

ORANGE COUNTY

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 2/7/2025 at 10:30 am, the following mobile home will be sold at public auction

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on February 15, 2025 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.

FICTITIOUS NAME NOTICE

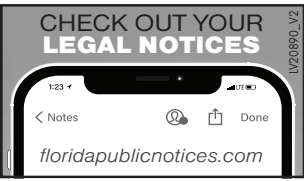
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Pops barbershop,

SAVE TIME

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



FIRST INSERTION

NOTICE TO CREDITORS File Number: 2024-CP-003287-O TO WHOM IT MAY CONCERN: The administration of the estate of Michele Patricia Rose, deceased, whose date of death was April 20, 2024,

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-16-O

FIRST INSERTION

NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003983-O

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000056-O

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-004002-O

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003654

BARRED.

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000113-A001-OX

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003983-O

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003983-O

ORANGE COUNTY

--- ACTIONS / SALES ---

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005285-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. MOHAN et al., Defendant(s).
NOTICE OF ACTION
 Count VIII
 To: CARLOS DANIEL SANCHEZ CASTRO
 And all parties claiming interest by, through, under or against Defendant(s) CARLOS DANIEL SANCHEZ CASTRO 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 in Orange County, Florida:
 WEEK/UNIT:
 23/086227
 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 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: 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.
 01/15/2025
 Tiffany Moore Russell, Clerk of Courts
 /s/ Naline Bahadur
 Deputy Clerk
 Civil Division
 425 N Orange Ave
 Room 350
 Orlando, FL 32801
 January 23, 30, 2025 25-00225W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005285-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. MOHAN et al., Defendant(s).
NOTICE OF ACTION
 Count VI
 To: JEFFREY JAMES ROOK and SALLY ROOK
 And all parties claiming interest by, through, under or against Defendant(s) JEFFREY JAMES ROOK and SALLY ROOK 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 in Orange County, Florida:
 WEEK/UNIT:
 31 ODD/087654
 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 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: 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.
 01/15/2025
 Tiffany Moore Russell, Clerk of Courts
 /s/ Naline Bahadur
 Deputy Clerk
 Civil Division
 425 N Orange Ave
 Room 350
 Orlando, FL 32801
 January 23, 30, 2025 25-00223W

FIRST INSERTION

NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-003404-O
GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-2 TRUST
Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF SERGIO ORTIZ A/K/A SERGIO ORTIZ NEGRON, DECEASED; NORMA LUZ ESCALANTE; NILDA LUZ LUNA; MARIA TERESA GARCIA; DELIA ESTHER ROSARIO; CARMEN IRMA REYES; UNKNOWN TENANT 1; UNKNOWN TENANT 2; TUSCANY POINTE PHASE 1 HOMEOWNERS ASSOCIATION, INC.
Defendants.
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 27, 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 31, TUSCANY POINTE PHASE I, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 42, PAGE 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. a/k/a 235 TUSCANY POINTE AVE, ORLANDO, FL 32807-6186

at public sale, to the highest and best bidder, for cash, online at www.myorangeclerk.realforeclose.com, on February 05, 2025 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 16 day of January, 2025.
 Peter E. Lanning
 FL Bar: 5622219
 eXL Legal, PLLC
 Designated Email Address:
 efling@exllegal.com
 12425 28th Street North,
 Suite 200
 St. Petersburg, FL 33716
 Telephone No. (727) 536-4911
 Attorney for the Plaintiff
 100009740
 January 23, 30, 2025 25-00260W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005301-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. LYNDS et al., Defendant(s).
NOTICE OF ACTION
 Count I
 To: KAREN A. LYNDS and KENNETH W. LYNDS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KENNETH W. LYNDS And all parties claiming interest by, through, under or against Defendant(s) KAREN A. LYNDS and KENNETH W. LYNDS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KENNETH W. LYNDS 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 in Orange County, Florida:
 WEEK/UNIT:
 18 ODD/86723
 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 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: 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/ Nancy Garcia,
 1.14.2025
 DEPUTY CLERK
 January 23, 30, 2025 25-00210W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005285-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. MOHAN et al., Defendant(s).
NOTICE OF ACTION
 Count VII
 To: MUNIR MOHAMMEDBASHER M. SABANU and EFTIKHAR ABDULWAHAB A. ARAB
 And all parties claiming interest by, through, under or against Defendant(s) MUNIR MOHAMMEDBASHER M. SABANU and EFTIKHAR ABDULWAHAB A. ARAB 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 in Orange County, Florida:
 WEEK/UNIT:
 22 EVEN/003501
 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 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: 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.
 01/15/2025
 Tiffany Moore Russell,
 Clerk of Courts
 /s/ Naline Bahadur
 Deputy Clerk
 Civil Division
 425 N Orange Ave
 Room 350
 Orlando, FL 32801
 January 23, 30, 2025 25-00224W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005301-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. LYNDS et al., Defendant(s).
NOTICE OF ACTION
 Count VIII
 To: VERRY ENRIQUE TORRES NAVARRO And all parties claiming interest by, through, under or against Defendant(s) VERRY ENRIQUE TORRES NAVARRO 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 in Orange County, Florida:
 WEEK/UNIT:
 22 EVEN/3722
 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 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: 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/ Nancy Garcia,
 1.14.2025
 DEPUTY CLERK
 January 23, 30, 2025 25-00217W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005307 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. STERIO ET AL., Defendant(s).
NOTICE OF ACTION
 Count VI
 To: JERRY E. SHERMAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JERRY E. SHERMAN and all parties claiming interest by, through, under or against Defendant(s) JERRY E. SHERMAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JERRY E. SHERMAN 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 in Orange County, Florida:
 STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 30000 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 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: 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.
 01/16/2025
 Tiffany Moore Russell,
 Clerk of Courts
 /s/ Nancy Garcia
 Deputy Clerk
 Civil Division
 425 N Orange Ave
 Room 350
 Orlando, FL 32801
 January 23, 30, 2025 25-00284W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005307 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. STERIO ET AL., Defendant(s).
NOTICE OF ACTION
 Count III
 To: MARY L. HURLEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY L. HURLEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY L. HURLEY 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 in Orange County, Florida:
 STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 70000 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 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: 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.
 01/16/2025
 Tiffany Moore Russell,
 Clerk of Courts
 /s/ Nancy Garcia
 Deputy Clerk
 Civil Division
 425 N Orange Ave
 Room 350
 Orlando, FL 32801
 January 23, 30, 2025 25-00282W

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.: 2024-CA-001829-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W3,
Plaintiff, vs. KAMINI LATCHMAN; ORLANDO REGIONAL HEALTHCARE SYSTEM; IST CHOICE, LLC; 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 January 17, 2025 in Civil Case No. 2024-CA-001829-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 ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W3 is the Plaintiff, and KAMINI LATCHMAN; ORLANDO REGIONAL HEALTHCARE SYSTEM; IST CHOICE, LLC; 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 February 25, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 349 KENSINGTON SECTION FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 26, PAGES 17 AND 18, 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 January, 2025.
 Digitally Signed by John J. Cullaro
 FNB: 66699
 Primary E-Mail:
 ServiceMail@aldridgepите.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
 1221-6299B
 January 23, 30, 2025 25-00303W

PUBLISH YOUR LEGAL NOTICE
 Call 941-906-9386 and select the appropriate County name from the menu option
 or email legal@businessobserverfl.com
 FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 LV20878_V28

ORANGE COUNTY

--- ACTIONS ---

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005285-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. MOHAN et al., Defendant(s).

NOTICE OF ACTION
 Count II
 To: JORGE EUGENIO MORALES WONG and NITZZA EDITH DE GANDARIAS DE MORALES
 And all parties claiming interest by, though, under or against Defendant(s) JORGE EUGENIO MORALES WONG and NITZZA EDITH DE GANDARIAS DE MORALES 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 in Orange County, Florida:
 WEEK/UNIT:
 1 EVEN/087541
 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 ab-

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005301-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. LYNDY et al., Defendant(s).

NOTICE OF ACTION
 Count VII
 To: MARY C. SKARITKA, JR. AND JOHN SKARITKA, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN SKARITKA, JR. And all parties claiming interest by, through, under or against Defendant(s) MARY C. SKARITKA, JR. AND JOHN SKARITKA, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN SKARITKA, 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 in Orange County, Florida:
 WEEK/UNIT:
 45 ODD/87912
 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

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005301-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. LYNDY et al., Defendant(s).

NOTICE OF ACTION
 Count III
 To: MARJORIE RUTH JACKSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARJORIE RUTH JACKSON And all parties claiming interest by, through, under or against Defendant(s) MARJORIE RUTH JACKSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARJORIE RUTH JACKSON 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 in Orange County, Florida:
 WEEK/UNIT:
 51/087533
 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

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: CA-005292-O #48 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. PATTERSON ET AL., Defendant(s).

NOTICE OF ACTION
 Count I
 To: LOREA PATTERSON and all parties claiming interest by, through, under or against Defendant(s) LOREA PATTERSON 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 220000 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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2022-CA-008860-O SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,
Plaintiff, v. STANE ROMAN, JR.; TANYA SANES; BFIRA, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 15, 2023 entered in Civil Case No. 2022-CA-008860-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and STEVE ROMAN, JR. and TANYA SANES are defendants, Tiffany Moore Russell, Clerk of Court, will sell the property at public sale at www.myorangeclerk.realforeclose.com beginning at 11:00 AM on March 4, 2025 the following described property as set forth in said Final Judgment, to-wit:
 LOT 117, MEADOWBROOK ACRES, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 136, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 PROPERTY ADDRESS: 5513 RIORDAN WAY, 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.
 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 A COURT PROCEEDING OR EVENT, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: ADA COORDINATOR, HUMAN RESOURCES, ORANGE COUNTY COURTHOUSE, 425 N. ORANGE AVENUE, SUITE 510, ORLANDO, FLORIDA, (407) 836-2303, FAX: 407-836-2204; AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING NOIFICATION IF THE TIME BEFORE YOUR SCHEDULED COURT APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING IMPAIRED OR VOICE IMPAIRED, CALL 711 TO REACH THE TELECOMMUNICATIONS RELAY SERVICE.
 /s/ Jordan Shealy
 Jordan Shealy, Esq.
 FBN: 1039538
 Kelley Kronenberg
 10360 West State Road 84
 Fort Lauderdale, FL 33324
 Phone: (954) 370-9970
 Fax: (954) 252-4571
 Service E-mail:
 flrealprop@kelleykronenberg.com
 File No: 5296.000006
 January 23, 30, 2025 25-00290W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005307 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. STERIO ET AL., Defendant(s).

NOTICE OF ACTION
 Count I
 To: KATHY STERIO and all parties claiming interest by, through, under or against Defendant(s) KATHY STERIO 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 in Orange County, Florida:
 STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 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 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: 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 Courts
 /s/ Nancy Garcia
 Deputy Clerk
 Civil Division
 425 N. Orange Ave
 Room 350
 Orlando, FL 32801
 January 23, 30, 2025 25-00281W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005286-O #40 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. MALIK ET AL., Defendant(s).

NOTICE OF ACTION
 Count III
 To: GLORIA HUNTER CONNELL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GLORIA HUNTER CONNELL AND GEORGE HENRY CONNELL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GEORGE HENRY CONNELL and all parties claiming interest by, though, under or against Defendant(s) GLORIA HUNTER CONNELL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GLORIA HUNTER CONNELL AND GEORGE HENRY CONNELL 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:
 9/082203
 of Orange Lake Country Club Villas IV, 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 9040, Page 662, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 43, page 39 until 12:00

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005315-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. HOPPER ET AL., Defendant(s).

NOTICE OF ACTION
 Count I
 To: GARY QUINTON HOPPER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GARY QUINTON HOPPER and all parties claiming interest by, through, under or against Defendant(s) GARY QUINTON HOPPER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GARY QUINTON HOPPER 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 35000 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

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. **CASE NO.: 2024-CA-005291-O #37 HOLIDAY INN CLUB VACATIONS INCORPORATED**
Plaintiff, vs. HOINVILLE ET AL., Defendant(s).

NOTICE OF ACTION
 Count IX
 To: GARY STEVEN WITT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GARY STEVEN WITT and all parties claiming interest by, through, under or against Defendant(s) GARY STEVEN WITT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GARY STEVEN WITT 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 35000 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
 1/15/2025
 /s/ Nancy Garcia
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 January 23, 30, 2025 25-00235W

Q&A **What is a public notice?**
 A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
 The West Orange Times carries public notices in Orange County, Florida.
 1/18/23_234

ORANGE COUNTY

--- ACTIONS ---

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-005301-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. LYNDS et al., Defendant(s).

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.

Count II
To: JENNIFER JEANNE ANDERSON and HERBERT WILLY KEKSTADT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HERBERT WILLY KEKSTADT and all parties claiming interest by, through, under or against Defendant(s) JENNIFER JEANNE ANDERSON and HERBERT WILLY KEKSTADT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HERBERT WILLY KEKSTADT and all parties having or claiming to have any right, title or interest in the property herein described.

January 23, 30, 2025 25-00211W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-005293-O #39 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HUSTON ET.AL., Defendant(s).

Count I
To: RONNIE L. HUSTON and JEREMY EDWARD HUSTON and PAMELA J. HUSTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAMELA J. HUSTON and all parties claiming interest by, through, under or against Defendant(s) RONNIE L. HUSTON and JEREMY EDWARD HUSTON and PAMELA J. HUSTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAMELA J. HUSTON having or claiming to have any right, title or interest in the property herein described:

Count V
To: GILBERTO R. HERNANDEZ and LUCILLE VENEZIA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LUCILLE VENEZIA and all parties claiming interest by, through, under or against Defendant(s) GILBERTO R. HERNANDEZ and LUCILLE VENEZIA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LUCILLE VENEZIA and all parties having or claiming to have any right, title or interest in the property herein described:

January 23, 30, 2025 25-00237W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-005286-O #40 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. MALIK ET.AL., Defendant(s).

Count IV
To: ADRIAN ANGELO MILLER and MONIQUE VIOLA MACKKEY and all parties claiming interest by, through, under or against Defendant(s) ADRIAN ANGELO MILLER and MONIQUE VIOLA MACKKEY and all parties having or claiming to have any right, title or interest in the property herein described:

Count IV
To: ADRIAN ANGELO MILLER and MONIQUE VIOLA MACKKEY and all parties claiming interest by, through, under or against Defendant(s) ADRIAN ANGELO MILLER and MONIQUE VIOLA MACKKEY and all parties having or claiming to have any right, title or interest in the property herein described:

January 23, 30, 2025 25-00247W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-005296-O #37 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. SHERINIAN ET.AL., Defendant(s).

Count IX
To: MARLON JOSUE TOME MARADIAGA and all parties claiming interest by, through, under or against Defendant(s) MARLON JOSUE TOME MARADIAGA and all parties having or claiming to have any right, title or interest in the property herein described:

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 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-

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-005292-O #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. PATTERSON ET.AL., Defendant(s).

Count II
To: ZIA ROWHANI and SHIDROKH ROWHANI and all parties claiming interest by, through, under or against Defendant(s) ZIA ROWHANI and SHIDROKH ROWHANI and all parties having or claiming to have any right, title or interest in the property herein described:

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 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-

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-005307 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. STERIO ET.AL., Defendant(s).

Count IV
To: ADRIAN ANGELO MILLER and MONIQUE VIOLA MACKKEY and all parties claiming interest by, through, under or against Defendant(s) ADRIAN ANGELO MILLER and MONIQUE VIOLA MACKKEY and all parties having or claiming to have any right, title or interest in the property herein described:

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:

January 23, 30, 2025 25-00283W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-005291-O #37 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HOINVILLE ET.AL., Defendant(s).

Count VIII
To: ANNA M. WIGTON and THERON W. WIGTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THERON W. WIGTON and all parties claiming interest by, through, under or against Defendant(s) ANNA M. WIGTON and THERON W. WIGTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THERON W. WIGTON and all parties having or claiming to have any right, title or interest in the property herein described:

Standard Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 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

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-005291-O #37 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HOINVILLE ET.AL., Defendant(s).

Count III
To: RICARDO JIMENEZ MARIA and YOSELFI GIL TAVERAS and RICARDO JIMENEZ SANTANA and CARMEN JIMENEZ MARIA and all parties claiming interest by, through, under or against Defendant(s) RICARDO JIMENEZ MARIA and YOSELFI GIL TAVERAS and RICARDO JIMENEZ SANTANA and CARMEN JIMENEZ MARIA and all parties having or claiming to have any right, title or interest in the property herein described:

Standard Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 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

January 23, 30, 2025 25-00230W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-005291-O #37 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HOINVILLE ET.AL., Defendant(s).

Count II
To: JAMES CLINTON HINES, II and DOREECE JUNAE HINES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DOREECE JUNAE HINES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DOREECE JUNAE HINES and all parties having or claiming to have any right, title or interest in the property herein described:

Standard Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 40000 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

January 23, 30, 2025 25-0029W

the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

Count V
To: GILBERTO R. HERNANDEZ and LUCILLE VENEZIA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LUCILLE VENEZIA and all parties claiming interest by, through, under or against Defendant(s) GILBERTO R. HERNANDEZ and LUCILLE VENEZIA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LUCILLE VENEZIA and all parties having or claiming to have any right, title or interest in the property herein described:

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 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

January 23, 30, 2025 25-00242W

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.

Count IV
To: ADRIAN ANGELO MILLER and MONIQUE VIOLA MACKKEY and all parties claiming interest by, through, under or against Defendant(s) ADRIAN ANGELO MILLER and MONIQUE VIOLA MACKKEY and all parties having or claiming to have any right, title or interest in the property herein described:

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

January 23, 30, 2025 25-00283W

ORANGE COUNTY

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.

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.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

OFFICIAL COURTHOUSE WEBSITES

- manateeclerk.com hillsclerk.com
- sarasotaclerk.com pascoclerk.com
- charlotteclerk.com pinellasclerk.org
- leeclerk.org polkcountyclerk.net
- collierclerk.com myorangeclerk.com

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY CIVIL DIVISION

CASE NO: 2024-CC-014510-O
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 Order Granting Plaintiff's Motion to Reset Sale dated January 17, 2025, and entered in 2024-CC-014510-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 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 March 3, 2025 at 11:00 A.M., online 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
January 23, 30, 2025 25-00289W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2023-CA-017784-O
WELLS FARGO BANK, N.A. Plaintiff v. DAWN CHANCE, ET AL. Defendants.

TO: DAWN CHANCE
Current residence unknown, but whose last known address was: 15160 OVATION DR, WINTER GARDEN, FL 34787-5552

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida, to-wit:
LOT 121, BELLE MEADE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE(S) 25, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 425 N Orange Ave, Orlando, FL 32801, 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 petition.

WITNESS my hand and seal of the Court on this 16 day of January, 2025.

Tiffany Moore Russell
Clerk of the Circuit Court
By: Naline S. Bahadur
Civil Court Seal
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

1000009339
January 23, 30, 2025 25-00288W

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Business Observer

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.

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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

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 1231LOAN, 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, ACCORD-

ING 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 May 6, 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
January 23, 30, 2025 25-00261W

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

ORANGE COUNTY
SUBSEQUENT INSERTIONS

-- ACTIONS / SALES --

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. 2010-CA-001032-O
Bank of America, N.A., Plaintiff, vs.
Brian L. Harris a/k/a Brian Harris, et al., Defendants.

08 DEGREES 14 MINUTES 39 SECONDS WEST, 133.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 75.00 FEET AND A RADIAL BEARING SOUTH 13 DEGREES 30 MINUTES 21 SECONDS WEST; THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 4.41 FEET AND A DELTA OF 03 DEGREES 22 MINUTES 08 SECONDS TO THE POINT OF BEGINNING
TAX ID: 25-21-29-8323-00150

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.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2010-CA-001032-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Bank of America, N.A. is the Plaintiff and Brian L. Harris a/k/a Brian Harris, et al., Defendants.

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.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2010-CA-001032-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Bank of America, N.A. is the Plaintiff and Brian L. Harris a/k/a Brian Harris, et al., Defendants.

Filed this 13th day of January, 2025. 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 # 15-F07451
January 16, 23, 2025 25-00186W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.:
2024-CA-005288-O #39
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BALKUM ET.AL.,
Defendant(s).

randum 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.

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.:
2024-CA-005288-O #39
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BALKUM ET.AL.,
Defendant(s).

andam 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.

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.:
2024-CA-005288-O #39
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BALKUM ET.AL.,
Defendant(s).

randum 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.

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.:
2024-CA-005314-O #48
OLLAF 2020-1, LLC
Plaintiff, vs.
BENKEN ET.AL.,
Defendant(s).

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.

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-005297-O #48
OLLAF 2020-1, LLC
Plaintiff, vs.
BUGGAGE ET.AL.,
Defendant(s).

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.

NOTICE OF ACTION
Count II
To: MICHELLE IRENE FLORENCE KIROUAC and SHAWN ERIC KIROUAC and all parties claiming interest by, through, under or against Defendant(s) MICHELLE IRENE FLORENCE KIROUAC and SHAWN ERIC KIROUAC

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 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.

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.:
2024-CA-005288-O #39
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BALKUM ET.AL.,
Defendant(s).

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.

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.:
2024-CA-005288-O #39
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BALKUM ET.AL.,
Defendant(s).

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 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.

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-005314-O #48
OLLAF 2020-1, LLC
Plaintiff, vs.
BENKEN ET.AL.,
Defendant(s).

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.

NOTICE OF ACTION
Count I
To: BETTY J. BENKEN BETTY J. BENKEN AND ROBERT BENKEN A/K/A ROBERT L. BENKEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT BENKEN A/K/A ROBERT L. BENKEN; and all parties claiming interest by, through, under or against Defendant(s) BETTY J. BENKEN AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT BENKEN A/K/A ROBERT L. BENKEN

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 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.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2024-CA-007505-O
NATIONSTAR MORTGAGE, LLC, Plaintiff, vs.
CHRISTINA MONIQUE MITCHELL A/K/A CHRISTINA MITCHELL; SILVER OAK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF CHRISTINA MONIQUE MITCHELL A/K/A CHRISTINA MITCHELL; CHRISTINA M MITCHELL AS TRUSTEE UNDER THAT CERTAIN 887 PANICAL LAND TRUST DATED MAY 24, 2023; TERRANCES KENNARD WALKER A/K/A TERRANCES WALKER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY.

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.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TIFFANY MOORE RUSSELL as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.com at 11:00 AM on the 04 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

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.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TIFFANY MOORE RUSSELL as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.com at 11:00 AM on the 04 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

Filed this 08 day of January 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq., Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-02207
January 16, 23, 2025 25-00162W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-005297-O #48
OLLAF 2020-1, LLC
Plaintiff, vs.
BUGGAGE ET.AL.,
Defendant(s).

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.

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.:
2024-CA-005288-O #39
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BALKUM ET.AL.,
Defendant(s).

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 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.

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-005314-O #48
OLLAF 2020-1, LLC
Plaintiff, vs.
BENKEN ET.AL.,
Defendant(s).

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.

NOTICE OF ACTION
Count II
To: BETTY J. BENKEN BETTY J. BENKEN AND ROBERT BENKEN A/K/A ROBERT L. BENKEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT BENKEN A/K/A ROBERT L. BENKEN; and all parties claiming interest by, through, under or against Defendant(s) BETTY J. BENKEN AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT BENKEN A/K/A ROBERT L. BENKEN

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 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.

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT,
IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 24-CA-002114-O #35

HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
CAVERO ET AL.,
Defendant(s).

COUNT	DEFENDANTS	WEEK / UNIT
I	CARLOS ROMERO CAVERO MARIA TERESA MALLEA DE ROMERO	STANDARD / 1000000 / 6875501
II	BETTY J. BENKEN ROBERT BENKEN A/K/A ROBERT L. BENKEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT BENKEN A/K/A ROBERT L. BENKEN	STANDARD / 325000 / 6714517
III	ROBERT PATRICK CRONAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT PATRICK CRONAN	SIGNATURE / 300000 / 6927973
IV	GREGORY EDWARD GANSLAN SHARON MARIE GANSLAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SHARON MARIE GANSLAN	SIGNATURE / 1000000 / 6712446
V	KATHERINE A. GRAY-DONALD ROBERT LORNE GALES	STANDARD / 100000 / 6885356
VI	LILLIAN MARSHALL RAYMOND MARSHALL JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RAYMOND MARSHALL JR.	STANDARD / 300000 / 6716160
VIII	SAMUEL OSCEOLA A/K/A SAMUEL OSCEOLA SR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SAMUEL OSCEOLA A/K/A SAMUEL OSCEOLA SR.	STANDARD / 1000000 / 6663804
IX	SAMUEL OSCEOLA A/K/A SAMUEL OSCEOLA SR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SAMUEL OSCEOLA A/K/A SAMUEL OSCEOLA SR.	STANDARD / 1000000 / 6701659
XI	DAISY SMITH SIMPSON CHARLES CURTISS SIMPSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CHARLES CURTISS SIMPSON	STANDARD / 2000000 / 6781067

Notice is hereby given that on 2/17/25 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property:
Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust").
The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 24-CA-002114-O #35.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED this 14th day of January, 2025.

Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101

25-00189W

JERRY E. ARON, P.A.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
mevans@aronlaw.com
January 16, 23, 2025

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.:
2024-CA-005288-O #39

HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BALKUM ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count VI

To: LAZANDRA KANTRELL DARDY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LAZANDRA KANTRELL DARDY and all parties claiming interest by, though, under or against Defendant(s) LAZANDRA KANTRELL DARDY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LAZANDRA KANTRELL DARDY 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 30000 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
January 14, 2025
/s/ Dallas Mathis
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
January 16, 23, 2025 25-00195W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-008182-O

SPRING HARBOR HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation,
Plaintiff, vs.
JEFFREY A MOYER, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated January 10, 2025 entered in Civil Case No.: 2024-CA-008182-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Orlando, Florida, Foreclosure Sale will be held online via the Internet at www.myorangeclerk.realforeclose.com pursuant to Judgment or Order of the Court and Chapter 45, Florida Statutes, at 11:00 AM on FEBRUARY 25, 2025 the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 80, SPRING HARBOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 39, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
A/K/A: 13 JUSTIN DRIVE, APOPKA, FL 32712.

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.
Dated: January 10, 2025.
/s/ Jared Block
Jared Block, Esq.
Fla. Bar No. 90297
Email: Jared@fclg.com

Florida Community Law Group, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Telephone (954) 372-5298
Facsimile (866) 424-5348
January 16, 23, 2025 25-00173W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.:
2024-CA-005288-O #39

HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BALKUM ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count V

To: SANDRA JASMIN CASTRO AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SANDRA JASMIN CASTRO and all parties claiming interest by, though, under or against Defendant(s) SANDRA JASMIN CASTRO AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SANDRA JASMIN CASTRO 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 30000 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
January 14, 2025
/s/ Dallas Mathis
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
January 16, 23, 2025 25-00194W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.:
2024-CA-005288-O #39

HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BALKUM ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count II

To: LEO GUS ALEXANDER JR THERESA F. ALEXANDER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THERESA F. ALEXANDER and all parties claiming interest by, though, under or against Defendant(s) LEO GUS ALEXANDER JR and THERESA F. ALEXANDER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THERESA F. ALEXANDER 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 50000 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
January 14, 2025
/s/ Dallas Mathis
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
January 16, 23, 2025 25-00191W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.:
2024-CA-005288-O #39

HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BALKUM ET.AL.,
Defendant(s).

NOTICE OF ACTION
Count III

To: JENNIFER JEANNE ANDERSON HERBERT WILLY KEKSTADT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HERBERT WILLY KEKSTADT and all parties claiming interest by, though, under or against Defendant(s) JENNIFER JEANNE ANDERSON AND HERBERT WILLY KEKSTADT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HERBERT WILLY KEKSTADT 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 50000 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
January 14, 2025
/s/ Dallas Mathis
Deputy Clerk
Civil Division
425 N. Orange Avenue Room 350
Orlando, Florida 32801
January 16, 23, 2025 25-00192W

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that INES BAUMANN 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: 2018-11736

YEAR OF ISSUANCE: 2018

DESCRIPTION OF PROPERTY:
S 13 1/3 FT OF N 783 1/3 FT OF E 180 FT OF W 396 FT OF SE 1/4 OF NW 1/4 (LESS FROM NW COR OF SE 1/4 OF NW 1/4 RUN S 960 FT E 238 F FOR A POB TH E 128 FT N 220 FT W 150 FT S 43.33 FT SLY 178 FT M/L TO POB & LESS FROM SW COR BLK D RIO GRANDE TERR 1ST ADD W/77 RUN N 120 FT FOR POB TH W 30 FT N 100 FT E 30 FT S 100 FT TO POB) OF SEC 10-23-29


PARCEL ID # 10-23-29-0000-00-047

Name in which assessed:
21 HOLDINGS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Feb 20, 2025.

Dated: Jan 02, 2025
Phil Diamond
County Comptroller
Orange County, Florida
By: M Sosa
Deputy Comptroller
January 9, 16, 23, 30, 2025

25-00043W



How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

25-00042W

WHAT'S UP?



READ FLORIDA'S PUBLIC NOTICES
IN THIS NEWSPAPER OR
ONLINE TO FIND OUT.



IT'S YOUR RIGHT TO KNOW

www.FloridaPublicNotices.com

Q&A

Q What makes public notices in newspapers superior to other forms of notices?

A Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.