

PUBLIC NOTICES

SECTION **B**

THURSDAY, NOVEMBER 28, 2024

Find your notices online at: OrangeObserver.com,
FloridaPublicNotices.com and
BusinessObserverFL.com

ORANGE COUNTY LEGAL NOTICES

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

--- PUBLIC NOTICES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Black Shamrock Surf Co. located at 8871 Randal Park Blvd in the City of Orlando, Orange County, FL 32832 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.

Robie Keefer
November 28, 2023 24-03682W

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 HNT Talent located at 8197 Bellow Street in the City of Orlando, Orange County, FL 32827 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of November, 2024.

Naudiel Roman
November 28, 2024 24-03717W

FIRST INSERTION

NOTICE OF PUBLIC SALE

Good Guys Automotive, LLC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 12/30/2024 at 8:30 AM at 1228 29th St, Orlando, FL 32805. Phone (407) 575-6307 for \$2,784.17 due in cash on day of the sale to redeem the motor vehicles or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. 2015 CHEV VIN#2G1FK1EJ3F9131393
November 28, 2024 24-03679W

FIRST INSERTION

NOTICE OF SALE

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale date December 20th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309
40163 2022 Chevrolet
VIN#: 1GNSCTKL5NR309935
Lienor: Starling Chevrolet
13155 S Orange Blossom Trl
Orlando 407-270-7000
Lien Amt \$3,330.97
November 28, 2024 24-03680W

FIRST INSERTION

NOTICE OF PUBLIC SALE

Landlord notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.106, & 715.109 by Michael McCullough & Eric Douglas Heinemann for the following vehicle on 12/12/2024 at 8:30AM at 6313 Crestview Rd, Orlando, FL 32810. Said Landlord reserves the right to accept or reject any and all bids.
2008 NISS
VIN# 1N6AD07U48C409191
Nov. 28; Dec. 5, 2024 24-03678W

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 2200 Coral Hills Rd Apopka, FL 32703 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/19/2024 at 2:30PM. Contents include personal property belonging to those individuals listed below.

1122 Nicole Heath
Boxes Totes Clothing Furniture
1171 Haley Hart
Boxes Totes Clothing Furniture
3314 Henry Forde
Tools
1222 Antwone Pearson
Furniture Outdoors
C139 Kaysha Rivera
Boxes Totes Bags
C122 Gabriel Quiles
Boxes Bags Totes Tools
D122 Daniel Nierodzinski
Boxes Bags Totes Tools
1243 James Hughley
Appliances Electronics Furniture
3307 A nthony Loper
Boxes Bags Totes Furniture
1282 Sheryl Cockcroft
Boxes Bags Totes Furniture
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions (407)-902-3258
Nov. 28; Dec. 5, 2024 24-03714W

FIRST INSERTION

Notice of Self Storage Sale

Please take notice US Storage Centers - Winter Park located at 7000 Aloma Avenue Winter Park, FL 32792 intends to hold a sale to sell the property stored at the Facility by the below list Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 12/17/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Manjinder Kahlon/Semper Forward Logistics LLC unit #A020; Alizae Ruiz unit #B040; Rosemary Simon unit #C600; Gregory Hyde unit #C626; Savion Beckford unit #C839; Michelle Keyes unit #C925; Jason Nurse unit #C927; Rois Narvaez unit #D707; Houston Hogan unit #E336; Jasmine Strother unit #N1016; Mark Anderson unit #N1039. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Nov. 28; Dec. 5, 2024 24-03677W

FIRST INSERTION

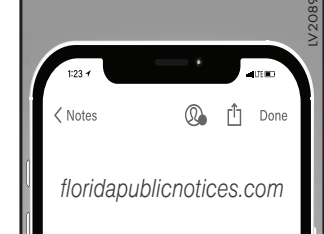
Notice of Self Storage Sale

Please take notice US Storage Centers - Orlando - Sligh located at 924 Sligh Blvd., Orlando, FL 32806 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 12/17/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Marckenson Voltaire unit #1115; Blake Cagle unit #1226; Avery Clersaint unit #1228; Clarence Spinks II unit #2116; Dwayne Smith unit #2244; Jayson Zatarain unit #3213; Zaria Pollard unit #4228; Alexis Whitlock unit #5239; Adrina Lugo unit #5265; Zandra Yvonne Sanders unit #6122. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Nov. 28; Dec. 5, 2024 24-03675W

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: H.P. Plus Motorsports LLC, 1315 W. Church St, Unit #1, Orlando, FL 32805. Phone 407-731-4421
Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only.
The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order.
2020 TESL
VIN# 5YJ3E1EA5LF476370
\$12,504.68
SALE DAY 12/17/2024
2021 DODGE
VIN# 2C3CDXCT0MH587600
\$12,673.50
SALE DAY 12/21/2024
November 28, 2024 24-03718W



FIRST INSERTION

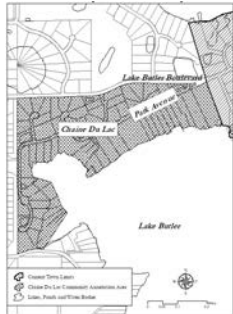
Town of Windermere Notice of Proposed Annexation Chaine Du Lac Community Ordinance 2024-01

The Town of Windermere, Florida, proposes to adopt the following ordinance: ORDINANCE 2024-01

AN ORDINANCE OF THE TOWN OF WINDERMERE, FLORIDA, PERTAINING TO TOWN BOUNDARIES; EXPANDING THE TOWN'S BOUNDARIES BY ANNEXING INTO THE TOWN'S CORPORATE LIMITS CERTAIN LANDS KNOWN AS THE CHAINE DU LAC COMMUNITY WHICH IS COMPRISED OF THE PLATTED SUBDIVISION OF CHAINE DU LAC, PARK AVENUE WEST, AND UNPLATTED LOTS ALONG LAKE BUTLER CONSISTING OF APPROXIMATELY 102 ACRES; REDEFINING THE BOUNDARY LINES OF THE TOWN; CALLING A SPECIAL ELECTION FOR THE PURPOSE OF HOLDING A REFERENDUM, BY MAIL BALLOT, OF THE REGISTERED VOTERS IN THE AREA TO BE ANNEXED ON WHETHER THE ANNEXATION SHOULD BE APPROVED; PROVIDING FOR SEVERABILITY; PROVIDING EFFECTIVE DATES.

The second and final public hearing on the ordinance will be held on December 10, 2024, at 6:00 p.m. at Town Hall located at 520 Main Street, Windermere, FL 34786

The map of the proposed Chaine du Lac community annexation area is provided below.



All interested persons are invited to appear and be heard. Written comments submitted to the Town will also be considered.

The full ordinance with the legal description may be obtained from the Town Clerk's Office at 614 Main Street, Windermere, FL 34786 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, except Town designated holidays.

If any person desires to appeal any decision of the Town Council, that person will 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 (F.S. 286.0105).

The Town of Windermere does not discriminate based on race, color, national origin, sex, religion, age, marital status, or handicapped status in employment or in the provision of services. Handicapped individuals may receive special accommodation in services with a 48 hour notice to the Town (Fla. Stat. 286.26). Anyone requiring reasonable accommodation for this meeting, as provided for in the American with Disabilities Act, should contact the Town Clerk at 407-876-2563 or email dburkhalter@town.windermere.fl.us
November 28, 2024 24-03681W

FIRST INSERTION

FAST WAY AUTO SALES, INC DBA FAST WAY AUTO BODY INC MV 24775

11140 SATELLITE BLVD
ORLANDO, FL 32837
(ORANGE COUNTY)
321-229-7610

NOTICE OF MECHANIC'S LIEN

Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes.

Date of Sale: 12/23/24 @ 10:30 AM TO TAKE PLACE AT:
LOCATION OF SALE: 4628 OLD GOLDEN RD, ORLANDO, FL 32812
CURRENT LOCATION OF VEHICLE: 4628 OLD GOLDEN RD, ORLANDO, FL 32812
2019 JEEP COMPASS #3C4NJCCB1KT660085
AMOUNT TO REDEEM \$9457.35

The lien claimed by the lienor is subject to enforcement pursuant to Section 713.585, F.S., and the vehicle may be sold to satisfy the lien. The lien is claimed for labor, services performed, and storage charges, if any, and the amount due in cash on the day of the sale, if paid to the lienor, would redeem the motor vehicle. At any time before the date of the sale or proposed sale the owner or any person claiming an interest or a lien on the vehicle may file a demand for hearing with the Clerk of the Circuit Court in the county where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of the sale or proposed sale a customer or a person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of the Circuit Court where the disputed transaction occurred.

Notice that the owner of the motor vehicle has a right to recover possession of the motor vehicle without instituting judicial proceedings by posting a bond in accordance with the provisions of Florida Statute 559.917.

Notice that any proceeds from the sale of the motor vehicle remaining after payment of the amount claimed to be due and owing to the lienor will be deposited with the Clerk of the Circuit Court for disposition upon court order pursuant to subsection (6) of Florida Statute 713.585.

Notice that the lienor will make the vehicle available for inspection during regular business hours within 3 business days after receiving a written request to inspect the vehicle from a notice recipient, whom may present either a copy of an electronic title or a paper title as evidence of his or her interest in and right to inspect the vehicle.
November 28, 2024 24-03716W

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer

Q&A

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

SAVE TIME



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 C-SUITE
Business Observer

ORANGE COUNTY

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002564-O
Division 9
IN RE ESTATE OF
JOSE LUIS TORRES
Deceased.

The administration of the estate of Jose Luis Torres, deceased, whose date of death was October 30, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is November 28, 2024.

Personal Representative:
Jordan Elyia Torres
451 Lilac Road
Castleberry, Florida 32707
Attorney for Personal Representative:
Rodolfo Suarez, Jr., Esq.
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: (305) 448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
Nov. 28; Dec. 5, 2024 24-03713W

FIRST INSERTION

NOTICE TO CREDITORS
(intestate)
IN THE NINTH JUDICIAL CIRCUIT
COURT IN AND FOR ORANGE
COUNTY, FLORIDA
CASE NO.: 2024-CP-002826-O
PROBATE DIVISION
IN RE: ESTATE OF
JACQUELINE EILEEN SMITH
Deceased.

The administration of the estate of JACQUELINE EILEEN SMITH, deceased, whose date of death was May 25, 2024, is pending in the Circuit Court for Orange County, Probate Division, File Number 2024-CP-002826-O, the address of which is Orange County Courthouse at 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 THE FIRST PUBLICATION 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 28, 2024.

Personal Representative:
Jonathan J. A. Paul, Esq.
Attorney for Personal Representative:
/s/ Jonathan J. A. Paul
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/Eservic:
jonathan@weissmanpaul.com
Nov. 28; Dec. 5, 2024 24-03710W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE NINTH JUDICIAL CIRCUIT
COURT IN AND FOR ORANGE
COUNTY, FLORIDA
PROBATE DIVISION
UCN: 482024CP003192A0010X
REF: 2024-CP-003192-O
IN RE: ESTATE OF
SUSAN LINDSAY,
Deceased.

The administration of the estate of SUSAN LINDSAY, deceased, whose date of death was August 31, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Ste. 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is: November 28, 2024.

Personal Representative:
SIDNEY LINDSAY
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
RYAN P. ROOTH, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd
Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0630251
E-Mail: ryan@roothlaw.com
E-Mail: marie@roothlaw.com
Nov. 28; Dec. 5, 2024 24-03712W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE NINTH JUDICIAL CIRCUIT
COURT IN AND FOR ORANGE
COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-003393-O
Division: 01
IN RE: ESTATE OF
RICHARD HENDRIX
Deceased.

The administration of the estate of RICHARD HENDRIX, deceased, whose date of death was September 03, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division; File Number 2024-CP-003393-O, the address of which is 425 N. Orange Avenue Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 732.221.

The date of first publication of this notice is November 28, 2024.

Personal Representative:
James Hendrix
492 N 550Th St,
Old Town, FL 32680
Attorney for Personal Representative:
Gabriel Bodner, Esq.
Florida Bar No. 43340
Bodner Law Group, PLLC
382 NE 191st Street, PMB 18238
Miami, Florida 18238
Telephone: (305) 963-7211
E-mail Address:
gabriel@bodnerlawgroup.com
Nov. 28; Dec. 5, 2024 24-03711W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, NINTH
JUDICIAL CIRCUIT, IN AND FOR
ORANGE COUNTY, FLORIDA
Case No.: 2024 CP 003413 O
Division: 09
IN RE: ESTATE OF
Eva B. Polanco
a/k/a Eva Belen Polanco,
Deceased.

The administration of the estate of Eva B. Polanco, deceased, File Number 2024 CP 003413 O, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is Attn: Probate Division, 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 28, 2024.

Omar N. Polanco, Pers. Rep.
Osterndorf Law, P.A.
MaryEllen P. Osterndorf, Esquire
Attorney for Personal Representative
Florida Bar No. 08800050
P.O. Box 2352
Daytona Beach, FL 32115-2352
Telephone (386) 255-9171
Primary Email:
Eservic@OsterndorfLaw.com
Nov. 28; Dec. 5, 2024 24-03708W

FIRST INSERTION

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

**CASE NO. 2023-CA-014247-O
WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE
FOR BRAVO RESIDENTIAL
FUNDING TRUST 2020-RPL2,
Plaintiff, vs.
EVELYN F. THOMAS; and all
unknown parties claiming by,
through, under and against the
above named Defendant who
are unknown to be dead or alive
whether said unknown are persons,
heirs, devisees, grantees, or other
claimants; UNKNOWN SPOUSE
OF EVELYN F. THOMAS; MERS
AS NOMINEE FOR 123LOAN,
LLC; CENTRAL HOMES LLC.;
Tenant I/Unknown Tenant; Tenant
II/Unknown Tenant; Tenant III/
Unknown Tenant and Tenant IV/
Unknown Tenant, in possession of
the subject real property,
Defendants.**

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Orange County, Florida will sell the following property situated in Orange County, Florida described as: LOT 5, BLOCK G, SUN HAVEN, FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK X, PAGE 110, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 8118 Esperanza St., Orlando FL 32817 at public sale, to the highest and best bidder for cash, at www.myorangeclerk.realforeclose.com, at 11:00 A.M. on February 4, 2025.

The highest bidder shall immediately post with the Clerk a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 4:00 P.M. on the date of the sale by cash or cashier's check. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

By /s/ William Nussbaum III
WILLIAM NUSSBAUM III,
ESQUIRE
Florida Bar No. 066479
Law Office of GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
Nov. 28; Dec. 5, 2024 24-03695W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, NINTH
JUDICIAL CIRCUIT, IN AND FOR
ORANGE COUNTY, FLORIDA
Case No.: 2024-CP-003611-O
IN RE: ESTATE OF
ANGELA MARIA MIU
Deceased.

The administration of the estate of Angela Maria Miu, deceased, whose date of death was July 19, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 28, 2024.

Personal Representative:
Paula F. Montoya
Attorney for Personal Representative:
Alan Jones Lopes Ferreira
Paula F. Montoya, Esq., Attorney
Florida Bar Number: 103104
7345 W Sand Lake Rd. Suite 318
Orlando, FL 32819
Telephone: (407) 906-9126
Fax: (407) 906-9126
E-Mail: Paula@paulamontoyalaw.com
Secondary E-Mail:
Info@paulamontoyalaw.com
Nov. 28; Dec. 5, 2024 24-03709W

FIRST INSERTION

**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-11626
Division: 30
YESSI CAROLINA NIETO
MURILLO,
Petitioner,
and
LUIS ARLEY GOMEZ DE ORO,
Respondent.

TO: LUIS ARLEY GOMEZ DE ORO
GRAN CANARIAS SPAIN
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on YESSI CAROLINA NIETO MURILLO whose address is 8421 NARCOOSSEE RD 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:
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
DATED: November 14, 2024
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
By: /s/ Alva Coleman
Deputy Clerk
425 North Orange Ave.
Suite 320
Orlando, Florida 32801
Nov. 28; Dec. 5, 12, 19, 2024 24-03703W

FIRST INSERTION

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

**CASE NO.: 2024-CA-009136-O
MORTGAGE ASSETS
MANAGEMENT, LLC,
Plaintiff, vs.**

**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER, OR AGAINST THE
ESTATE OF SARAH POLLARD,
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 Sarah Pollard, Deceased Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in ORANGE County, Florida: THE SOUTH 1/2 OF LOT 204, LESS THE NORTH 8.21 FEET, CLARKSVILLE, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F PAGE 139, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 30 days from the first date of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on 11/21/24
Tiffany Moore Russell
As Clerk of the Court
By: /s/ Brian Williams
As Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
1395-1313B
Ref# 9946
Nov. 28; Dec. 5, 2024 24-03685W

FIRST INSERTION

**NOTICE OF RESCHEDULED
FORECLOSURE SALE**
IN THE CIRCUIT COURT OF
THE NINTH JUDICIAL CIRCUIT
IN AND FOR ORANGE COUNTY,
FLORIDA
CASE NO.: 2023-CA-001223-O
DB PREMIER ASSET PARTNERS,
LLC AS NOMINEE,
Plaintiff, vs.
MARK GRANTIER, MELISSA LIN
and WINTERMERE HARBOR
HOMEOWNERS ASSOCIATION,
INC.,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Plaintiff's Motion to Reinstated Case to Active Status and Request to Reschedule Foreclosure Sale entered on November 21, 2024, in the above-captioned action, the following property situated in Orange County, Florida, described as:
Lot 6, WINTERMERE HARBOR, according to the Map or Plat thereof as recorded in Plat Book 42, Page 67, of the Public Records of Orange County, Florida.

Shall be sold to the highest and best bidder for cash by the Clerk of Court, Tiffany Moore Russell, on January 7, 2025 at 11:00 a.m. EST at www.myorangeclerkrealforeclose.com in accordance with Section 45.031, Florida Statutes

Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, at Court Administration, Orange County Courthouse, 425 North Orange Avenue, Room 310, Orlando, FL 32801, (407)836-2278 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 22nd day of November, 2024

HENNESSY LAW, PLLC
By: /s/ Michael W. Hennen
(SEAL.)

Attorneys for the Plaintiff
Michael W. Hennen, Esq.
Florida Bar No. 0011565
Hennen Law, PLLC
425 West Colonial Drive, Suite 204
Orlando, FL 32804
(Michael@HennenLaw.com)
Nov. 28; Dec. 5, 2024 24-03704W

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-002380-O
IN RE: ESTATE OF
KADEEM AMWA TECHEIRA,
Deceased.

The administration of the estate of KADEEM AMWA TECHEIRA, Deceased, whose date of death was April 10, 2024, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N Orange Ave. #340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 732.221.

The date of first publication of this notice is November 28, 2024.

NATALIE TECHEIRA,
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
Nov. 28; Dec. 5, 2024 24-03707W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003277-O
IN RE: ESTATE OF
HILDA MAY DIXON,
Deceased.

The administration of the Estate of Hilda May Dixon, deceased, whose date of death was May 28, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is November 28, 2024.

Personal Representative:
Lorne Darlene Mcfarland
1700 E. Tulsa Street
Gilbert, Arizona 85295
Attorney for Personal Representative:
Ashly Mae Guernacinni
Attorney
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
abby@atcauselaw.com
Nov. 28; Dec. 5, 2024 24-03706W



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.

ORANGE COUNTY

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2024-CC-021233-O
CORNER LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
DANIEL T. RADJESKI, et. al.
Defendants.
 Notice is hereby given, pursuant to the Amended Final Judgment of Foreclosure of entered in this cause in the County Court of Orange County, Florida on November 14, 2024; the Clerk will sell the property situated in Orange County, Florida described as:
 Legal Description: Lot 169, CORNER LAKE - PHASE 3, according to the map and plat thereof as recorded in Plat Book 55, Pages 114 through 118, Public Records of Orange County, Florida.
 Street Address: 16767 Corner Lake Drive, Orlando, Florida

32820.
 at public sale on January 13, 2025, to the highest bidder for cash, in accordance with section 45.031, Florida Statutes, by electronic sale beginning at 11:00 a.m. on the prescribed date at https://www.myorangeclerk.realforeclose.com.
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange

County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County:: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, Fax #: 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
 Dated this 15th day of November, 2024.
 By: \S\ Barbara Billiot Stage
 By: Barbara Billiot Stage, Esq.
 Florida Bar No. 0042467
 Stage Law Firm, P.A.
 P.O. Box 562747
 Rockledge, Florida 32956
 Tel: (407) 545-597
 Fax: (321) 445-9857
 Email: bbstage@stagelaw.com and pleadings@stagelaw.com
 Nov. 28; Dec. 5, 2024 24-03701W

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2023-CA-013201-O
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.
JAMOCIA S MAHONE, et al.,
Defendants.
 NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated October 29, 2024, issued in and for Orange County, Florida, in Case No. 2023-CA-013201-O, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and JAMOCIA S MAHONE and WINDSONG HOMEOWNERS ASSO-

CIATION INC., are the Defendants. The Clerk of the Court, TIFFANY RUSSELL, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 09, 2025, at electronic sale beginning at 11:00 AM, at www.myorangeclerk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:
 LOT 57, WINDSONG ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 109 AND 110, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 Property Address: 5001 Catspaw Ct, Orlando, FL 32808
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
IMPORTANT
 If you are a person with a disability who

needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: This 21st day of November, 2024.
 By: /s/ Jeffrey Seiden
 Jeffrey M. Seiden, Esq.
 Florida Bar No.: 57189
 E-Mail: Jeffrey@HowardLaw.com
HOWARD LAW GROUP
 4755 Technology Way, Suite 104
 Boca Raton, FL 33431
 Telephone: (954) 893-7874
 Facsimile: (888) 235-0017
 Designated Service E-Mail: Pleadings@HowardLaw.com
 Nov. 28; Dec. 5, 2024 24-03699W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002120-O #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
ORTEGA ET AL.,
Defendant(s).
NOTICE OF ACTION
 Count VII
 To: AISECCI T. MARTIN and all parties claiming interest by, through, under or against Defendant(s) AISECCI T. MARTIN 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:
STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 150000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Mem-

orandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
 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
 11/18/24
 /s/ Charlotte Appline
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 Nov. 28; Dec. 5, 2024 24-03690W

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-005474-O
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-FRI,
Plaintiff, vs.
UNKNOWN HEIRS OF ELIZABETH M. BOGGS A/K/A ELIZABETH BOGGS A/K/A ELIZABETH M. BOGGS A/K/A ELIZABETH M, ET AL.
Defendants
 To the following Defendant(s):
PATRICK BOGGS (CURRENT RESIDENCE UNKNOWN)
 Last Known Address: 941 ALICANTE AVE, ORLANDO, FL 32807
 Additional Address: 101 W MAIN ST, POMONA PARK, FL 32181 2354
DANIEL BOGGS (CURRENT RESIDENCE UNKNOWN)
 Last Known Address: 941 ALICANTE AVE, ORLANDO, FL 32807
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 41 OF THE VILLAS OF COSTA DEL SOL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGES 25 AND 26 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
A/K/A 941 ALICANTE AVE, OR-

LANDO FL 32807 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 30 days from the first date of publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.
 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; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
WITNESS my hand and the seal of this Court this ___ day of 11/22, 2024.
 Tiffany Moore Russell
 Clerk Of Court
 By: Brian Williams
 As Deputy Clerk
 425 North Orange Avenue
 Room 350
 Orlando, Florida 32801
 PHH19865-24/cam
 Nov. 28; Dec. 5, 2024 24-03705W

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-006158-O
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JASON J. MAHON, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 19, 2024, and entered in 2022-CA-006158-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JASON J. MAHON; ORANGE COUNTY, FLORIDA are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on December 19, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 83, AVALON PARK NORTHWEST VILLAGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 10 THRU 15 INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 Property Address: 13800 RED MANGROVE DRIVE, ORLANDO, FL 32828
 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 25 day of November, 2024.
 By: \S\ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave.,
 Suite 100 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 22-044202 - NaC
 Nov. 28; Dec. 5, 2024 24-03719W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2019-CA-008284
U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TIKI SERIES IV TRUST,
Plaintiff, v.
SHAMMI PERSAUD, et al.,
Defendants.
 NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure dated April 28, 2022, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated November 19, 2024, issued in and for Orange County, Florida, in Case No. 2019-CA-008284-O, wherein U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TIKI SERIES IV TRUST is the Plaintiff, and SHAMMI PERSAUD, LALITA PERSAUD, FORESTBROOKE COMMUNITY OWNER'S ASSOCIATION, INC., PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY BANK and UNKNOWN TENANT #1 N/K/A KAYLA PERSAUD are the Defendants.
 The Clerk of the Court, TIFFANY RUSSELL, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 07, 2025, at electronic sale beginning at 11:00 AM, at www.myorangeclerk.realforeclose.com the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure, to wit:
 LOT 91, FORESTBROOKE PHASE I, ACCORDING TO

THE PLAT RECORDED IN PLAT BOOK 53, PAGES 124 THROUGH 129, INCLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 Property Address: 239 Beacon Pointe Drive, Ocoee, FL 34761
 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
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: This 21st day of November, 2024.
 By: /s/ Matthew Klein
 Matthew B. Klein, Esq.
 Florida Bar No.: 73529
 E-Mail: Matthew@HowardLawFL.com
HOWARD LAW GROUP
 4755 Technology Way, Suite 104
 Boca Raton, FL 33431
 Telephone: (954) 893-7874
 Facsimile: (888) 235-0017
 Designated Service E-Mail: Pleadings@HowardLaw.com
 Nov. 28; Dec. 5, 2024 24-03698W

NOTICE OF ACTION
 Count VI
 To: EVA ELIZABETH ISAAC AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, AND OTHER CLAIMANTS OF EVA ELIZABETH ISAAC and all parties claiming interest by, through, under or against Defendant(s) EVA ELIZABETH ISAAC AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, AND OTHER CLAIMANTS OF EVA ELIZABETH ISAAC 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:
STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 105000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official

Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
 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
 11/18/24
 /s/ Charlotte Appline
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 Nov. 28; Dec. 5, 2024 24-03689W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002120-O #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
ORTEGA ET AL.,
Defendant(s).
NOTICE OF ACTION
 Count VIII
 To: CLIFFORD LEON MILTON-STEWART and VICTORIA ALAINE MILTON-STEWART AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VICTORIA ALAINE MILTON-STEWART and all parties claiming interest by, through, under or against Defendant(s) CLIFFORD LEON MILTON-STEWART and VICTORIA ALAINE MILTON-STEWART AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VICTORIA ALAINE MILTON-STEWART 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:
SIGNATURE Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 125000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust

Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
 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
 11/18/24
 /s/ Charlotte Appline
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 Nov. 28; Dec. 5, 2024 24-03691W

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email **legal@businessobserverfl.com**

Business Observer

ORANGE COUNTY

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2023-CA-013110-O
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-FM2,
Plaintiff, vs.
UNKNOWN HEIRS OF PATRIA TORRES, ET AL.
Defendant(s).

To the following Defendant(s): MAURICE TORRES (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 6213 TAVENDALE DRIVE, ORLANDO, FL 32809
Additional Address: 465 SWAIN BLVD, GREENACRES, FL 33463
ABISAI TORRES (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 6213 TAVENDALE DRIVE, ORLANDO, FL 32809
Additional Address: 465 SWAIN BLVD, GREENACRES, FL 33463

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 3, BLOCK F, SOUTHWOOD SUBDIVISION, SECTION 5C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Z, PAGE 39, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
A/K/A 6213 TAVENDALE DRIVE, ORLANDO FL 32809

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 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 Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

WITNESS my hand and the seal of this Court this 20 day of November, 2024.

Tiffany Moore Russell
Clerk Of Court
By: Lauren Scheidt
As Deputy Clerk
425 North Orange Avenue
Room 350
Orlando, Florida 32801
PHH17964-23/cam
Nov. 28; Dec. 5, 2024 24-03702W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002120-O #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
ORTEGA ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count X
To: DARYL ANTHONY PRICE and KASSIE SHARON GARCIA-PRICE and all parties claiming interest by, through, under or against Defendant(s) DARYL ANTHONY PRICE and KASSIE SHARON GARCIA-PRICE 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 : STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 100000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of

Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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
11/18/24
/s/ Charlotte Appline
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
Nov. 28; Dec. 5, 2024 24-03693W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002120-O #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
ORTEGA ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count I
To: PAOLO FRANCO ORTEGA and MARIA REGINA C. ORTEGA and all parties claiming interest by, through, under or against Defendant(s) PAOLO FRANCO ORTEGA and MARIA REGINA C. ORTEGA

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 : STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 200000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of

Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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
11/18/24
/s/ Charlotte Appline
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
Nov. 28; Dec. 5, 2024 24-03686W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-003649-O #34
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
PRATER ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count II
To: MARK ADRIAN LACEK AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARK ADRIAN LACEK and all parties claiming interest by, through, under or against Defendant(s) MARK ADRIAN LACEK AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARK ADRIAN LACEK 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: 14/000231 of Orange Lake Country Club Villas I, 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 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, 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
/s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
Nov. 28; Dec. 5, 2024 24-03694W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 9th JUDICIAL CIRCUIT, IN AND FOR ORANGE, FLORIDA.
CASE No. 2024-CA-008471-O
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM COAKLEY, DECEASED, et al.,
Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM COAKLEY, DECEASED 2004 CRICKET DRIVE ORLANDO, FL 32808
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 9, BLOCK T, ROBINSWOOD SECTION FIVE, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA, RECORDED IN PLAT BOOK W, PAGE 62; SAID LANDS SITUATE, LYING AND

BEING IN 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 Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 11/18/24, 2024; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 6th day of NOVEMBER 2024

Tiffany M Russell
As Clerk of said Court
By: /s/ Nancy Garcia
As Deputy Clerk
Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(24-001769-01)
Nov. 28; Dec. 5, 2024 24-03697W

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2023-CA-012548-O
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2018-RPL5
Plaintiff, vs.
DAVID P. OTTERSEN A/K/A DAVE P. OTTERSEN; UNKNOWN SPOUSE OF DAVID P. OTTERSEN A/K/A DAVE P. OTTERSEN; JUDITH A. GOODEN F/K/A JUDITH A. HEBERER; UNKNOWN SPOUSE OF JUDITH A. GOODEN F/K/A JUDITH A. HEBERER; DUANE GOODEN; UNKNOWN SPOUSE OF DUANE GOODEN; IBERIABANK; Tenant I/Unknown Tenant; Tenant II/Unknown Tenant; Tenant III/Unknown Tenant and Tenant IV/Unknown Tenant, in possession of the subject real property
Defendants.

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Orange County, Florida will sell the following property situated in Orange County, Florida described as: FROM THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 32 EAST; RUN NORTH 88°52'26" EAST, 771.25 FEET, THENCE SOUTH 00°21'06" EAST, 1514.94 FEET TO

at public sale, to the highest and best bidder for cash, at www.myorangeclerk.realforeclose.com, at 11:00 A.M. on March 18, 2025.
The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 4:00 P.M. on the date of the sale by cash or cashier's check.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
By /s/ William Nussbaum III
WILLIAM NUSSBAUM III,
ESQUIRE
Florida Bar No. 066479
Law Office of GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
Nov. 28; Dec. 5, 2024 24-03696W

THE POINT OF BEGINNING. CONTINUE THENCE SOUTH 00°21'06" EAST, 370.51 FEET TO THE CENTERLINE OF STATE ROAD NO.420; THENCE NORTH 62°44' EAST, 225.00 FEET ALONG SAID CENTERLINE; THENCE NORTH 00°21'06" WEST, 272.24 FEET, THENCE SOUTH 88°37'36" EAST, 200.66 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY ON SOUTH FOR STATE ROAD NO. 420.

at public sale, to the highest and best bidder for cash, at www.myorangeclerk.realforeclose.com, at 11:00 A.M. on March 18, 2025.
The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 4:00 P.M. on the date of the sale by cash or cashier's check.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
By /s/ William Nussbaum III
WILLIAM NUSSBAUM III,
ESQUIRE
Florida Bar No. 066479
Law Office of GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
Nov. 28; Dec. 5, 2024 24-03696W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002120-O #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
ORTEGA ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count IX
To: JANET MOORE JACKSON and WILLIAM JACKSON JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, AND OTHER CLAIMANTS OF WILLIAM JACKSON JR. and all parties claiming interest by, through, under or against Defendant(s) JANET MOORE JACKSON and WILLIAM JACKSON JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, AND OTHER CLAIMANTS OF WILLIAM JACKSON JR. 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 : STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 100000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum

of which is recorded in Official Records Document Number: 20180061276, Public Records of

Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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
11/18/24
/s/ Charlotte Appline
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
Nov. 28; Dec. 5, 2024 24-03692W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002120-O #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
ORTEGA ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count V
To: VENECIA ALONDRA GUY and CHRISTINE DELIGHT GUY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CHRISTINE DELIGHT GUY and all parties claiming interest by, through, under or against Defendant(s) VENECIA ALONDRA GUY and CHRISTINE DELIGHT GUY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CHRISTINE DELIGHT GUY 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 : STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 200000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum

of which is recorded in Official Records Document Number: 20180061276, Public Records of

Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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
11/18/24
/s/ Charlotte Appline
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
Nov. 28; Dec. 5, 2024 24-03688W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-002120-O #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
ORTEGA ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count II
To: COLLEEN DENISE BUSH and BOBBY LEON HOWARD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BOBBY LEON HOWARD and all parties claiming interest by, through, under or against Defendant(s) COLLEEN DENISE BUSH and BOBBY LEON HOWARD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BOBBY LEON HOWARD

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property : STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 75000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum

of which is recorded in Official Records Document Number: 20180061276, Public Records of

Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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
11/18/24
/s/ Charlotte Appline
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
Nov. 28; Dec. 5, 2024 24-03687W

ORANGE COUNTY

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA **CASE NO.: 2023-CA-000666-O** DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-5, Plaintiff, vs. **MARISOL SANTIAGO A/K/A MARISOL SANTIAGO-VILLEGAS; UNKNOWN SPOUSE OF MARISOL SANTIAGO A/K/A MARISOL SANTIAGO-VILLEGAS; FRANCES RODRIGUEZ; EDUARDO FRANCISCO MARTINEZ; FRANCIS EDUARDO MARTINEZ; EMILIO ESTRADA CASTRO; MARIANA NIN-MENDEZ; HUNTERS CREEK COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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, GRANTEEES, OR OTHER CLAIMANTS** Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 27, 2024 in Civil Case No. 2023-CA-000666-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-5 is the Plaintiff, and MARISOL SANTIAGO A/K/A MARISOL SANTIAGO-VILLEGAS; UNKNOWN SPOUSE OF MARISOL SANTIAGO A/K/A MARISOL SANTIAGO-VILLEGAS; FRANCES RODRIGUEZ; EDUARDO FRANCISCO MARTINEZ; FRANCIS EDUARDO MARTINEZ; EMILIO ESTRADA CASTRO; MARIANA NIN-MENDEZ; HUNTERS CREEK COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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, GRANTEEES, 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 21, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 206, HUNTERS CREEK TRACT 515 PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 96 THROUGH 99, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: AMERICANS WITH 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 21st day of November, 2024. Digitally Signed by John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepte.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 1221-6136B Nov. 28; Dec. 5, 2024 24-03683W

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.: 2023-CA-008792-O** PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. **TONIA JOE ANN MEISTER; UNKNOWN SPOUSE OF TONIA JOE ANN MEISTER; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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, GRANTEEES, 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 23, 2024 in Civil Case No. 2023-CA-008792-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 TONIA JOE ANN MEISTER; UNKNOWN SPOUSE OF TONIA JOE ANN MEISTER; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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, GRANTEEES, 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 23, 2025 at 11:00:00 AM EST the following described real property as set forth in said

Final Judgment, to wit: LOT 343, ROLLING OAKS UNIT IV, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 15 AND 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: AMERICANS WITH 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 21st day of November, 2024. Digitally Signed by John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepte.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 1457-753B Nov. 28; Dec. 5, 2024 24-03684W

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. 2024-CA-000883-O** WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-FREL, ASSET-BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs. **TENISHA NICOLE HICKS A/K/A TENISHA HICKS, et al.** Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 05, 2024, and an Amended Final Judgment Nunc Pro Tunc dated October 14, 2024 and entered in 2024-CA-000883-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-FREL, ASSET-BACKED PASS-THROUGH CERTIFICATES is the Plaintiff and TENISHA NICOLE HICKS A/K/A TENISHA HICKS; LARRY HOLMES; CURTIS COLEMAN A/K/A CURTIS D. COLEMAN 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 17, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 24, TIMBERLEAF VILLAGE LOT 2 PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 90 AND 91, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING THE SAME PROPERTY CONVEYED TO KATHY LYNN COLEMAN AND CURTIS COLEMAN, HER SPOUSE

BY DEED RECORDED 02/03/2006 IN DEED BOOK 8462 PAGE 3773, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 631 GRANDIFLORA DR, ORLANDO, FL 32811 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 19 day of November, 2024. By: \S/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 23-137140 - Nac Nov. 28; Dec. 5, 2024 24-03700W

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

FIRST 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: 2022-310 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: MORRISONS SUB FIRST ADDITION 1/95 LOT 8 BLOCK A PARCEL ID # 36-20-27-5754-01-080 Name in which assessed: LLOYD MCFARLANE, TERESA A MCFARLANE 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, Jan 09, 2025. Dated: Nov 21, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Nov. 28; Dec. 5, 12, 19, 2024 24-03644W

FIRST 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: 2022-1987 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: COMM NE COR OF NE 1/4 OF SE 1/4 TH S 89 DEG W 466.67 FT ALONG N LINE OF SE 1/4 S 00 DEG W 72.38 FT N 79 DEG W 300.46 FT TO POB N 79 DEG W 60 FT N 00 DEG E 130.49 FT S 79 DEG E 60 FT S 00 DEG W 130.49 FT TO POB IN SEC 06-21-28 SEE 4016/394 & 401 PARCEL ID # 06-21-28-0000-00-057 Name in which assessed: FRED NATHAN DUNN 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, Jan 09, 2025. Dated: Nov 21, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Nov. 28; Dec. 5, 12, 19, 2024 24-03649W

FIRST INSERTION

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

CERTIFICATE NUMBER: 2022-2223 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: WEKIVA HIGHWAY PARK M/49 LOT 23 BLK A PARCEL ID # 10-21-28-9104-01-230 Name in which assessed: YUDIT CARRERO, JUAN A AGUILAR 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, Jan 09, 2025. Dated: Nov 21, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Nov. 28; Dec. 5, 12, 19, 2024 24-03650W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that AMERICAN TAX FUNDING LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2022-625 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: TWIN CITY DEVELOPMENT CO SUB E/26 LOT 13 BLK 12 PARCEL ID # 23-22-27-8816-12-130 Name in which assessed: MARY ANNE FERRELL 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, Jan 09, 2025. Dated: Nov 21, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Nov. 28; Dec. 5, 12, 19, 2024 24-03645W

FIRST 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: 2022-2741 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: BEG NE COR OF NW1/4 OF SW1/4 RUN TH S 162.8 FT W 156.71 FT N 29 DEG E 186.38 FT TH E 65.83 FT TO POB (LESS PT TAKEN FOR R/W PER 6283/5127 & 9091/4188) SEC 24-21-28 PARCEL ID # 24-21-28-0000-00-008 Name in which assessed: ADAM J SANCHEZ, STACEY TOUCHTON-SANCHEZ 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, Jan 09, 2025. Dated: Nov 21, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Nov. 28; Dec. 5, 12, 19, 2024 24-03651W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that BLACK CUB LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2022-2816 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: YOGI BEARS JELLYSTONE PK CAMP RESORT (APOPKA) 3347/2482 UNIT 474 PARCEL ID # 27-21-28-9805-00-474 Name in which assessed: CHRISTY K CRIDER 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, Jan 09, 2025. Dated: Nov 21, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Nov. 28; Dec. 5, 12, 19, 2024 24-03652W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS AS CUST. FOR LVTL OPS F/B/O FIRSTRUST the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2022-658 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: 1ST ADDITION J S LOVELESS SUB Q/114 LOT 24 BLK A PARCEL ID # 24-22-27-5256-01-240 Name in which assessed: DAISY WISE, RAY WISE-GREEN, MINNIE WISE 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, Jan 09, 2025. Dated: Nov 21, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Nov. 28; Dec. 5, 12, 19, 2024 24-03646W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that AMERICAN TAX FUNDING LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2022-3862 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: LAKE FLORENCE HIGHLANDS PHASE 1 18/53 LOT 22 SEE 4344/1737 PARCEL ID # 22-22-28-4435-00-220 Name in which assessed: MCDONALD KNIGHTS 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, Jan 09, 2025. Dated: Nov 21, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Nov. 28; Dec. 5, 12, 19, 2024 24-03653W

FIRST 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: 2022-4360 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: AZUR AT METROWEST CONDOMINIUM 8641/1867 UNIT 1801 PARCEL ID # 36-22-28-0199-18-010 Name in which assessed: MARIAN M POWERS 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, Jan 09, 2025. Dated: Nov 21, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Nov. 28; Dec. 5, 12, 19, 2024 24-03654W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that AMERICAN TAX FUNDING LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2022-4360 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: LAKE FLORENCE HIGHLANDS PHASE 1 18/53 LOT 22 SEE 4344/1737 PARCEL ID # 22-22-28-4435-00-220 Name in which assessed: MCDONALD KNIGHTS 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, Jan 09, 2025. Dated: Nov 21, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Nov. 28; Dec. 5, 12, 19, 2024 24-03653W

FIRST 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: 2022-4360 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: AZUR AT METROWEST CONDOMINIUM 8641/1867 UNIT 1801 PARCEL ID # 36-22-28-0199-18-010 Name in which assessed: MARIAN M POWERS 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, Jan 09, 2025. Dated: Nov 21, 2024 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Nov. 28; Dec. 5, 12, 19, 2024 24-03654W

SAVE TIME

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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.

ORANGE COUNTY

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA 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: 2022-4862
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: SUNSET LAKE CONDOMINIUM 8472/3367 UNIT 1102 BLDG 11
 PARCEL ID # 12-23-28-8187-01-102
 Name in which assessed: MAJID JALALI NAINI
 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03655W

FIRST 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: 2022-7645
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: PINE HILLS SUB NO 11 T/99 LOT 18 BLK L
 PARCEL ID # 19-22-29-6960-12-180
 Name in which assessed: MONICA QUINTANA, GLORIA H QUINTANA
 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03661W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that AMERICAN TAX FUNDING LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
 CERTIFICATE NUMBER: 2022-11702
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: AIRPORT INDUSTRIAL PARK OF ORLANDO ADDITION NO. 5 - REPLAT NO. 3 63/27 LOT T-27.C
 PARCEL ID # 12-24-29-0019-02-730
 Name in which assessed: G G AND B 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03667W

FIRST 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: 2022-5064
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: ORANGE TREE COUNTRY CLUB UT 6 22/145 LOT 17 & BEG AT SE COR TRACT A RUN SWLY 6 FT N 16 DEG W 13.73 FT S 42 DEG E 12 FT TO POB
 PARCEL ID # 23-23-28-6300-00-170
 Name in which assessed: MARY TUYET MAI NGUYEN 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03656W

FIRST 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: 2022-8458
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: FLEMING HEIGHTS O/74 LOT 12 BLK L
 PARCEL ID # 30-22-29-2744-12-120
 Name in which assessed: JOHN W HENRY, AMANDA FAITH HENRY
 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03662W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that AMERICAN TAX FUNDING LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
 CERTIFICATE NUMBER: 2022-13153
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: SPRING PINES FIRST ADDITION 9/144 LOT 29
 PARCEL ID # 24-22-30-8260-00-290
 Name in which assessed: BIBI RASHID
 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03668W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that TLGFY LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
 CERTIFICATE NUMBER: 2022-6344
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: LAKE LOVELY ESTATES SUB R/121 LOT 209 BLK B
 PARCEL ID # 35-21-29-4572-22-090
 Name in which assessed: ANGELA RENE ADKINS OUTLAW 4/7 INT, GERTRUDE LARK 3/7 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03657W

FIRST 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: 2022-8967
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: J B MAGRUDERS RESURVEY F/89 LOT 14 BLK 1B
 PARCEL ID # 34-22-29-5464-01-140
 Name in which assessed: MALBEC II 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03663W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that WSFS AS CUST. FOR LVTL OPS F/B/O FIRSTRUST the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
 CERTIFICATE NUMBER: 2022-15252
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: LAKE PRESERVE - PHASE 1 82/139 LOT 91
 PARCEL ID # 33-24-30-4957-00-910
 Name in which assessed: FEI LIN, KESHENG HE
 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03669W

FIRST 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: 2022-6348
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: LAKE LOVELY ESTATES SUB R/121 LOT 110 BLK D
 PARCEL ID # 35-21-29-4572-41-100
 Name in which assessed: WILLIE LEE WHITFIELD ESTATE
 ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03658W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
 CERTIFICATE NUMBER: 2022-9073
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: H CARL DANN RESUB F/2 LOT 8 BLK A (LESS BEG AT SE CORNER LOT 8 THENCE S89-39-34W 44.96 FT TO SW CORNER LOT 8 THENCE N0-26-40W 26.62 FT N88-27-26E 5.55 FT S88-40-19E 39.43 FT S0-27-14E 25.59 FT TO POB)
 PARCEL ID # 35-22-29-1928-01-080
 Name in which assessed: COWHERD FAMILY TRUST NO 2
 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03664W

FIRST 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: 2022-16591
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: ES-TATES AT LAKE PICKETT - PHASE 2 96/27 LOT 75
 PARCEL ID # 09-22-32-2502-00-750
 Name in which assessed: DAVID A VERA
 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03670W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that WSFS AS CUST. FOR LVTL OPS F/B/O FIRSTRUST the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
 CERTIFICATE NUMBER: 2022-6622
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: AS-BURY PARK W/6 LOT 13 (LESS BEG NE COR OF SAID LOT TH S 86 DEG W 149.89 FT S 16 DEG W 36.38 FT S 87 DEG E 159.03 FT N 51.95 FT TO POB) BLK K
 PARCEL ID # 03-22-29-0312-11-130
 Name in which assessed: MANOJ PATEL
 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03659W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that TLGFY LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
 CERTIFICATE NUMBER: 2022-9926
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: PINE SHADOWS CONDO PHASE 3 CB 5/125 UNIT 2 BLDG 34
 PARCEL ID # 07-23-29-7066-34-020
 Name in which assessed: DOMINIC C. VICARI
 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03665W

FIRST 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: 2022-17458
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: CAPE ORLANDO ESTATES UNIT 31A 3/110 LOT 18 BLK 1
 PARCEL ID # 02-23-32-1221-10-180
 Name in which assessed: SENTIANA PROPERTIES LLC
 ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03671W

FIRST 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: 2022-6765
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: ACORN VILLAGE CONDO PHASE 2 CB 12/12 UNIT A BLDG 2
 PARCEL ID # 06-22-29-0014-02-010
 Name in which assessed: ACORN VILLAGE MANAGEMENT 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03660W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that ELEVENTH TALENT LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
 CERTIFICATE NUMBER: 2022-10651
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: CYPRESS FAIRWAY CONDOMINIUM 7837/0530 UNIT 8305 BLDG 8
 PARCEL ID # 18-23-29-1899-08-305
 Name in which assessed: ROGERIO DIAS DE ARAUJO
 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03666W

FIRST 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: 2022-17668
 YEAR OF ISSUANCE: 2022
 DESCRIPTION OF PROPERTY: ROCKET CITY UNIT 4A Z/110 A/K/A CAPE ORLANDO ESTATES UNIT 4A 1855/292 THE E 75 FT OF W 150 FT OF TR 24
 PARCEL ID # 25-23-32-9632-00-241
 Name in which assessed: RAYMOND MUSCARELLA
 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, Jan 09, 2025.
 Dated: Nov 21, 2024
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 Nov. 28; Dec. 5, 12, 19, 2024
 24-03672W

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE BUSINESS COMMUNITY
Business Observer
 NOV 28, 2024

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 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).

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

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. 0058248 Communication Email: dsalem@raslg.com

SECOND 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.

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 L4, 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 2024-CA-005423-O
ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, vs.
GETOLDER LLC; MARCO ANTONIO BAZOBERRY GARCIA; NEIDA MONICA BAZOBERRY GARCIA; THE GROVE RESORT AND SPA HOTEL CONDOMINIUM II ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

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
, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any ac-

commodation 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).

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, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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

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, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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

SECOND 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).

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.

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).

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 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 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 24-03613W

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2024-CA-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).

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 Civil Division 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).

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 Civil Division 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

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
SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE No. 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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, BENEFCIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF VILMA MERCED (DECEASED), ET AL. DEFENDANT(S).
To: THE UNKNOWN HEIRS, BENEFICIARIES, 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2023-CC-018956-O The Villas at Tucker Oaks Homeowners' Association, Inc., Plaintiff, vs. 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

SECOND 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 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: 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

SECOND INSERTION

NOTICE OF ACTION-CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2022-CA-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

--- ESTATE / ACTIONS ---

SECOND 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

SECOND 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

SECOND 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

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

SECOND 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 PEDEEN A/K/A JEAN PEDEEN, 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 Channell 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

SECOND 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 SW. 33rd Street,
Davie, FL 33331
PHILIP I. WAGANHEIM
6604 Duncaster 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.
ALL CLAIMS AND DEMANDS NOT SO FILED 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. Waganheim
PHILIP I. WAGANHEIM
6604 Duncaster 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) 6444673
praley@infantinoberman.com
cbarber@infantinoberman.com
Bar No. 264202
November 21, 28, 2024 24-03609W

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
FILE NO.: 2024-CP-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 ss. 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

SECOND 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 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:
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

SECOND 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

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



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.

SAVE TIME



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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS ---

SECOND 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, Florida, 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 THE FIRST PUBLICATION 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/Eservice:
jonathan@weissmanpaul.com
November 21, 28, 2024 24-03610W

SECOND 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 THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

SECOND 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
pnmascia@nardellalaw.com
kcooper@nardellalaw.com
ATTORNEYS FOR MARK C. HEALY, ASSIGNEE
Nov. 21, 28; Dec. 5, 12, 2024
24-03618W

SECOND 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@cjhilliardlaw.com Florida Bar Number: 1019723
November 21, 28, 2024 24-03607W

SECOND 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 Lodgewood 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

SECOND 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

SECOND INSERTION

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

Case No. 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, COOEE, FL 34761
ROBERTA H BANNER A/K/A ROBERTA N BANNER, 809 BURR OAK DR, COOEE, 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 Russell
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

THIRD INSERTION

NOTICE OF ACTION
FLORIDA DEPARTMENT OF LAW ENFORCEMENT,
Petitioner vs. GUERLOT ROMAIN, Case #50836
Respondent
TO: GUERLOT ROMAIN
Residence Unknown

YOU ARE NOTIFIED that an Administrative Complaint has been filed against you seeking to revoke your LAW ENFORCEMENT/CORRECTIONAL Certificates in accordance with Section 943.1395, F.S., and any rules promulgated thereunder.

You are required to serve a written copy of your intent to request a hearing pursuant to Section 120.57, F.S. upon

Chad Brown, Director, Criminal Justice Professionalism Program, Florida Department of Law Enforcement, P. O. Box 1489, Tallahassee, Florida 32302-1489, on or before January 14, 2025. Failure to do so will result in a default being entered against you to Revoke said certification pursuant to Section 120.60, F.S., and Rule 11B-27, F.A.C.
Dated: November 14, 2024
Chad Brown,
Professionalism Director
FLORIDA DEPARTMENT OF LAW ENFORCEMENT

By: -s- Andria Thornton, Division Representative
Nov. 14, 21, 28; Dec. 5, 2024
24-03549W

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

FOURTH 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 will 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

FOURTH INSERTION

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

Q&A

Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice call:
941-906-9386

IV1827_V7

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities.

IV1827_V8

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

IV0890_V2