

ORANGE COUNTY

--- SALES / ESTATES ---

FIRST INSERTION
NOTICE OF SALE
PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024CC0026300
CYPRESS CREEK VILLAGE, UNIT TWO, INC.,
Plaintiff, vs.
ANDREW J. BOSCH, et al.,
Defendant(s).

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/20/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to FS. 715.109. 1985 BROO HS FLFL2A2F3207162 & FL-FL2BF233207162 . Last Tenants: AIDA MIGUELINA TORRES, HECTOR LUIS FERNANDEZ TORRES, AND UNKNOWN PARTY IN POSSESSION and all unknown parties beneficiaries heirs . Sale to be at LAKE-SHORE UNIVERSITY LLC DBA ALAFAYA PALMS MOBILE HOME COMMUNITY, 13600 WESLEYAN BLVD, ORLANDO, FL 32826. 813-241-8269.
December 5, 12, 2024 24-03724W

FIRST INSERTION
Prepared by and returned to:
Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
NOTICE OF SALE
Jerry E. Aron, P.A., having street address, of 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Table with columns: Owner Name, Address, Week/Unit/Contract #, and details for BRENDA W. BOYER, 232 MILFORD DR, MIDDLETOWN, DE 19709.

FIRST INSERTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-003635-O #34
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
LINKLATER ET.AL.,
Defendant(s).

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Prime Storage - Apopka located at 1566 E Semoran Blvd., Apopka, FL 32703 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 12/23/2024 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Daniel Nierodzinski unit #1091; Kimberlee Belongue unit #2059; Rosa Lozano unit #3011; Kyle Vickers unit #3019, unit #3133; Karen Rosario unit #3080; Miguel Caraballo unit #3174. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details..
December 5, 12, 2024 24-03771W

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of Destiny Marie Williams, Kyle Carlton Lamey, and Colleen Mary Lee a/k/a Colleen Mary Bazo, will on the 18th day of December 2024, at 10:00 a.m., on property at 7361 Poi Circle, Lot #206, Orlando, Orange County, Florida 32822, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make:
1993 BREN Mobile Home
VIN Nos: 10L22739U/X
Title Nos: 63513070/63513071
And All Other Personal Property Therein.
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
December 5, 12, 2024 24-03725W

FIRST INSERTION
\$8,481.98 \$ 0.00
Notice is hereby given that on January 8, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above described Property.
In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.
An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, at any time before the property is sold and a certificate of sale is issued.
A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.
TRUSTEE:
Jerry E. Aron, P.A.
By: /s/ Dianne Black
Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this December 2, 2024, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
December 5, 12, 2024 24-03783W

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 48-2024-CP-003662-O
IN RE: ESTATE OF
FRANCES ANNA SWEERS, a/k/a
FRANCES A. SWEERS,
Deceased.
The administration of the estate of deceased whose date of death was August 31, 2024, is pending in the Circuit Court for Orange County, Florida, 425 North Orange Avenue, Orlando, Florida 32801 Case Number 48-2024-CP-003662-O. The name and address of the personal representative and the personal representative's attorney are set forth below.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS DECEMBER 5, 2024.
Personal Representative
Vincent C. Stenger
136 Seville Pointe Avenue
Orlando, FL 32807
Personal Representatives' Attorney
C. NICK ASMA ESQ.
ASMA & ASMA P.A.
884 South Dillard St.
Winter Garden FL 34787
FL Bar No. 43223
Phone 407-656-5750
Fax 407-656-0486
Nick.asma@asmapa.com
December 5, 12, 2024 24-03782W

FIRST INSERTION
A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for MIRABELLA AT LAVINA HOMEOWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before _____, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.
This notice shall be published once a week for two consecutive weeks in The Business Observer (Newspaper)
WITNESS my hand and the seal of said court at ORANGE County, Florida on this 2nd day of DECEMBER, 2024.
Tiffany Moore Russell
CLERK OF THE CIRCUIT COURT
By: /s/ Nancy Garcia
As Deputy Clerk
Florida Community Law Group, P.L.
Jared Block, Esq.
P.O. Box 292965
Davie, FL 33329-2965
Phone: (954) 372-5298
Fax: (866) 424-5348
Email: jared@fclg.com
Fla Bar No.: 90297
December 5, 12, 2024 24-03766W

FIRST INSERTION
NOTICE FOR PUBLICATION
NOTICE OF ACTION
CONSTRUCTIVE SERVICE
PROPERTY
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR ORANGE COUNTY
CIVIL ACTION NO:
2024-CA-007422-O
IN RE: MIRABELLA AT LAVINA HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation,
Plaintiff, vs.
MARY WINBERRY; UNKNOWN SPOUSE OF MARY WINBERRY, et al,
Defendant(s),
LAST KNOWN ADDRESS:
34 NOLL TERR.
CLIFTON, NJ 07013
YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in ORANGE County, Florida:
LOT, LA VINA PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 66 THRU 75, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FIRST INSERTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-003635-O #34
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
LINKLATER ET.AL.,
Defendant(s).

FIRST INSERTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 24-CA-003635-O #34
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
LINKLATER ET.AL.,
Defendant(s).

ORANGE COUNTY

Continued from previous page

LATOYA SHARMA WILSON and BERNARD JUNIOR SHAW PO BOX 8033, JACKSONVILLE, FL 32239 and 11789 MARSH ELDER DR, JACKSONVILLE, FL 32226 STANDARD Interest(s) / 50000 Points, contract # 6963023 LYNDA WILSON-WASHINGTON A/K/A LYNDA G WASHINGTON 17204 FORESTWAY DR, EAST HAZEL CREST, IL 60429 STANDARD Interest(s) / 30000 Points, contract # 6838921 LATONYA J. WINTERS and KENDRICK LAMANT SMITH 73321 HIGHWAY 1049, KENTWOOD, LA STANDARD Interest(s) / 100000 Points, contract # 6694987 MAYME WINTERS CARTER 1940 BLUE CREEK RD, LA VERNIA, TX 78121 STANDARD Interest(s) / 200000 Points, contract # 6697070 EDNA D. WISER and EDDIE S. WISER 2081 DOWNING ST, LOMBARD, IL 60148 SIGNATURE Interest(s) / 45000 Points, contract # 6613905 MELISSA ELIZABETH WOLF 5960 WILKINSON RD APT 207, SARASOTA, FL 34233 STANDARD Interest(s) / 150000 Points, contract # 6921762 BOBBIE J. WRIGHT 117 TEAL WAY, COLUMBIA, SC 29229 STANDARD Interest(s) / 35000 Points, contract # 6875708 ADRIANNE NICOLE WYLIE 429 HARREL ST, SALISBURY, NC 28144 STANDARD Interest(s) / 30000 Points, contract # 6839503 ROBIN BROWN YOUNG and JASMIN ALECIA YOUNG 353 NIBLICK CIR, WINTER HAVEN, FL 33881 and 3034 ROB WAY, KISSIMMEE, FL 34743 STANDARD Interest(s) / 145000 Points, contract # 6886220 SHELIA SMITH YOUNG 5241 MIDLAND DR, CHARLESTON, WV 25306 STANDARD Interest(s) / 35000 Points, contract # 6907153 GOLDEEN A. ZACHARY and ANDREW I. IMPERATI 833 FIRST AVE, KINGSTON, NY 12401 STANDARD Interest(s) / 45000 Points, contract # 6833139

Property Description: Type of Interest(s), as described above, in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by Number of Points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, 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").

The above-described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Orange County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Table with columns: Owner Name, Mtg.-Orange County Clerk of Court Book/Page/Document #, Amount Secured by Mortgage, Per Diem. Lists numerous property owners and their associated mortgage details.

Notice is hereby given that on January 8, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above described Property.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite #64, West Palm Beach, FL 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE: Jerry E. Aron, P.A.

By: /s/ Dianne Black

Dianne Black

Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this December 2, 2024, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .

Print Name: Sherry Jones

NOTARY PUBLIC STATE OF FLORIDA

Commission Number: HH215271

My commission expires: 2/28/26

Notarial Seal

December 5, 12, 2024

24-03791W

Table with 3 columns: FIRST INSERTION, IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 24-CA-003635-O #34. Contains legal notices for HOLIDAY INN CLUB VACATIONS INCORPORATED, Plaintiff, vs. LINKLATER ET.AL., Defendant(s). Includes details about the court case, parties involved, and the notary public's signature and seal information.

ORANGE COUNTY

TAX DEEDS

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.

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.

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.

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NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE CERTIFICATES VIII LLLP the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon.

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.

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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
FLORIDA'S NEWSPAPER FOR THE C-SUITE

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

SECOND 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.

SECOND INSERTION
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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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

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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.

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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.

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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

