in 2024-CC-014513-O, of the County Court in and for Orange County Florida, wherein Tymber Skan on the Lake Owners Association, Section Two, Inc., is Plaintiff and Christopher Carter Super Ham, is Defendant, the Orange County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on January 22, 2025 at 11:00 A.M., on-line at www.myorangeclerk.realforeclose.com, the following described property:
UNIT C, BUILDING 41, OF TYMBER SKAN ON THE LAKE SECTION TWO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2299, PAGE 43, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 2544 Lodge-wood Ln Unit 41-C, 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 within sixty (60) days after the sale.
By: /s/ D. Jefferson Davis
D. Jefferson Davis, Esq.
Fla. Bar No.: 0073771
The JD Law Firm
Attorney for Plaintiff
Tymber Skan on the Lake Owners Association, Section Two, Inc.
P.O. Box 696
Winter Park, FL 32790
(407) 864-1403
Jeff@TheJDLaw.com
November 21, 28, 2024 24-03637W

FIRST INSERTION

NOTICE OF PUBLIC SALE
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 DECEMBER 30, 2024
HOLLER HYUNDAI
1150 N ORLANDO AVE
2013 HYUN KMHGH4JH9DU071968
\$7994.25
2022 HYUN 5NMJB3AE5NH073267
\$739.66
CLASSIC HONDA
4000 W COLONIAL DR
2019 HOND 1HGCV1F19KA028267
\$2,127.62
AUTO BODY & MECHANIC SOLUTIONS 11300 SPACE BLVD STE 3B
2015 HYUN 5NPE34AF0FH240376
\$14,748.10
CRAZY AUTOMANIAC
641 N SEMORAN BLVD
1986 TOYT JT2MA70L9G0000597
\$665.40
DYNASTY AUTO SERVICE
5901 EAST COLONIAL DR
2022 ACUR JH4KA7663NC010844
\$564.23
SALE DATE JANUARY 27, 2025
CHRISTIAN BROTHERS AUTOMOTIVE OCOEE 1140 MAGUIRE ROAD
2013 LEXS JTHBK1GG3D2002412
\$1,892.41
November 21, 2024 24-03634W

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 2024-CP-0
File No. 2024-CP-003468-O
IN RE: ESTATE OF **JOHN EUGENE PUMPHREY, JR., Deceased.**
TO: LEANNE FERRAR, or the parent of Leanne Ferrar
Unknown
KAYLA KONET, or the parent of Kayla Konet
Unknown
EMMA JOY EDGIN, or the parent of Emma Joy Edgin
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 are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before December 23, 2024, 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.
Signed on this 15 day of November, 2024.
/s/ Tiffany Moore Russel
As Clerk of the Court
By: /s/ Kevin Drumm
As Deputy Clerk
Nov. 21, 28; Dec. 5, 12, 2024
24-03608W

FIRST 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. 2024-CA-008539-O
LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. ROX ROY BANNER A/K/A ROXROY BANNER A/K/A ROXROY BANNER, et al., Defendants.
To: ROX ROY BANNER A/K/A ROXROY BANNER A/K/A ROXROY BANNER, 809 BURR OAK DR, OCOEE, FL 34761
ROBERTA H BANNER A/K/A ROBERTA N BANNER, 809 BURR OAK DR, OCOEE, FL 34761
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 26, HARBOUR HIGHLANDS II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 80 OF THE 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 Lauren A. Bromfield, 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 30 days from the first date of publication 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 30 day of October, 2024.
Tiffany Moore Russel
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Naline S. Bahadur
Deputy Clerk
Civil Court Seal
As Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 310
Orlando, Florida 32801
23-06241FL
November 21, 28, 2024 24-03599W

Q&A

What is a public notice?

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

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

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.

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 notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

ORANGE COUNTY

--- ESTATE / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-009964-0
DIVISION: 35
N. I. NITOF INC., a Florida Corporation
Plaintiff, v.
DURRANT KELLOGG and TERI L. KELLOGG, husband and wife, HECTOR FALCON, AND MICHAEL C. CRISAN
Defendants,
TO: TERI L. KELLOGG
residential address is unknown.
YOU ARE HEREBY NOTIFIED that:
(1) an action to quiet title of the following described real property located in Orange County, Florida:
THE WEST 47 FEET OF LOTS 7 AND 8, BLOCK 12 OF TANGERINE, A SUBDIVISION IN SECTION 8, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED

IN MISCELLANEOUS BOOK 3, PAGE 599 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA.
Parcel ID Number: 08-20-27-8559-12-070
has been filed against you and you are required to serve a copy of your written defenses, if any, on RAFAEL M. ROJAS, ESQ., R. M. ROJAS P.A., Attorneys for Plaintiff, 155 Ocean Lane Drive #1110, Key Biscayne, Florida 33149 on or before 30 days from the first date of publication and file the original with the Clerk of this Court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
DATED ON 11/14/2024.
Tiffany Moore Russell,
Clerk of the Courts
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
By: Scrolan Bradac
As Deputy Clerk
Nov. 21, 28; Dec. 5, 12, 2024
24-03604W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-009964-0
DIVISION: 35
N. I. NITOF INC., a Florida Corporation
Plaintiff, v.
DURRANT KELLOGG and TERI L. KELLOGG, husband and wife, HECTOR FALCON, AND MICHAEL C. CRISAN
Defendants,
TO: DURRANT KELLOGG
residential address is unknown.
YOU ARE HEREBY NOTIFIED that:
(1) an action to quiet title of the following described real property located in Orange County, Florida:
THE WEST 47 FEET OF LOTS 7 AND 8, BLOCK 12 OF TANGERINE, A SUBDIVISION IN SECTION 8, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED

IN MISCELLANEOUS BOOK 3, PAGE 599 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA.
Parcel ID Number: 08-20-27-8559-12-070
has been filed against you and you are required to serve a copy of your written defenses, if any, on RAFAEL M. ROJAS, ESQ., R. M. ROJAS P.A., Attorneys for Plaintiff, 155 Ocean Lane Drive #1110, Key Biscayne, Florida 33149 on or before 30 days from the first date of publication and file the original with the Clerk of this Court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
DATED ON 11/14/2024.
Tiffany Moore Russell,
Clerk of the Courts
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
By: Scrolan Bradac
As Deputy Clerk
Nov. 21, 28; Dec. 5, 12, 2024
24-03603W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR ORANGE COUNTY CIVIL DIVISION
CASE NO.: 2024-CC-014510-0
TYMBER SKAN ON THE LAKE OWNERS ASSOCIATION, SECTION TWO, INC., Plaintiff, v. BIANCA OLIVEIRA, et al, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 14, 2024, and entered in 2024-CC-014510-0, of the County Court in and for Orange County Florida, wherein Tymber Skan on the Lake Owners Association, Section Two, Inc., is Plaintiff and Bianca Oliveira, Unknown Spouse of Bianca Oliveira and Unknown Tenant #1, are Defendant(s), the Orange County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on January 13, 2025 at 11:00 A.M., on-line at www.myorangeclerk.realforeclose.com, the following described property: UNIT G, BUILDING 41, TYMBER SKAN ON THE LAKE SECTION TWO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM OF TYMBER SKAN ON THE LAKE, SECTION TWO, A CONDOMINIUM DATED OCTOBER 19, 1972 AND RECORDED OCTOBER 19, 1972 ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2299, PAGE 43, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH ANY AND ALL AMENDMENTS THERETO.
Property Address: 2560 Lodgewood Ln Unit 41-G, 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 within sixty (60) days after the sale.
By: /s/ D. Jefferson Davis
D. Jefferson Davis, Esq.
Fla. Bar No.: 0073771
The JD Law Firm
Attorney for Plaintiff
Tymber Skan on the Lake Owners Association, Section Two, Inc.
P.O. Box 696
Winter Park, FL 32790
(407) 864-1403
Jeff@TheJDLaw.com
November 21, 28, 2024 24-03596W

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-004931-0
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-004931-0 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.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 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 19th day of November, 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
November 21, 28, 2024 24-03642W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2023-CA-012880-0
PHH MORTGAGE CORPORATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF IVA JEAN PEDEN A/K/A JEAN PEDEN, DECEASED; et al., Defendant(s).
TO: 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 Sandra Channel a/k/a Sandra Channell, deceased
Last Known Residence: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in ORANGE County, Florida:
THE EAST 48 FEET OF LOT 19 AND WEST 18 FEET OF LOT 20, BLOCK "F", THIRD ADDITION TO COUNTRY CLUB-SECTION, COLLEGE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK N, PAGE 86, 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 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 NOVEMBER 13, 2024.
Tiffany Moore Russell
Clerk of Courts
By: /s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, Florida 32801
1395-907B
Ref# 9875
November 21, 28, 2024 24-03589W

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-002838-O
Division 2
IN RE: ESTATE OF GILBERT WAGANHEIM, Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that a Petition for Summary Administration has been filed in the estate of GILBERT WAGANHEIM, deceased, File Number 2024-CP-002838-O, in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801; that the decedent's date of death was February 5, 2024; that the total cash value of the estate is \$ ZERO; and that the names and addresses of those to whom it is proposed the estate and the decedent's homestead be distributed by an Order of Summary Administration are:
ARTHUR B. WAGANHEIM
14922 S.W. 33rd Street,
Davie, FL 33331
PHILIP I. WAGANHEIM
6604 Dunceaster Street,
Windermere, Florida 34787
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 November 21, 2024.
Person giving notice:
s/ Philip I. Wganheim
PHILIP I. WAGANHEIM
6604 Dunceaster Street
Windermere, Florida 34787
Attorney for person giving notice:
s/ Patrick A. Raley
PATRICK A. RALEY, ESQUIRE
Infantino and Berman
P.O. Drawer 30
Winter Park, FL 327900030
(407) 644-4673
praley@infantinoberman.com
cbarber@infantinoberman.com
Bar No. 264202
November 21, 28, 2024 24-03609W

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-003267-O
IN RE: ESTATE OF MARTHA JANE SMITH, Deceased.
The administration of the estate of MARTHA JANE SMITH, Deceased, whose date of death was July 31, 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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
The date of first publication of this notice is November 21, 2024.
KATINA LASHUN SIMPSON, Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
November 21, 28, 2024 24-03640W

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-003334-0
DIVISION: 9
IN RE: ESTATE OF PETER PAUL COCKERHAM, Deceased.
The administration of the Estate of Peter Paul Cockerham, deceased, whose date of death was October 27, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 355, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.
The date of first publication of this Notice is November 21, 2024.
Personal Representative:
Lorraine Rivero
c/o Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Telephone: (813) 272-1400
Fax: (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
November 21, 28, 2024 24-03606W

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-003406-0
GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-2 TRUST Plaintiff, v. THE UNKNOWN HEIRS, GRANTEE, DEWISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARIANO ROSARIO, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; YOLANDA M. ROSARIO A/K/A YOLANDA ROSARIO; CLERK OF THE CIRCUIT COURT, ORANGE COUNTY, FLORIDA; IVAN M. RIVERA; STATE OF FLORIDA DEPARTMENT OF REVENUE Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 31, 2024, in this case, in the Circuit Court of Orange County, Florida, the office of Tiffany Moore Russell, Clerk of the Circuit Court, shall sell the property situated in Orange County, Florida, described as:
LOT 29, TWIN LAKE MANOR 3RD ADDITION, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE(S) 27, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
a/k/a 881 KIMBALL DR, OCOEE, FL 34761-1857
at public sale, to the highest and best bidder, for cash, online at www.myorangeclerk.realforeclose.com, on December 10, 2024 beginning at 11:00 AM.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204 at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
Dated at St. Petersburg, Florida this 11th. day of November, 2024.
By: Isabel López Rivera
FL Bar: 1015906
eXL Legal, PLLC
Designated Email Address:
efiling@xllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
1000009744
November 21, 28, 2024 24-03595W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002123-O #40
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. LETHWAITE ET AL., Defendant(s).
NOTICE OF ACTION
Count V
To: DENIS MORIN
and all parties claiming interest by through, under or against Defendant(s) DENIS MORIN and all parties having or claiming to have any right, title or interest in the property herein described; and all parties claiming interest by through, under or against Defendant(s) DENIS MORIN and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property :
WEEK/UNIT: 47/086465 of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit

FIRST INSERTION

weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.
If you are a person with 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: in Orange County, 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.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
11/15/2024
/s/ Nancy Garcia
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
November 21, 28, 2024 24-03612W

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.

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

ORANGE COUNTY

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2017-CA-007663-O
JAMES B. NUTTER & COMPANY, Plaintiff, vs.
ANA LYDIA PADRO MERCADO A/K/A ANA LYDIA PADRO A/K/A ANA L. PADRO, et al.
 Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 24, 2018, and entered in 2017-CA-007663-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein **JAMES B. NUTTER & COMPANY** is the Plaintiff and **ANA LYDIA PADRO MERCADO A/K/A ANA LYDIA PADRO A/K/A ANA L. PADRO; VALENCIA GREENS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** are the Defendant(s). **Tiffany Moore Russell** as the Clerk of the Circuit Court

will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on December 10, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 73, VALENCIA GREENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 144, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 Property Address:
8853 LAMBERT LANE, ORLANDO, FL 32825
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N.

Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County:: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
 Dated this 13 day of November, 2024.
 By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 00582448
 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
 17-075325 - GrS
 November 21, 28, 2024 24-03602W

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2024CA-006596-O
Division: 33
SOUTHSTATE BANK, N.A., a national banking association, Plaintiff, vs.
MELANIE RODRIGUEZ, NICOLE LEBRON, a married couple, VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, RAINTREE CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, UNKNOWN TENANT 1 and UNKNOWN TENANT 2, Defendants.
 Notice is hereby given that pursuant to the summary-default final judgment of foreclosure dated November 11, 2024, bearing case number 2024CA-006596-0 in the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida, wherein **SOUTHSTATE BANK, N.A., a national banking association,** is Plaintiff, and **MELANIE RODRIGUEZ, NICOLE LEBRON, a married couple, VENTURA COUNTRY**

CLUB COMMUNITY HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, **RAINTREE CONDOMINIUM ASSOCIATION, INC.,** a Florida not for profit corporation, **UNKNOWN TENANT 1 and UNKNOWN TENANT 2** are Defendants, I will sell to the highest and best bidder for cash online at www.myorangeclerk.realforeclose.com at 11:00 a.m. on the 17th day of December, 2024, the following described real property as set forth in said final judgment, to wit:
 Unit 14, Building 9, Raintree Village, Unit II, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 3517, Page 667, together with a survey and plot plan recorded in Condominium Exhibit Book 9, Pages 62 through 66, all in the Public Records of Orange County, Florida, and further amendments, if any, to said Declaration (said Declaration and amendments thereto hereinafter collectively referred to as the Declaration), together with all appurtenances thereto, including an undivided interest in the comment ele-

ments appertaining to the Unit, as more particularly set forth in the Declaration.
 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 sixty (60) days 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 Orange County 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 this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Submitted by:
 Krista Mahalak, Esquire
 Peterson & Myers, P.A.
 Post Office Drawer 7608
 Winter Haven, Florida 33883-7608
 Attorney for Plaintiff
 November 21, 28, 2024 24-03600W

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-005423-O
ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, vs.
GETOLDER LLC; MARCO ANTONIO BAZOBERY GARCIA; NEIDA MONICA BAZOBERY GARCIA; THE GROVE RESORT AND SPA HOTEL CONDOMINIUM II ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).
 To the following Defendant(s):
MARCO ANTONIO BAZOBERY GARCIA
 (LAST KNOWN ADDRESS)
 1580 WILSON BLVD N
 NAPLES, FL 34120
NEIDA MONICA BAZOBERY GARCIA
 (LAST KNOWN ADDRESS)
 1580 WILSON BLVD N
 NAPLES, FL 34120
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 UNIT 2604 OF THE DECLARATION OF CONDOMINIUM

OF THE GROVE RESORT AND SPA HOTEL CONDOMINIUM II, AS RECORDED UNDER INSTRUMENT NO. 20190396158, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THERETO.
 A/K/A 14501 GROVE RESORT AVE., UNIT #2604., WINTER GARDEN, FLORIDA 34787
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before

commoation 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.
 WITNESS my hand and the seal of this Court this 14th day of November, 2024.
TIFFANY MOORE RUSSELL
 As Clerk of the Court
 By: Naline S. Bahadur, As Deputy Clerk
 Civil Court Seal
 Civil Division
 425 N. Orange Avenue
 Room 310
 Orlando, Florida 32801
 Submitted by:
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 24-00672 SM, LLC
 November 21, 28, 2024 24-03597W

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2017-CA-004862-O
PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs.
RODRIGO CAMARGO NEVES DE LUCA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 27, 2024 in Civil Case No. 2017-CA-004862-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, **PNC BANK, NATIONAL ASSOCIATION** is the Plaintiff, and **RODRIGO CAMARGO NEVES DE**

LUCA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
 The Clerk of the Court, **Tiffany Moore Russell** will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on January 10, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 7, WINDERMERE LANDINGS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 77-82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT AMERICANS WITH DISABILITIES ACT: AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in a court

proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
 Dated this 13th day of November, 2024.
 By: John J. Cullaro
 FBN: 66699
 Primary E-Mail: ServiceMail@aldridgepitt.com
ALDRIDGE PITTE, LLP
 ATTORNEY FOR PLAINTIFF
 5300 WEST ATLANTIC AVENUE
 SUITE 303
 DELRAY BEACH, FL 33484
 TELEPHONE: 561-392-6391
 FACSIMILE: 561-392-6965
 1457-824B
 November 21, 28, 2024 24-03591W

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.: 2023-CA-016151-O
WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK SOUTHWEST, N.A. F/K/A WACHOVIA MORTGAGE, F.S.B. F/K/A WORLD SAVINGS BANK, F.S.B., Plaintiff, vs.
JEFFREY S. BADGLEY AKA JEFFREY BADGLEY, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 4, 2024, and entered in Case No. 2023-CA-016151-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Southwest, N.A. F/K/A Wachovia Mortgage, F.S.B. F/K/A World Savings Bank, F.S.B., is the Plaintiff and **Jeffrey S. Badgley aka Jeffrey Badgley, Charlotte H. Badgley aka Charlotte Badgley, Regions Bank, successor by merger to AmSouth Bank, The Reserve at Belmere Homeowners Association, Inc.,** 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 January 16, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 53, IN BLOCK C1, OF RE-SERVE AT BELMERE PHASE III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, AT PAGE(S) 1 AND 2, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 A/K/A 1508 DELWICK DRIVE WINDERMERE FL 34786
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 15 day of November, 2024.
 By: /s/ Silver Jade Bohn
 Florida Bar #95948
 Silver Jade Bohn, Esq.
ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService:
 servealaw@albertellilaw.com
 IN - 23-011227
 November 21, 28, 2024 24-03611W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002123-O #40 HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. LETHWAITE ET.AL., Defendant(s).
NOTICE OF ACTION
 Count IV
 To: DENIS MORIN
 and all parties claiming interest by, through, under or against Defendant(s) DENIS MORIN and all parties having or claiming to have any right, title or interest in the property herein described:
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property :
WEEK/UNIT: 10/087854
 of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Decla-

ration of Condominium.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.
 If you are a person with 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: in Orange County, 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.
TIFFANY MOORE RUSSELL
 CLERK OF THE CIRCUIT COURT
 ORANGE COUNTY, FLORIDA
 11/15/2024
 /s/ Nancy Garcia
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 November 21, 28, 2024 24-03613W

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.
TIMESHARE PLAN: ORANGE LAKE COUNTRY CLUB VILLA III, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in OR Book 5914, Page 1965 in Orange County, Florida.
 Contract Number: 6681888 -- CATHERINE ELIZABETH KELLER A/K/A CATHIE KELLER and CHRISTOPHER HAMILTON KELLER, ("Owner(s)"), 7985 100TH AVE, VERO BEACH, FL 32967 Villa III/Week 39 EVEN in Unit No. 088026/Principal Balance: \$15,234.39 / Mtg Doc #20190399517
 You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of

payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated at 866-714-8679.
 Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.
 Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
 By: Jerry E. Aron, P.A., Trustee,
 801 Northpoint Parkway, Suite 64,
 West Palm Beach, FL 33407
 November 21, 28, 2024 24-03593W

FIRST 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-009433-O
FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLORIA J. FIELD, 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 GLORIA J. FIELD, 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 5, BLOCK A, FAIRVIEW COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGE 44, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, 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.
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
 WITNESS my hand and the seal of this Court at County, Florida, this 18th day of NOVEMBER, 2024.
 Tiffany Moore Russell
 CLERK OF THE CIRCUIT COURT
 BY: /S/ Nancy Garcia
 Deputy Clerk
 425 North Orange Ave.
 Suite 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
 24-241190
 November 21, 28, 2024 24-03639W

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-009626-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 J. MARTIN BURNS, 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 J. MARTIN BURNS, 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 21, BLOCK C, COLLEGE PARK FOURTH ADDITION TO

COUNTRY CLUB SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK N, PAGE(S) 87, 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 Avenue, 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.
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
 WITNESS my hand and the seal of this Court at County, Florida, this 18th day of NOVEMBER, 2024.
 Tiffany Moore Russell
 CLERK OF THE CIRCUIT COURT
 BY: /S/ Nancy Garcia
 Deputy Clerk
 425 North Orange Ave.
 Suite 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
 24-242793
 November 21, 28, 2024 24-03638W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002123-O #40 HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. LETHWAITE ET.AL., Defendant(s).
NOTICE OF ACTION
 Count IX
 To: CARLOS A. VILLAMIZAR
 and all parties claiming interest by, through, under or against Defendant(s) CARLOS A. VILLAMIZAR and all parties having or claiming to have any right, title or interest in the property herein described:
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property :
WEEK/UNIT: 21/088144
 of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage

interest established in the Declaration of Condominium.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.
 If you are a person with 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: in Orange County, 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.
TIFFANY MOORE RUSSELL
 CLERK OF THE CIRCUIT COURT
 ORANGE COUNTY, FLORIDA
 11/15/2024
 /s/ Nancy Garcia
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 November 21, 28, 2024 24-03617W

ORANGE COUNTY

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE No. 2024-CA-002363-O
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-FRI, Plaintiff,
vs.
Guy E. Burkholder a/k/a GUY BURKHOLDER; Unknown Spouse of Guy E. Burkholder a/k/a Guy Burkholder; Galaxy Portfolios, LLC, Defendant(s).
 NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated November 12, 2024, and entered in Case No. 2024-CA-002363-O of the Circuit Court of the 9TH 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 2004-FRI, is Plaintiff and Guy E. Burkholder a/k/a Guy Burkholder; Unknown Spouse of Guy E. Burkholder a/k/a Guy Burkholder; Galaxy Portfolios, LLC, are Defendants, the Office of the Clerk, Orange County Clerk of the Court will sell via online auction at www.myorangeclerk.realforeclose.com at 11:00 a.m. on the 8th day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 14, SKY LAKE OAK RIDGE SECTION UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK Y, PAGE 126, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 841 Black Oak Court, Orlando, Florida 32809 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
 Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to 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: 11/15/24

By: Craig Stein, Esq.
 FL Bar No. 0120464
 McCabe, Weisberg & Conway, LLC
 3222 Commerce Place, Suite A
 West Palm Beach, Florida, 33407
 Telephone: (561) 713-1400
 Email: FLpleadings@mwc-law.com
 File Number: 19-400524
 November 21, 18, 2024 24-03598W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002123-O #40 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. LETHWAITE ET.AL., Defendant(s).
 NOTICE OF ACTION
 Count II
 To: RICARDO NEPOMUCENO LIM and OFELIA RAMOS LIM and all parties claiming interest by, through, under or against Defendant(s) RICARDO NEPOMUCENO LIM and OFELIA RAMOS LIM and all parties having or claiming to have any right, title or interest in the property herein described:
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property :
 WEEK/UNIT: 12/086658 of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; and the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described

Condominium in the percentage interest established in the Declaration of Condominium.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.
 If you are a person with 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: in Orange County, 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.
 TIFFANY MOORE RUSSELL
 CLERK OF THE CIRCUIT COURT
 ORANGE COUNTY, FLORIDA
 11/15/2024
 /s/ Nancy Garcia
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 November 21, 28, 2024 24-03615W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002123-O #40 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. LETHWAITE ET.AL., Defendant(s).
 NOTICE OF ACTION
 Count III
 To: MICHAEL SONDERGA LINDQVIST A/K/A MICHAEL GULLISTO and all parties claiming interest by, through, under or against Defendant(s) MICHAEL SONDERGA LINDQVIST A/K/A MICHAEL GULLISTO and all parties having or claiming to have any right, title or interest in the property herein described:
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property :
 WEEK/UNIT: 17/088035 of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; and the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described

Condominium in the percentage interest established in the Declaration of Condominium.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.
 If you are a person with 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: in Orange County, 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.
 TIFFANY MOORE RUSSELL
 CLERK OF THE CIRCUIT COURT
 ORANGE COUNTY, FLORIDA
 11/15/2024
 /s/ Nancy Garcia
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 November 21, 28, 2024 24-03614W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002123-O #40 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. LETHWAITE ET.AL., Defendant(s).
 NOTICE OF ACTION
 Count I
 To: PAULA A. LETHWAITE and WILLIAM E. LETHWAITE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM E. LETHWAITE and all parties claiming interest by, through, under or against Defendant(s) PAULA A. LETHWAITE and WILLIAM E. LETHWAITE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM E. LETHWAITE and all parties having or claiming to have any right, title or interest in the property herein described:
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property :
 WEEK/UNIT: 20/086161 of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; and the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple ab-

solute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.
 If you are a person with 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: in Orange County, 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.
 TIFFANY MOORE RUSSELL
 CLERK OF THE CIRCUIT COURT
 ORANGE COUNTY, FLORIDA
 11/15/2024
 /s/ Nancy Garcia
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 November 21, 28, 2024 24-03616W

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE No. 2024-CA-008763-O BANK OF AMERICA, N.A., PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFACTORIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF VILMA MERCED (DECEASED), ET AL. DEFENDANT(S).
 To: THE UNKNOWN HEIRS, BENEFACTORIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF VILMA MERCED (DECEASED)
 RESIDENCE: UNKNOWN
 LAST KNOWN ADDRESS: 1603 Rio Cove Ct, Orlando, FL 32825
 800 Royal Oak Dr, Orlando, FL 32809
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Orange County, Florida:
 LOT 7, RIO COVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 75, 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 this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite

600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
 This notice shall be published once a week for two consecutive weeks in the Business Observer.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Orange County, Human Resources at 407-836-2303, fax 407-836-2204 or at ctadm2@ocnjcc.org, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL 32810 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Date: November 14, 2024.
 TIFFANY MOORE RUSSELL
 ORANGE COUNTY
 CLERK OF THE CIRCUIT COURT
 By: /s/ Naline S. Bahadur
 Civil Court Seal
 Deputy Clerk of the Court
 Civil Division
 425 N Orange Ave
 Room 350
 Orlando, Florida 32801
 Our Case #: 24-001183
 November 21, 28, 2024 24-03605W

FIRST 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-018956-O The Villas at Tucker Oaks Homeowners' Association, Inc., Plaintiff,
Alice Villard, et al., Defendant(s).
 Notice is given that pursuant to the Final Judgment of Foreclosure dated , in Case No.: 2023-CC-018956-O of the County Court in and for Orange County, Florida, wherein The Villas at Tucker Oaks Homeowners' Association, Inc., is the Plaintiff and Alice Villard, 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.myorangeclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on December 17, 2024, the following described property set forth in the Final Judgment of Foreclosure:
 Lot 143, Villas at Tucker Oaks, ac-

ording to the map or plat thereof, as recorded in Plat Book 77, Page(s) 81 through 85, inclusive, 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: November 15, 2024
 By: /s/Jennifer L. Davis
 Jennifer L. Davis, Esquire
 Florida Bar No.: 879681
 ARIAS BOSINGER, PLLC
 280 W. Canton Avenue, Suite 330
 Winter Park, Florida 32789
 (407) 636-2549
 November 21, 28, 2024 24-03592W

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-003276-O GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-2 TRUST Plaintiff,
vs.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ADELYN D. FOREMAN A/K/A ADELYN DIXON FOREMAN HOCK, DECEASED; THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RAYMOND HOCK, DECEASED; MICHELLE VICKIE BAILEY; STEPHEN WAYNE FOREMAN; RICHARD DALE FOREMAN; ERIC SEAN FOREMAN; ERIKA ATSUMI FOREMAN; JULIE RAE ISSA; JOY HOCK IBBOTSON; JONI RAI RUSSELL; JERRY RAY HOCK; JEANNIE HOCK SCHIFF; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ORANGE COUNTY, FLORIDA Defendants.
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on November 07, 2024, in this cause, in the Circuit Court of Orange County, Florida, the office of Tiffany Moore Russell, Clerk of the Circuit Court, shall sell the property situated in Orange County, Florida, described as: LOTS 40 AND 41 OF LAKE HOLDEN GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "Q",

PAGE 140, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 a/k/a 4528 S SHORE RD, ORLANDO, FL 32839-1309
 at public sale, to the highest and best bidder, for cash, online at www.myorangeclerk.realforeclose.com, on December 16, 2024 beginning at 11:00 AM.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204 at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
 Dated at St. Petersburg, Florida this 12th. day of November, 2024.
 By: Isabel López Rivera
 FL Bar: 1015906
 eXL Legal, PLLC
 Designated Email Address: efiling@exllegal.com
 12425 28th Street North, Suite 200
 St. Petersburg, FL 33716
 Telephone No. (727) 536-4911
 Attorney for the Plaintiff
 1000009739
 November 21, 28, 2024 24-03594W

FIRST 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. 48-2024-CA-008719-O U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. CONRAD J. JAMILLA, et. al. Defendant(s).
 To: CONRAD J. JAMILLA, UNKNOWN SPOUSE OF CONRAD J. JAMILLA,
 whose residence is unknown 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:
 THE WEST 35.20 FEET OF LOT 8, PERSHING VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 112, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 8, PERSHING VILLAS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 112, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°06'07" EAST, ALONG THE WEST LINE OF SAID LOT 8, 18.12 FEET; THENCE SOUTH 89°51'52" EAST, 18.12 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 8, 122.0 FEET; THENCE NORTH 00°08'08" EAST, 23.23 FEET TO A CORNER ON THE EASTERLY LINE OF SAID LOT 8; THENCE RUN SOUTH 52°26'18" EAST, ALONG THE EASTERLY

LINE OF SAID LOT 8, 74.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE RUN SOUTHWESTERLY ALONG THE RIGHT OF WAY OF JON JON COURT AND ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 30°00'00" AND A CHORD BEARING OF SOUTH 52°33'42" WEST FOR AN ARC DISTANCE OF 26.18 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 8; THENCE RUN NORTH 52°26'18" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8, 31.84 FEET TO A CORNER OF SAID LOT 8; THENCE RUN NORTH 89°51'52" WEST ALONG THE SOUTH LINE OF SAID LOT 8, 135.00 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, 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.
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
 WITNESS my hand and the seal of this Court at County, Florida, this 14 day of NOVEMBER, 2024.
 Tiffany Moore Russell
 CLERK OF THE CIRCUIT COURT
 BY: Rosa Aviles, Deputy Clerk
 425 North Orange Ave.
 Suite 350
 Orlando, Florida 32801
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 24-216198
 November 21, 28, 2024 24-03601W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2022-CA-003472-O MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff,
VS. DOROTHY MERRICKS A/K/A DOROTHY MERRICK; CLARENCE COOPER; DONNELL COOPER; THE ESTATE OF CHARLES COOPER, DECEASED; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A PHYLLIS ARMSTEAD; BARBARA COOPER; QUENNA FENOT; CHARLES COOPER, JR.; ASHANTI COOPER; SHELEATRICE STEWART; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).
 NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 15, 2024 in Civil Case No. 2022-CA-003472-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff, and DOROTHY MERRICKS A/K/A DOROTHY MERRICK; CLARENCE COOPER; DONNELL COOPER; THE ESTATE OF CHARLES COOPER, DECEASED; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A PHYLLIS ARMSTEAD; BARBARA COOPER; QUENNA FENOT; CHARLES COOPER, JR.; ASHANTI COOPER; SHELEATRICE STEWART; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER

SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
 The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on December 17, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 21, BLOCK A, LAKE MANN ESTATES, UNIT NUMBER THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 114, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 IMPORTANT
 AMERICANS WITH DISABILITIES ACT: AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
 Dated this 14th day of November, 2024.
 By: Zachary Ullman
 FBN: 106751
 Primary E-Mail: ServiceMail@aldridgepitt.com
 ALDRIDGE PITE, LLP
 ATTORNEY FOR PLAINTIFF
 5300 WEST ATLANTIC AVENUE SUITE 303
 DELRAY BEACH, FL 33484
 TELEPHONE: 561-392-6391
 FACSIMILE: 561-392-6965
 1395-488B
 November 21, 28, 2024 24-03590W

Are internet-only legal notices sufficient?

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



ORANGE COUNTY
SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO: 2024-CC-006985-O
IVAN A. HERNANDEZ SANTOS and MARCIAL MARTINEZ PUPO, husband and wife, Plaintiffs, vs. KATRINA WILDRICK KNOWN HEIR OF CARL E. FERRIS A/K/A CARL E. FERRIS JR., DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST CARL E. FERRIS A/K/A CARL E. FERRIS JR., DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR ANY OTHER PARTIES CLAIMING BY,
 TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR ANY OTHER PARTIES CLAIMING BY,

THROUGH, UNDER OR AGAINST CARL E. FERRIS A/KIA CARL E. FERRIS JR., DECEASED, Current address unknown:
 YOU ARE HEREBY NOTIFIED that an action to quiet title to the following real property located in Orange County, Florida:
 Lot 82, WHISPERING PINES ESTATES 1-ST. ADDITION, a subdivision according to the plat thereof recorded in Plat Book R, Page(s) 146, 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: 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 the 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 November 5, 2024.
 TIFFANY MOORE RUSSELL
 CLERK OF THE CIRCUIT COURT
 By /s/ Rosa Aviles
 As Deputy Clerk (SEAL)
 Civil Division
 425 N Orange Ave
 Room 350
 Orlando, Florida 32801
 November 7, 14, 21, 28, 2024
 24-03540W

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
Case No.:2024-DR-4471-O
 IN RE: THE MARRIAGE OF REBECCA DUKENSA ANTY Petitioner/Wife, and ALTON ALPHA FRANCIS, Respondent/Husband.
 TO: ALTON ALPHA FRANCIS 1120 Seasons Blvd Kissimmee FL, 34746
 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you

THIRD INSERTION

are required to serve a copy of your written defenses, if any, to it on Rebecca Dukensa Anty whose address is 8 South Orlando Ave Kissimmee FL 34741 on or before 8/29/24 and file the original with the clerk of this Court at 425 N Orange Ave, Orlando, FL 32801 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.
 The action is asking the court to decide how the following real or personal property should be divided: NONE
 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 Cir-

cuit 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.
 DATED: 7/10/2024
 TIFFANY MOORE RUSSELL
 CLERK OF THE CIRCUIT COURT
 By: /S/ JUAN VAZQUEZ
 Deputy Clerk
 November 7, 14, 21, 28, 2024
 24-03539W

--- TAX DEEDS ---

FOURTH 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: 2022-219
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: CITRUS RIDGE VILLAGE CONDO CB 4/135 UNIT R-7
 PARCEL ID # 25-20-27-1350-18-070
 Name in which assessed: NORMA JACOBS 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 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03409W

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: 2022-239
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: ZELLWOOD STATION CO-OP M/H PARK 4644/1380 UNIT 1138
 PARCEL ID # 25-20-27-9825-01-138
 Name in which assessed: ARNOLD D JOHN
 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 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03410W

FOURTH 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: 2022-705
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: DANIELS LANDING 56/3 LOT 80
 PARCEL ID # 26-22-27-1992-00-800
 Name in which assessed: DOROTHY A KAUFMANN
 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 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03411W

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: 2022-1614
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: BEG SW COR OF NE1/4 OF NW1/4 RUN N 663.13 FT E 652.84 FT N 633.75 FT E 629.37 FT S 633.39 FT W 293.9 FT S 643.87 FT W 657.29 FT S 20 FT W 328.76 FT TO POB (LESS COMM AT SW COR OF NE1/4 OF NW1/4 TH N87-54-10E 246.69 FT TO POB TH N0-42-46E 643.32 FT TH N87-51-36E 423.85 FT TH N0-57-29E 653.8 FT TH N87-49-5E 609.34 FT TH S1-10-18W 634.35 FT TH S87-51-36W 292.33 FT TH S0-39-10W 663.87 FT TH S87-54-10W 739.23 FT TO POB PER DOC 20200492357) IN SEC 18-20-28
 PARCEL ID # 18-20-28-0000-00-016
 Name in which assessed: J GLENN BARNES 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 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03412W

FOURTH 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: 2022-1885
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: E 132 FT OF S1/2 OF SW1/4 OF NW1/4 OF NW1/4 (LESS S 30 FT FOR RD R/W) OF SEC 03-21-28
 PARCEL ID # 03-21-28-0000-00-011
 Name in which assessed: SERGIO ROSAS ARANA
 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 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03413W

FOURTH 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: 2022-2839
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: YOGI BEARS JELLYSTONE PK CAMP RESORT (APOPKA) 3347/2482 UNIT 2714
 PARCEL ID # 27-21-28-9805-02-714
 Name in which assessed: COLIN KELLY ANNE 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 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03414W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK 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: 2022-2928
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: J B & T E WALKERS SUB Q/122 THE E 130 FT OF W 390 FT OF LOTS 10 & 11
 PARCEL ID # 31-21-28-8952-00-103
 Name in which assessed: PEARL M MCPHEE 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 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03415W

FOURTH 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: 2022-3962
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: GLENN OAKS 2/131 LOT 10 BLK 3
 PARCEL ID # 24-22-28-0614-03-100
 Name in which assessed: MERLINE H DAVIS 50% INT, BATES HOLDINGS FLORIDA LLC 50% 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, Dec 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03416W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK 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: 2022-4338
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: LAKE HIAWASSA TERRACE REPLAT S/101 LOT 3 BLK 3 (LESS E 30 FT THEREOF FOR RD R/W) (SEE 35-22-28-0000-00-107 FOR 1/39 INT IN PARCEL B PER 2293/0856)
 PARCEL ID # 35-22-28-4464-03-030
 Name in which assessed: CREAMER OF ORLANDO 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, Dec 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03417W

FOURTH 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: 2022-4434
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: LAKE HILL GROVES REPLAT J/103 LOTS 11 (LESS N 38.19 FT FOR RD R/W) & 12 (LESS N 18.19 FT FOR RD R/W PER OR 4103/1826)
 PARCEL ID # 36-22-28-4492-00-110
 Name in which assessed: NEWGUYTRIN 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, Dec 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03418W

FOURTH 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: 2022-4679
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: BERMUDA DUNES PRIVATE RESIDENCES CONDOMINIUM 8549/0190 UNIT 1323
 PARCEL ID # 02-23-28-0701-01-323
 Name in which assessed: ANOOP SAYAL
 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 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03419W

FOURTH 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: 2022-5086
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: 7601 CONDOMINIUM 10791/4538 F/K/A HAWTHORN SUITES ORLANDO CONDOMINIUM 8594/1846 UNIT 602
 PARCEL ID # 25-23-28-3459-00-602
 Name in which assessed: MELPI 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 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03420W

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: 2022-5108
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: ENCLAVE AT ORLANDO CONDO CB 13/89 UNIT 2401
 PARCEL ID # 25-23-28-4984-02-401
 Name in which assessed: FELICE DI RESTA, THOMAS J DI RESTA, LOUIS DI RESTA
 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 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03421W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK 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: 2022-6137
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: RANCHETTE S/102 THE N 75 FT OF LOT 11 BLK A
 PARCEL ID # 31-21-29-7304-01-112
 Name in which assessed: WALNER GACHETTE
 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 12, 2024.
 Dated: Oct 24, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Oct. 31; Nov. 7, 14, 21, 2024
 24-03422W

PUBLISH YOUR LEGAL NOTICE
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collierclerk.com	myorangeclerk.com

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

FOURTH 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: 2022-6748
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: PONYLAND ESTATES X/77 LOT 4

PARCEL ID # 05-22-29-7206-00-040

Name in which assessed: PRATANA POBPRASAT, SANGWORN INTIHISARN

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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03423W

FOURTH 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: 2022-7502
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: SILVER PINES PHASE 1 CONDO CB 1/74 UNIT 405

PARCEL ID # 18-22-29-8050-00-405

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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03424W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK 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: 2022-8438
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: BEG 392.14 FT E OF NW COR OF NE1/4 OF NE1/4 RUN E 66.29 FT S 219.3 FT W 66.29 FT N 219.53 FT TO POB (LESS N 75 FT FOR R/W) & BEG 305.68 FT E OF NW COR OF NE1/4 OF NE1/4 E 86.45 FT S 219.83 FT W 86.45 FT N 219.83 FT TO POB (LESS N 75 FT FOR R/W) & BEG 305.68 FT E & 219.83 FT S OF NW COR OF NE1/4 OF NE1/4 TH S 118.8 FT E 152.75 FT N 118.8 FT W 152.75 FT TO POB ALL IN SEC 30-22-29

PARCEL ID # 30-22-29-0000-00-013

Name in which assessed: SAYARA 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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03425W

FOURTH 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: 2022-8592
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: MALIBU GROVES NINTH ADDITION 3/137 LOT 427

PARCEL ID # 31-22-29-1824-04-270

Name in which assessed: 1139 POPPY AVE LAND TRUST

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03426W

FOURTH 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: 2022-8655
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: LAKE MANN SHORES P/28 LOTS 30 31 & 32 & LOT 63 (LESS BEG SE COR OF LOT 30 RUN S 89 DEG W 125.68 FT SELY ALONG CURVE 64.84 FT S 68 DEG E 99.93 FT S 61.88 FT TO POB PT TAKEN FOR RD R/W PER 4849/113)

PARCEL ID # 32-22-29-4604-00-300

Name in which assessed: STONEY A BURNS, TERRI J 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 scheduled to begin at 10:00 a.m. ET, Dec 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03427W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK 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: 2022-8752
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: 20200589193 RECORDED WITHOUT A DESC-WASHINGTON PARK SECTION ONE O/151 LOT 24 BLK 8

PARCEL ID # 32-22-29-9004-08-240

Name in which assessed: TERRANCE L WOULARD

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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03428W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK 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: 2022-8912
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: WASHINGTON SHORES 3RD ADDITION T/90 LOT 2 BLK K

PARCEL ID # 33-22-29-9020-11-020

Name in which assessed: OLIVER ESTEBAN PEREZ

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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03429W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK 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: 2022-9077
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: FLOYD R H RESUB H/140 LOT 9

PARCEL ID # 35-22-29-2812-00-090

Name in which assessed: COWHERD FAMILY TRUST NO 1

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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03430W

FOURTH 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: 2022-9273
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: FOURTEEN HUNDRED OFFICE CONDO CB 14/116 UNIT 1

PARCEL ID # 01-23-29-2839-01-010

Name in which assessed: JPD PROPERTY HOLDINGS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03431W

FOURTH 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: 2022-9329
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: ONE THOUSAND OAKS REPLAT CB 2/138 UNIT 990-A BLDG 12000

PARCEL ID # 01-23-29-6178-12-190

Name in which assessed: PB SMILES 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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03432W

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: 2022-9592
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: RIO GRANDE TERRACE 6TH ADD X/141 LOT 14 BLK G

PARCEL ID # 03-23-29-7436-07-140

Name in which assessed: JOSE G CABREJA

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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03433W

FOURTH 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: 2022-10427
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: MILLENNIUM PALMS CONDOMINIUM 9031/4073 UNIT 4785C

PARCEL ID # 15-23-29-5670-47-853

Name in which assessed: HORUS USA 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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03434W

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK 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: 2022-11256
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: TANGELO PARK SECTION THREE X/89 LOT 6 BLK 4

PARCEL ID # 30-23-29-8555-04-060

Name in which assessed: RENE V ANTHONY

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03435W

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: 2022-13413
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: PLANTATION APARTMENTS OF ORLANDO NO 1 CONDO CB 1/119 DWELLING 19-D-2

PARCEL ID # 32-22-30-7149-01-902

Name in which assessed: JOHN S CHIORANDO

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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03436W

FOURTH 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: 2022-14594
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: LYNNWOOD ESTATES 1ST ADDITION 5/60 LOT 11 BLK H

PARCEL ID # 15-23-30-5306-08-110

Name in which assessed: CANDIDA ENID ROLON RODRIGUEZ REVOCABLE LIVING 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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03437W

FOURTH 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: 2022-15884
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: LAKE KEHOE PRESERVE 45/87 LOT 35

PARCEL ID # 28-22-31-4450-00-350

Name in which assessed: RALPH ROSARIO-MEDINA, ANACELI MARRERO RIVERA

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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03438W

FOURTH 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: 2022-16895
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: BITHLO G/50 LOTS 35 THROUGH 38 (LESS N 15 FT THEREOF FOR RD R/W) BLK D IN SEC 27-22-32 NE1/4

PARCEL ID # 22-22-32-0712-04-350

Name in which assessed: ALEX ROSARIO, VERONICA GONZALES, 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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03439W

FOURTH 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: 2022-17779
YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: COMM NE COR OF S1/2 OF SE1/4 OF SEC RUN W 1747 FT TO POB TH S 437.8 FT E 140 FT N 437.8 FT W 140 FT TO POB (LESS N 25 FT FOR RD R/W) IN SEC 21-22-33 SEE 4975/1095

PARCEL ID # 21-22-33-0000-00-056

Name in which assessed: RALPH RINALDI, VERA C RINALDI

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 12, 2024.

Dated: Oct 24, 2024
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
Oct. 31; Nov. 7, 14, 21, 2024
24-03440W

Are internet-only legal notices sufficient?

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

