

ORANGE COUNTY LEGAL NOTICES

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

--- PUBLIC NOTICES ---

FIRST INSERTION

Notice of Sale
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale Date March 7th, 2025 @ 10:00 AM at each individual repair facility.
40067 2012 GMC VIN#: 1GKKRT-EDXCJ245192 Repair Facility: Starling Chevrolet 13155 S Orange Blossom Trl Orlando 407-270-7000 Lien Amt \$1,154.41
40433 2013 Chevrolet VIN#: 2GN-FLDE33D6132539 Repair Facility: In and Out Autobody & Repairs LLC 6363 E Colonial Dr Suite G Orlando 407-341-5055 Lien Amt \$5,293.75
40434 2016 Ford VIN#: 1FM5K8F-HXGGC71513 Repair Facility: Tropical Ford Inc 9900 S Orange Blossom Trl Orlando 407-851-1764 Lien Amt \$759.75
February 13, 2025 25-00471W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Chain of Lakes Handyman located at 14412 Bridgewater Crossings Blvd in the City of Windermere, Orange County, FL 34786 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of February, 2025.
CanAm Services LLC
February 13, 2025 25-00477W

SAVE TIME

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
Case No. 2023-CA-017976-O
US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, Plaintiff, vs. Pastor Roman, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-CA-017976-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the Plaintiff and Pastor Roman; Sawgrass Plantation Phase 1A Townhome Association, Inc.; Sawgrass Plantation Orlando Master Homeowners Association, Inc. are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangeclerk.realforeclose.com, beginning at 11:00 AM on the 25th day of May, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 639, SAWGRASS PLANTATION-PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 91 THROUGH 104, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
TAX ID: 19-24-30-7601-06-390

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 10th day of February, 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 # 23-F02364
February 13, 20, 2025 25-00450W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-000005-O
IN RE: ESTATE OF WILMA JEAN MORROW, AKA WILMA DEANGELO MORROW Deceased.
The administration of the estate of WILMA JEAN MORROW, AKA WILMA DEANGELO MORROW, deceased, whose date of death was August 12, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211.
The date of first publication of this notice is February 13, 2025.
Personal Representative
Krista Salyers
4837 Lumberton Drive
Orlando, FL 32829
Attorney for Personal Representative
Pamela Grace Martini, Esq.
Florida Bar No. 100761
Law Office of Pamela G. Martini, PLLC
7575 Dr. Phillips Blvd., Suite 305
Orlando, FL 32819
Telephone: (407) 955-4955
Email: pam@pamelamartini.com
February 13, 20, 2025 25-00466W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION
CASE NO. 2024-CA-001785-O
PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs. GEORGE P GREENWOOD IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, AND TRUSTEES OF GEORGE P GREENWOOD, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; CENTRAL FLORIDA POSTAL CREDIT UNION; CATHY A. BELL; SUSAN A. PUGH; DIANE M. SPENCER; GOODLEAP, LLC Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 4, 2025 in the above-captioned action, the Clerk of Court, Tiffany Moore Russel, will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of March, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 24, BLOCK C, AZALEA PARK SECTION TWENTY-SEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 118, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property address: 1606 Furey Drive, Orlando, FL 32822

Respectfully submitted,
BETZY FALGAS, ESQ.
Florida Bar # 76882

PADGETT LAW GROUP
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-000961-1
February 13, 20, 2025 25-00454W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 CP 3551
IN RE: ESTATE OF WILLIAM CRAWFORD Deceased.
The administration of the estate of William Crawford, deceased, whose date of death was August 31, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave, Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 13, 2025.
Personal Representative:
PATRICIA A. CRAWFORD
2039 Sandy Garden Lane
Winter Garden, Florida 34787
Attorney for Personal Representative:
Patrick L. Smith
Attorney
Florida Bar Number: 27044
179 N US Hwy 27, Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail: patrick@attorneypatricksmith.com
Secondary E-Mail: becky@attorneypatricksmith.com
February 13, 20, 2025 25-00483W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-000261-O
IN RE: ESTATE OF WILLIAM S. ROOT, Deceased.
The administration of the estate of William S. Root, deceased, whose date of death was September 4, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The name and address of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 13, 2025.
Personal Representative:
Donna M. Bartholomew
2755 Clyde Morris Boulevard
Ormond Beach, Florida 32174
Attorney for Personal Representative:
Emily B. Weeks
Attorney
Florida Bar Number: 95904
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail: emily.bartholomew@hwahl.com
Secondary E-Mail: probate.elfe@hwahl.com
February 13, 20, 2025 25-00465W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-000291-O
Division PROBATE
IN RE: ESTATE OF ESTHER AMARTEY AMARH Deceased.
The administration of the estate of ESTHER AMARTEY AMARH, deceased, whose date of death was August 20th, 2024; File Number 2025-CP-000291-O, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave.; Suite 150, Orlando, FL 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 13, 2025.
Personal Representative:
Samuel Amarthey Amarh
8300 Platinum Dr.
Killeen, TX 76542
Attorney for Personal Representative:
Tracy Stape Atkinson, Esq. Florida Bar No. 64777
401 E. Jackson St., Suite 2340
Tampa, FL 33602
Phone: 813-751-2666
February 13, 20, 2025 25-00463W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-000261-O
IN RE: ESTATE OF WILLIAM S. ROOT, Deceased.
The administration of the estate of William S. Root, deceased, whose date of death was September 4, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The name and address of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 13, 2025.
Personal Representative:
Donna M. Bartholomew
2755 Clyde Morris Boulevard
Ormond Beach, Florida 32174
Attorney for Personal Representative:
Emily B. Weeks
Attorney
Florida Bar Number: 95904
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail: emily.bartholomew@hwahl.com
Secondary E-Mail: probate.elfe@hwahl.com
February 13, 20, 2025 25-00465W

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-004989-O
FIRST HORIZON BANK, Plaintiff, vs. SHEVONA S. REAVES A/K/A SHEVONA REAVES; UNKNOWN SPOUSE OF SHEVONA S. REAVES A/K/A SHEVONA REAVES; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 27, 2025 in Civil Case No. 2024-CA-004989-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, FIRST HORIZON BANK is the Plaintiff, and SHEVONA S. REAVES A/K/A SHEVONA REAVES; UNKNOWN SPOUSE OF SHEVONA S. REAVES A/K/A SHEVONA REAVES; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Tiffany Moore Russel will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on March 13, 2025

Respectfully submitted,
BETZY FALGAS, ESQ.
Florida Bar # 76882

PADGETT LAW GROUP
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-000961-1
February 13, 20, 2025 25-00454W

At 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 18, BLOCK 29, RICHMOND HEIGHTS UNIT SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 5, 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 7th day of February, 2025.
Digitally Signed by Zachary Ullman
FNB: 106751
Primary E-Mail: ServiceMail@aldridgepitt.com
ALDRIDGE | PITTE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1184-2333B
February 13, 20, 2025 25-00447W

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2024-CA-007783-O
PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ESSIE BARTON A/K/A ESSIE M. BOWERS A/K/A ESSIE MAE WILLIAMS A/K/A ESSIE MAE GOODWYN A/K/A ESSIE MAE GOODWYN BOWERS A/K/A ESSIE WILLIAMS BARTON A/K/A ESSIE M. BOWENS, DECEASED, et. al.
Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIRGIL LEON HARRISON, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the

property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 83, RICHMOND HEIGHTS NO 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGES 4 AND 5, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
WITNESS my hand and the seal of this Court at County, Florida, this 9th day of FEBRUARY, 2025
Tiffany Moore Russell
CLERK OF THE CIRCUIT COURT
/s/ Nancy Garcia
DEPUTY CLERK
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-229017
February 13, 20, 2025 25-00455W

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

ORANGE COUNTY

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File 2025-CP-000183-O IN RE: ESTATE OF JOSUE IVAN VARGAS-CARTAGENA Deceased.

The administration of the estate of Jose Ivan Vargas-Cartagena, deceased, whose date of death was May 29, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801.

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

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

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

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

The date of first publication of this notice is February 6, 2025.

Personal Representative: /s/ Michelle George Michelle George 7711 Tern Drive Orlando, Florida 32822 Attorney for Personal Representative: /s/ Bradley J. Busbin Bradley J. Busbin E-mail: brad@busbinlaw.com Florida Bar No. 127504 Busbin Law Firm, P.A. 2295 S. Hiwassee Rd. Suite 207 Orlando, Florida 32835 Telephone: (407) 955-4595 February 13, 20, 2025 25-00485W

FIRST INSERTION

NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Pursuant to the Florida Statutes, notice is hereby given that the City of Winter Garden City Commission will, on February 27, 2025, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to consider the adoption of the following ordinance(s):

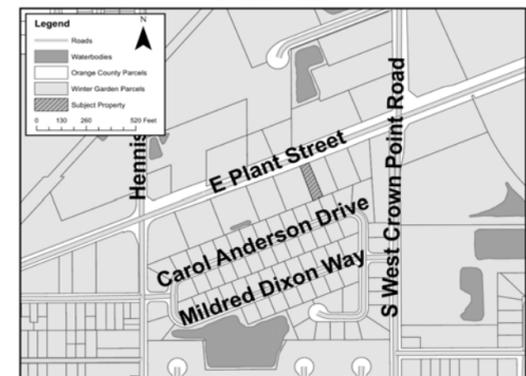
ORDINANCE 25-07

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, RE-ZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.25 +/- ACRES OF LAND GENERALLY LOCATED AT 1144 E PLANT STREET, SOUTH OF E PLANT STREET, NORTH OF CAROL ANDERSON DRIVE, WEST OF S WEST CROWN POINT ROAD, AND EAST OF 11TH STREET, FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) TO CAPUD (CHARACTER AREA PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN CAPUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE 1144 E PLANT STREET CAPUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

LOCATION MAP



February 13, 2025 25-00484W

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Winter Garden Pet Resort located at: 775 Garden Commerce Parkway Suite D in the city of Winter Garden, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of February 2025.

OWNER: Oh Sirius Inc. 14253 Carnarias Dr Winter Garden, FL 34787 February 13, 2025 25-00472W

FIRST INSERTION

Orange County Citizens' Review Panel Fund Distribution Process Public Notice

Orange County is pleased to announce to all health and human services 501(c)3 nonprofit agencies located in Orange County and offering services, for at least one (1) year, that the Orange County Citizens' Commission for Children's Citizens' Review Panel (CRP) is accepting Requests for Proposals (RFP) for terms January 1, 2026 - December 31, 2026 (Children's Services Funding) and October 1, 2025 - September 30, 2026 (Traditional CRP Funding) and (Citizens Safety Task Force Funding). The Requests for Proposals include services for children, youth and family programs to benefit the residents of Orange County.

Funding is contingent upon the availability of funds and is for at least one year. Agencies may request detailed information about the funding process by visiting www.orangecountyfl.net/crp beginning Monday, February 24, 2025. For more information, contact the CRP Team at 407-836-7610 or funding-crp@ocfl.net. February 13, 20, 2025 25-00470W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of That's So Delish located at 3417 Meadow Breeze Loop in the City of Ocoee, Orange County, FL 34761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of February, 2025. Allan Tavares February 13, 2025 25-00478W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Casual Kitchens Outdoor Cabinets located at 3156 John Young Parkway in the City of Orlando, Orange County, FL 32804 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 10th day of February, 2025. Sunset Kitchens February 13, 2025 25-00476W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Juno Winter Park located at 1305 Morgan Stanley Ave. in the City of Winter Park, Orange County, FL 32789 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of February, 2025. BCDPF Juno Winter Park LLC February 13, 2025 25-00474W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 48-2024-CP-003954-O IN RE: ESTATE OF JANE MELLOTT WILLIAMS, a/k/a JANE ANN WILLIAMS, a/k/a JANE WILLIAMS, Deceased.

The administration of the estate of deceased whose date of death was August 22, 2024, is pending in the Circuit Court for Orange County, Florida, 425 North Orange Avenue, Orlando, Florida 32801 Case Number 48-2024-CP-003954-O. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS FEBRUARY 13, 2025.

Personal Representative Jill Durkin 1083 Milky Way Cupertino, California 95014 Personal Representatives' Attorney C. NICK ASMA ESQ. ASMA & ASMA P.A. 884 South Dillard St. Winter Garden FL 34787 FL Bar No. 43223 Phone 407-656-5750 Fax 407-656-0486 Nick.asma@asmapa.com February 13, 20, 2025 25-00462W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003559-O IN RE: ESTATE OF RIO R. ZALABAK A/K/A RIO BENNETT ZALABAK A/K/A RIO ZALABAK Deceased.

The administration of the estate of Rio R. Zalabak a/k/a Rio Bennett Zalabak a/k/a Rio Zalabak, deceased, whose date of death was April 24, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sip & Slide Cafe located at 1932 Donahue Dr in the City of Ocoee, Orange County, FL 34761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of February, 2025. Christopher Bruch February 13, 2025 25-00482W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Clean Collective Co. located at 211 E Bay St in the City of Winter Garden, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of February, 2025. Camille Riffe February 13, 2025 25-00475W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Florida Film and STEM Academy located at 1261 winter Garden Vineland Rd STE 250 in the City of Winter Garden, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of February, 2025. Florida Film Academy LLC February 13, 2025 25-00473W

FIRST INSERTION

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

CASE NO.: 2024-CC-024152-O CORNER LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. DANIEL LEGER, SONIA LEGER, UNITED STATES OF AMERICA ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ORANGE COUNTY FLORIDA, AND UNKNOWN PARTIES IN POSSESSION, Defendants. TO: TO: DEFENDANTS, DANIEL LEGER and SONIA LEGER, and to all parties claiming interest by, through, under or against Defendants, and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that you have been designated as defendants in a legal proceeding filed against you for injunctive relief on the following property in Orange County, Florida: Lot 220, Corner Lake, Phase 3, according to the map or plat thereof, as recorded in Plat Book 55, Pages(s) 114 through 118 of the Public Records of Orange County, Florida.

The action was instituted in the County Court, Orange County, Florida, and is styled Comer Lake Estates Homeowners Association, Inc. v. Daniel Leger, Sonia Leger, United States of America on Behalf of Secretary of Housing and Urban Development, Orange County Florida and Unknown Parties in Possession. You are required to serve a copy of your written defenses, if any, to, STAGE LAW FIRM, P.A., Plaintiff's attorney, whose address is P.O. Box 562747, Rockledge, Florida 32956 on or before 30 days from the first date of publication, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. DATED ON February 10, 2025 TIFFANY MOORE RUSSELL As Clerk of the Court /s/ Nancy Garcia Deputy Clerk February 13, 20, 2025 25-00480W

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2024-CA-003402-O GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-2 TRUST Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RAMON MORALES A/K/A RAMON MORALES RAMOS, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; MARIA C. MORALES; ZAIDA MORALES; ALEXIS M. VERDIALES; EDITH L. MORALES; JAMES M. ORTIZ; DEANS LANDING AT SHEFFIELD FOREST HOMEOWNERS' ASSOCIATION, INC.; MIGUEL VERDIALES, AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF RAMON MORALES A/K/A RAMON MORALES RAMOS, DECEASED Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 11, 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 61, DEAN'S LANDING AT SHEFFIELD FOREST, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 46 AND 47, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

IDA. a/k/a 10030 CHESHUNT DR, ORLANDO, FL 32817-3285 at public sale, to the highest and best bidder, for cash, online at www.myorangeclerk.realforeclose.com, on March 04, 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 6 day of February, 2025.

By: /s/ Andrew L. Fivecoat, Esq. FL Bar: #12206

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 1000009736 February 13, 20, 2025 25-00452W

FIRST INSERTION

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

CASE NO. 2024-CA-006599-O METROPOLITAN TOWER LIFE INSURANCE COMPANY, Plaintiff, vs. MICHAEL MORRISON AND TANYA MORRISON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 22, 2025, and entered in 2024-CA-006599-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein METROPOLITAN TOWER LIFE INSURANCE COMPANY is the Plaintiff and MICHAEL MORRISON; UNKNOWN SPOUSE OF MICHAEL MORRISON; TANYA MORRISON; ORANGE COUNTY, FLORIDA are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on March 07, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK B, CLEARVIEW HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 24, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 7224 VALIANT COURT, ORLANDO, FL 32818

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 7 day of February, 2025. By: /s/ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 24-217230 - NAp February 13, 20, 2025 25-00458W

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL ACTION DIVISION: 39

LC04 SPECIAL, LLC, Plaintiff, vs. MARK C. KALEY, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure entered February 5, 2024 and entered in Case No. 2017-CA-006612-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which LC04 SPECIAL, LLC, is the Plaintiff and MARK C. KALEY; HEATHER J. KALEY; INTERDEPENDENCE COMMUNITY ASSOCIATION, INC.; UNITED STATES SECURITIES AND EXCHANGE COMMISSION; TIME INVESTMENT COMPANY, INC., A/K/A TIC COAST, INC., are defendants, Tiffany Moore Russell, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.myorangeclerk.realforeclose.com in accordance with chapter 45 Florida Statutes, Orange County, Florida on March 25, 2025 at 11:00 am, EST the following described property as set forth in said Final Judgment of Foreclosure:

LOT 690, SIGNATURE LAKES PARCEL ID PHASE 2, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 65, PAGE(S) 137, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PROPERTY ADDRESS: 14924 GAULBERRY RUN, WINTER GARDEN, FLORIDA 24787

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. **See 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: 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; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079 at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. /s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502

Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff February 13, 20, 2025 25-00461W

FIRST INSERTION

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

CASE NO. 2024-CA-003610-O METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, vs. ILENE R. KOLLER A/K/A ILENE KOLLER AND MARTIN M. KOLLER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 16, 2024, and entered in 2024-CA-003610-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY is the Plaintiff and ILENE R. KOLLER A/K/A ILENE KOLLER; MARTIN M. KOLLER; PIEDMONT LAKES HOMEOWNERS ASSOCIATION, INC.; FLORIDA HOSPITAL CREDIT UNION are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on March 03, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 317, PIEDMONT LAKES, PHASE THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 34 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 926 FRESHMEADOW CT, APOPKA, FL 32703

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 9 day of February, 2025. By: /s/ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 24-181448 - MaM February 13, 20, 2025 25-00456W

ORANGE COUNTY

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2025-CA-000509-O
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. UNKNOWN HEIRS OF JAMES R. WILLIAMS A/K/A J. RALPH WILLIAMS, JR., ET AL. Defendants
To the following Defendant(s): UNKNOWN HEIRS OF JAMES R. WILLIAMS A/K/A J. RALPH WILLIAMS, JR. (CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 84, GROVE PARK AT STONE CREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGES 46 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
A/K/A 951 LOST GROVE CIRCLE, WINTER GARDEN FL 34787
has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq., at VAN NESS LAW FIRM, P.L.C., Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 30 days from the first date of publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
WITNESS my hand and the seal of this Court this 11 day of February, 2025.
Tiffany Moore Russell, Clerk of Courts
/s/ Naline Bahadur
Deputy Clerk
Civil Division
425 N Orange Avenue
Room 350
Orlando, Florida 32801
FN20310-24NS/cam
February 13, 20, 2025 25-00481W

FIRST 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-000713-O #36
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. CHANDLER ET AL., Defendant(s).

COUNT	DEFENDANTS	WEEK /UNIT
I	MARGUERITE H. CHANDLER	49/002623
II	HECTOR CARLOS DAVI ELSA GRACIELA VENTRE CHRISTOPHER F. NOLAN ERIN F. NOLAN GRETA DIAS-NOLAN	34/002542
IV	PAUL YONEO SHIRAMIZU PATRICIA KUEHNDAHL SHIRAMIZU AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATRICIA KUEHNDAHL SHIRAMIZU	35/004337
V	RICHARD C. SNYDER HOLLY A. SNYDER	3/002533
		51/005652

Notice is hereby given that on 3/11/25 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 UNIT/WEEKS of the following described real property: Orange Lake Country Club Villas II, 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 4846, Page 1619 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 22, page 132-146, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
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-000713-O #36. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED this 6th day of February, 2025.
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101

JERRY E. ARON, PA
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
mevans@aronlaw.com
February 13, 20, 2025 25-00449W

FIRST 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-000712-O #37
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. CARMONA ET AL., Defendant(s).

COUNT	DEFENDANTS	WEEK /UNIT
I	MAURICIO ALEJANDRO CARMONA MARIA SUSANA CARMONA	2/003722
II	MARIA OLIVER GOODNIGHT HENRY JOE GOODNIGHT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HENRY JOE GOODNIGHT	5/086213, 9/086742, 24/086353
III	KURT KARLEN MARIA DE LOS ANGELES GARCIA DIAZ DE KARLEN	38 EVEN/087555
IV	CEDRICK JEROME PLOUCHA NOEMI GONZALEZ PLOUCHA	37/087962
V	JOSE ANTONIO SERVELLON CALDERON REINA DE LOS ANGELES DIAZ VIGIL	49/087746

Notice is hereby given that on 2/27/25 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 UNIT/WEEKS of the following described real property: 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.
TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
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-000712-O #37. 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 6th day of February, 2025.
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101

JERRY E. ARON, PA
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
mevans@aronlaw.com
February 13, 20, 2025 25-00448W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
Case No.: 2024-CA-007222-O
CEMEX CONSTRUCTION MATERIALS FLORIDA LLC, Plaintiff, vs. LENDSEY D. PHILLIPS, Defendant.
NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment of Mortgage Foreclosure entered in the above-styled cause now pending in said Court as required by Florida Statute 45.031(2), TIFFANY MOORE RUSSELL, as clerk of the Circuit Court shall sell to the highest bidder for cash electronically at www.myorangeclerk.realforeclose.com at 11:00 a.m. (EST) on the 11th day of MARCH, 2025 the following described property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:
Begin at the East quarter corner of Section 17, Township 23 South, Range 30 East, Orange County, Florida, thence along center line of paved road West 295 feet, thence South 295 feet to Point of Beginning, the same being the Northeast corner of Holloman Land, thence West 73.75 feet, thence North 132.5 feet to an iron pin, thence East 73.75 feet, thence South to Point of Beginning, Less and except lands described in Official Records Book 3842, Page 1747, Public Records of Orange County, Florida.
Parcel Identification Number: 17-23-30-0000-00-020
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204, 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 February 8, 2025.
By: /s/ Gregg Horowitz
Gregg Horowitz
Attorney for Plaintiff
2197 Ringling Blvd.
Sarasota, FL 34230
Telephone: (941) 365-2094
Facsimile: 941-365-0951
e-mail: gregg.horowitz@verizon.net
February 13, 20, 2025 25-00453W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-010905-O
PHH MORTGAGE CORPORATION, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF WILLIAM J. SENAY A/K/A WILLIAM JAMES SENAY (DECEASED), ET AL. DEFENDANT(S).
To: GEORGE H. SENAY A/K/A GEORGE HENRY SENAY RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 18335 12th Ave, Orlando, FL 32833
To: LEO P. SENAY JR. A/K/A LEO P. SENAY
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 10000 Buena Vista Ave SPC 11, Santee, CA 92071
To: WANDA LEE SENAY RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 36743 E. Eldorado Lake Drive, Eustis, FL 32736
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARIE ANGELIA SENAY A/K/A MARIE A. SENAY (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 18335 12th Ave, Orlando, FL 32833
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF WILLIAM J. SENAY A/K/A WILLIAM JAMES SENAY (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 18335 12th Ave, Orlando, FL 32833
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Orange County, Florida: LOTS 33, 34 AND THE WEST 50 FEET OF LOTS 35, 36, 37 AND 38, BLOCK "M", BITHLO REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "G", PAGE 50, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 30 days from the first date of publication or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the Business Observer.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Orange County, Human Resources at 407-836-2303, fax 407-836-2204 or at ctadm2@ocnjcc.org, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL 32810 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Date: 02/06/2025
TIFFANY MOORE RUSSELL
ORANGE COUNTY CLERK OF THE CIRCUIT COURT
By: /s/ Naline S. Bahadur
Deputy Clerk of the Court
Civil Division
425 N. Orange Avenue
Room 350
Orlando, FL 32801
Our Case #: 24-001611
February 13, 20, 2025 25-00459W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2022-CA-003472-O
MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, VS. DOROTHY MERRICKS A/K/A DOROTHY MERRICK; CLARENCE COOPER; DONNELL COOPER; THE ESTATE OF CHARLES COOPER, DECEASED; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A PHYLLIS ARMSTEAD; BARBARA COOPER; QUENNA FENOT; CHARLES COOPER, JR.; ASHANTI COOPER; SHELEATRICE STEWART; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 15, 2024 in Civil Case No. 2022-CA-003472-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff, and DOROTHY MERRICKS A/K/A DOROTHY MERRICK; CLARENCE COOPER; DONNELL COOPER; THE ESTATE OF CHARLES COOPER, DECEASED; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A PHYLLIS ARMSTEAD; BARBARA COOPER; QUENNA FENOT; CHARLES COOPER, JR.; ASHANTI COOPER; SHELEATRICE STEWART; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).
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 April 22, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 21, BLOCK A, LAKE MANN ESTATES, UNIT NUMBER THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 114, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-5 is the Plaintiff, and MARISOL SANTIAGO A/K/A MARISOL SANTIAGO-VILLEGAS; UNKNOWN SPOUSE OF MARISOL SANTIAGO A/K/A MARISOL SANTIAGO-VILLEGAS; FRANCES RODRIGUEZ; EDUARDO FRANCISCO MARTINEZ; FRANCIS EDUARDO CASTRO; MARIANA NIN-MENDEZ; HUNTER'S CREEK COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, 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 September 27, 2024 in Civil Case No. 2023-CA-000666-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-5 is the Plaintiff, and MARISOL SANTIAGO A/K/A MARISOL SANTIAGO-VILLEGAS; UNKNOWN SPOUSE OF MARISOL SANTIAGO A/K/A MARISOL SANTIAGO-VILLEGAS; FRANCES RODRIGUEZ; EDUARDO FRANCISCO MARTINEZ; FRANCIS EDUARDO CASTRO; MARIANA NIN-MENDEZ; HUNTER'S CREEK COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).
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ORANGE COUNTY

--- SALE ---

FIRST INSERTION

Prepared by and returned to:
 Jerry E. Aron, Esq.
 801 Northpoint Parkway, Suite 64
 West Palm Beach, FL 33407

NOTICE OF SALE

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

Owner Name Address Week/Unit/Contract #

Owner Name Address Interest/Points/Contract #

LUIS AGUILAR and ESTELLA ALIRIA GIRON 22418 SERRANO LAKE CT, TOMBALL, TX 77375 STANDARD Interest(s)/100000 Points, contract # 6847604 TYRONE D ALBERT A/K/A TYRONE DESMON ALBERT 162 BEACH 115TH ST, ROCKAWAY PARK, NY 11694 STANDARD Interest(s)/150000 Points, contract # 6990785 CHIOMA I. AMADI 322 RENNER AVE FL 1, NEWARK, NJ 07112 STANDARD Interest(s)/150000 Points, contract # 6915553 RYAN X. ANDERSON and RACHEL VICTORIA LEE REIMAN 224 EASTPOINT CT, SPRING HILL, FL 34606 and 1257 TRELIS AVE, SPRING HILL, FL 34606 STANDARD Interest(s)/30000 Points, contract # 6722624 SHARON AMARAL ANDERSON and JONATHON TRAVIS ANDERSON 406 PENNYROYAL CT, SUMMERVILLE, SC 29483 and 10825 DORCHESTER RD APT 1025, SUMMERVILLE, SC 29485 STANDARD Interest(s)/50000 Points, contract # 6969713 ARETHA KETURAH SHERNETTE ANGUS 540 EAST 22ND ST APT 1H, BROOKLYN, NY 11226 STANDARD Interest(s)/50000 Points, contract # 6874866 BRANDON AUSTIN BARNES and SUVANNA LYNN BARNES 143 CAUSEY RD, DOERUN, GA 31744 STANDARD Interest(s)/50000 Points, contract # 6975824 MISTY LYNN BATSON 8150 HIGHWAY 29 N, MOLINO, FL 32577 STANDARD Interest(s)/100000 Points, contract # 6682509 VICTORIA ANN BENITTEZ 6707 SEATON VALLEY DR, SPRING, TX 77379 STANDARD Interest(s)/300000 Points, contract # 6874866 DAISY ELAINE BENNETT 13359 POND SPRINGS RD APT 115, AUSTIN, TX 78729 STANDARD Interest(s)/100000 Points, contract # 6975179 MYCHAL LADELL BILLIOT and MORGAN ESTHER IFIE 7 TILLBROOK TRL, NEWNAN, GA 30265 and 199 DAKOTAHS BND, NEWNAN, GA 30263 STANDARD Interest(s)/100000 Points, contract # 6975119 JENNIFER E. BLACK 29 LORETTO ST, NEW BRUNSWICK, NJ 08901 STANDARD Interest(s)/35000 Points, contract # 6908251 VACINDA L. BLACK A/K/A VACINDA L. VINES-BLACK 1770 S 20TH ST APT A, COLUMBUS, OH 43207 STANDARD Interest(s)/75000 Points, contract # 6987299 CHARLES ELLIS BOLAR and SHERESEA MATHEWS BOLAR 276 COURTHOUSE PARK DR, TEMPLE, GA 30179 STANDARD Interest(s)/80000 Points, contract # 6588731 PATRICIA BONILLA SANCHEZ 6708 JACEYS LN, OXFORD, NC 27565 STANDARD Interest(s)/75000 Points, contract # 7002184 NAIMA TIOMBE BOYD 121 BURGEST FREEMAN, SYLVANIA, GA 30467 STANDARD Interest(s)/150000 Points, contract # 6952899 MELVIN BENJAMIN BRADFORD 3427 HENRY HARFORD DR, ABINGDON, MD 21009 STANDARD Interest(s)/35000 Points, contract # 6992124 COURTNEY TAMESHA BREAUD 5555 OAK TRACE DR, SAINT GABRIEL, LA 70776 STANDARD Interest(s)/150000 Points, contract # 6975759 TIFFANY LASHAY BROWN 2197 ROBERT D RD, MOUNT DORA, FL 32757 STANDARD Interest(s)/30000 Points, contract # 6832861 SHAVON JENISE BROWN-NETTLES and SAMMIE LEE NETTLES, JR. 1565 W DETROIT BLVD, PENSACOLA, FL 32534 STANDARD Interest(s)/30000 Points, contract # 6834707 JERRY A. BURKE, JR. 12655 KUYKENDAHL RD APT 3207, HOUSTON, TX 77090 STANDARD Interest(s)/60000 Points, contract # 6900929 CLEO CHANDRA BURKS 2051 NW 207TH ST APT 217, MIAMI GARDENS, FL 33056 STANDARD Interest(s)/100000 Points, contract # 6954193 ROBERT LLOYD BURRELL, JR. and MARY T. BURRELL 3 WOODSIDE PL, ASTON, PA 19014 SIGNATURE Interest(s)/375000 Points, contract # 6994259 TIFFANY NICOLE BURTON 633 W RITTENHOUSE ST APT B601, PHILADELPHIA, PA 19144 STANDARD Interest(s)/30000 Points, contract # 6952063 RENESHA ROSHUN BUTLER and BENNY BERNARD BUTLER 16614 WINDMILL FORGE PASS, WIMAUMA, FL 33598 and 16481 LITTLE GARDEN DR, WIMAUMA, FL 33598 STANDARD Interest(s)/30000 Points, contract # 6885461 KIMECIA NIKKOLE CADE 30685 SM 2978 # 917, MAGNOLIA, TX 77354 STANDARD Interest(s)/45000 Points, contract # 6718213 VICTOR JESUS CADIZ 23 STONE ST, PROVIDENCE, RI 02904 STANDARD Interest(s)/60000 Points, contract # 6974625 ALEX LEE CAHILL and AMBER NICOLE HANDLIN 215 OLIPHANT RD, UNION-TOWN, PA 15401 STANDARD Interest(s)/30000 Points, contract # 6925650 ALEX LEE CAHILL and AMBER NICOLE HANDLIN 215 OLIPHANT RD, UNION-TOWN, PA 15401 STANDARD Interest(s)/150000 Points, contract # 6849238 EDWIS F. CALDERA GONZALEZ and ALEJANDRA D. AGUIERO GRAVINA 59 GRAFTON ST, QUINCY, MA 02169 STANDARD Interest(s)/180000 Points, contract # 6964976 CINTHYA CANALS and DAYRON RODRIGUEZ MONTES 715 NE 4TH CT, HALLANDALE BEACH, FL 33009 and 102 W 19TH ST, HIALEAH, FL 33010 STANDARD Interest(s)/100000 Points, contract # 6975883 TAQUITA KANESHA CAPERS 193 ALLANS MILL DR, COLUMBIA, SC 29223 STANDARD Interest(s)/150000 Points, contract # 6976012 SANDRA CARRASCO and JOSE A. MELENDEZ, JR. 51 HILLMAN ST, PATERSON, NJ 07522 STANDARD Interest(s)/75000 Points, contract # 6623856 TONIA L. CARRINGTON and NASARIO RAMOS 324 MAIN ST, BECKETT, MA 01223 STANDARD Interest(s)/50000 Points, contract # 6816692 SHANTA JEANNETTE CARTER 109 DWIGHT ST APT 7, NEW HAVEN, CT 06511 STANDARD Interest(s)/50000 Points, contract # 6862425 JOSE G. CASAREZ and VIRGINIA MARGARET MONTOYA 210 COVENT DR, KYLE, TX 78640 STANDARD Interest(s)/335000 Points, contract # 6946867 JOSE G CASAREZ and VIRGINIA MARGARET MONTOYA 210 COVENT DR, KYLE, TX 78640 SIGNATURE Interest(s)/50000 Points, contract # 6995209 ASHLEY MICHELE CAVER 1027 CHARLELA LN APT 409, ELK GROVE VILLAGE, IL 60007 STANDARD Interest(s)/100000 Points, contract # 6902240 TYLER STEVEN CERTUCHE 439 GOLDEN WEST AVE, SHAFER, GA 33263 STANDARD Interest(s)/100000 Points, contract # 6989149 PAULINE CHARDT A/K/A ETTA PAULINE CHARDT and CHRIS ALAN CHARDT 475 AUTUMN TRL, WEST PALM BEACH, FL 33410 STANDARD Interest(s)/30000 Points, contract # 6989593 RICHARD MYKLE LESEAN CHAVEZ and BELLA ELIZABETH PADILLA 7800 HEADLINE BLVD NE UNIT 11, ALBUQUERQUE, NM 87109 and 1160 COMANCHE CT SE, RIO RANCHO, NM 87124 STANDARD Interest(s)/75000 Points, contract # 6733179 CHANTEL R. CLARK and LUCY S. BROWN 100 PARK AVE, EAST ORANGE, NJ 07017 STANDARD Interest(s)/45000 Points, contract # 6686406 ERIC ANTONI CLARKE and NATASHA LEAVIEL EDWARDS CLARKE 100 MILLER RD, DELRAY BEACH, FL 33483 and 335 NE 11TH AVE APT B, BOYNTON BEACH, FL 33435 STANDARD Interest(s)/50000 Points, contract # 6911195 RICHARD A. CLAUDIO and ANA MARIA RAMOS 1117 STRATTON AVE, GROVELAND, FL 34736 and 942 CR 481, LAKE PANASOFFKEE, FL 33538 STANDARD Interest(s)/100000 Points, contract # 6958901 HECTOR LUIS CLAUDIO ALMESTICA and MELIZA ELIZABETH BACA MENDOZA 210 OSCOLTA AVE, FORT PIERCE, FL 34982 STANDARD Interest(s)/100000 Points, contract # 6856718 ANTHONY LEWIS CLEMENT and TAMMY LYNN CLEMENT 11 KING DR E, FAYETTEVILLE, TN 37334 and PO BOX 13234, FAYETTEVILLE, TN 37334 STANDARD Interest(s)/150000 Points, contract # 6886626 GEORGE COKLEY, III and CHIMERE TOCCARA COKLEY 6803 SW 35TH CT, HOLLYWOOD, FL 33023 STANDARD Interest(s)/60000 Points, contract # 6957066 TAMEKA ROCHELLE COLLINS A/K/A TAMEKA COLLINS and DAVID MICHAEL COLLINS A/K/A DAVID COLLINS 16707 QUAIL VIEW CT, MISSOURI CITY, TX 77489 STANDARD Interest(s)/75000 Points, contract # 6695000 WINCHELLE TRACY CONNE 3002 9TH ST SW, LEHIGH ACRES, FL 33976 STANDARD Interest(s)/30000 Points, contract # 6967536 KRISTIN NICHOLE COPELAND-CURTIS 7107 PINE MANOR DR, LAKE WORTH, FL 33467 STANDARD Interest(s)/50000 Points, contract # 6697885 BRIANA GESHAH CORBIN 515 DELAWARE AVE, ELKTON, MD 21921 STANDARD Interest(s)/45000 Points, contract # 6908112 ARELIS CORDERO and ROBERT JAVIER CORDERO MENDEZ 7182 GULF CY-PRESS AVE, LAND O LAKES, FL 33467 STANDARD Interest(s)/100000 Points, contract # 6984899 ALEXANDER WILLIAM CORMANY and NEISHA LEE COLL VAZQUEZ 2999 55TH AVE N, SAINT PETERSBURG, FL 33714 and 3094 55TH AVE N APT C, SAINT PETERSBURG, FL 33714 STANDARD Interest(s)/100000 Points, contract # 6925154 IVAN DANILO CRIOLLO and SANDRA E. SEPE 8211 VAUGHN MILL RD, LOUISVILLE, KY 40228 STANDARD Interest(s)/120000 Points, contract # 6713230 ROSCHELLE M CUMMINGS 9607 S GREENWOOD AVE, CHICAGO, IL 60628 STANDARD Interest(s)/75000 Points, contract # 6965379 ROSCHELLE M. CUMMINGS 9607 S GREENWOOD AVE, CHICAGO, IL 60628 STANDARD Interest(s)/40000 Points, contract # 6925072 JENNIFER NORA DAHLMAN and ROBBIE A. JOUBEN, JR. 900 WISTERIA WAY, RICHARDSON, TX 75080 and 6119 GREENVILLE AVE APT 172, DALLAS, TX 75206 STANDARD Interest(s)/100000 Points, contract # 6683924 DONNA FAYE DALTON 711 HAIRSTON ST, WALNUT COVE, NC 27052 STANDARD Interest(s)/100000 Points, contract # 6965438 MAMADOU SALIOU DANFACA and FANTIA KABA 12412 HILLANTRAE DR, CLINTON, MD 20735 STANDARD Interest(s)/75000 Points, contract # 6989438 GARY G. DARROW 6233 STATE ROUTE 848, NEW MILFORD, PA 18834 SIGNATURE Interest(s)/120000 Points, contract # 6685433 DENISE MARCELLA DAVIDSON and KYLE DEVRETT STEPHEN SMITH 54 IRONWOOD CT, FAIRFIELD, OH 45014 and 9256 ERIN DR, CINCINNATI, OH 45251 SIGNATURE Interest(s)/190000 Points, contract # 6995865 DENISE MARCELLA DAVIDSON and KYLE DEVRETT STEPHEN SMITH 54 IRONWOOD CT, FAIRFIELD, OH 45014 and 9256 ERIN DR, CINCINNATI, OH 45251 SIGNATURE Interest(s)/500000 Points, contract # 6995867 WHITNEY MICHELLE DAVIDSON 60 RESTFUL PL, ANNISTON, AL 36207 STANDARD Interest(s)/60000 Points, contract # 6971010 CLUFUNDRIA EVELESE DAWKINS A/K/A KLUFUNDRIA EVELESE WILLIAMS-GASCH and DENNIS LEE CASSTEVENS 3562 N MCELHANEY RD, GREER, SC 29651 STANDARD Interest(s)/150000 Points, contract # 6972462 MARIA SALUD PARRA DE-LEON and GUSTAVO PEREZ HURTADO 14945 RICHMOND AVE APT 215, HOUSTON, TX 77082 and 16134 HIGHLANDER DR, HOUSTON, TX 77082 STANDARD Interest(s)/100000 Points, contract # 6623235 SAMUEL JAMES DELEVOE, JR. and EDITH DELEVOE 1733 SW 5TH ST, FORT LAUDERDALE, FL 33312 STANDARD Interest(s)/50000 Points, contract # 6879310 CRAIG ANTHONY DEVEREAUX and ALEXANDRA GARCIA 2714 SKYVIEW CHASE LN, HOUSTON, TX 77047 STANDARD Interest(s)/40000 Points, contract # 6910384 THERESA HERNANDEZ DOSTER A/K/A THERESA A.H. DOSTER 1032 CALDWELL RD, BLACKSBURG, SC 29702 STANDARD Interest(s)/55000 Points, contract # 6914299 GLORIA J. DRIVER 43 SUFFOLK DR, AIKEN, SC 29803 STANDARD Interest(s)/150000 Points, contract # 6861299 MARQUIS DAQUAN RICHARD DUNLAP and COURTNEY NICOLE DUNLAP 623 RED JEWEL DR, WINDSOR, CO 80550 STANDARD Interest(s)/50000 Points, contract # 6986567 PATRICIA MUNSEL DUNN 105 BROOKSIDE AVE APT 229, ATHENS, GA 30606 STANDARD Interest(s)/50000 Points, contract # 6975535 MARCUS BERTRAND DYER and CANDICE MARIE THOMAS 2772 HALIGAN PT, RIVERDALE, GA 30296 STANDARD Interest(s)/75000 Points, contract # 6885987 MARCUS BERTRAND DYER and CANDICE MARIE THOMAS A/K/A CANDICE T THOMAS 2772 HALIGAN PT, RIVERDALE, GA 30296 STANDARD Interest(s)/75000 Points, contract # 6826357 JASMINE LAFAYE EDWARDS 15 DOGWOOD DRIVE PASS, OCALA, FL 34472 STANDARD Interest(s)/45000 Points, contract # 6701356 WILLIAM TROY ELLIS A/K/A WILLIAM ELLIS 4711 MICHELL RD, ORANGE, TX 77630 STANDARD Interest(s)/150000 Points, contract # 6727590 LAUREN MARINA ESCAMILLA 6023 FAUNA LN, APOLLO BEACH, FL 33572 STANDARD Interest(s)/30000 Points, contract # 6883057 HOMERO SALVADOR ESPINEL-VELEZ PO BOX 681476, ORLANDO, FL 32868 STANDARD Interest(s)/35000 Points, contract # 6614465 JOSEPH C. EVANS and TRACEY AMANDA MELLISSA PHELAN 6014 JOHNSON ST, MCFARLAND, WI 53558 STANDARD Interest(s)/45000 Points, contract # 6919275 FATIMA ANNE EVANS PO BOX 27144, PHILADELPHIA, PA 19118 STANDARD Interest(s)/100000 Points, contract # 6990381 LASHAN W. EVANS A/K/A LASHAN EVANS, SR and AFIRA K. EVANS 16861 S WINDSOR CT, HOMER GLEN, IL 60491 STANDARD Interest(s)/150000 Points, contract # 6796720 LASHAN W. EVANS A/K/A LASHAN EVANS, SR. and AFIRA K. EVANS 16861 S WINDSOR CT, HOMER GLEN, IL 60491 STANDARD Interest(s)/150000 Points, contract # 6701286 PEDRO JUAN FIGUEROA VIRELLA 1507 N 16TH ST APT B, FORT PIERCE, FL 34950 STANDARD Interest(s)/70000 Points, contract # 6970730 DEBORAH MCDUGALD FINCHER and SHANNA LEA FINCHER 5474 JACKSONVILLE RD, BUCHANAN, GA 30113 SIGNATURE Interest(s)/45000 Points, contract # 6774760 TONYA RENEE FINK 29 STONEY LANE, DOVER, PA 17315 STANDARD Interest(s)/50000 Points, contract # 6966800 AMILCAR ERNESTO FLORES-RIVAS and KARLA VANESSA NOLASCO FLORES 4515 KENTLAND DR, WOODBRIDGE, VA 22193 and 3022 CASTLE RD, FALLS CHURCH, VA 22044 STANDARD Interest(s)/200000 Points, contract # 6949037 AMILCAR ERNESTO FLORES-RIVAS and KARLA VANESSA NOLASCO FLORES 4515 KENTLAND DR, WOODBRIDGE, VA 22193 and 3022 CASTLE RD, FALLS CHURCH, VA 22044 STANDARD Interest(s)/150000 Points, contract # 6901455 SANDRA OLIVIA FLORES-SOLIZ A/K/A SANDRA FLORES-GARZA 18318 ELMDON DR, HOUSTON, TX 77084 STANDARD Interest(s)/100000 Points, contract # 6906425 SANDRA OLIVIA FLORES-SOLIZ A/K/A SANDRA FLORES-GARZA 18318 ELMDON DR, HOUSTON, TX 77084 STANDARD Interest(s)/100000 Points, contract # 6925770 SYLVANUS CHO FON 3600 COLLIER RD, BELTSVILLE, MD 20705 STANDARD Interest(s)/100000 Points, contract # 6839515 DIANN MCGUIRE FOWLER and DAVID ANTHONY FOWLER 4600 HILLTOP DR, MIDLAND, TX 79707 STANDARD Interest(s)/1000000 Points, contract # 6589360 CATINA LYNETTE FULTON 1010 PINE WALK TRL, SPRING, TX 77388 STANDARD Interest(s)/50000 Points, contract # 6964235 EDGAR GERARDO GALVAN and LAURA ALICIA GALVAN 1414 JOCELYN CIR, HURLINGTON, TX 78552 STANDARD Interest(s)/75000 Points, contract # 6617694 EDWARD ALBERT GARCEAU, JR. and BRANDIE M. GARCEAU 24 ORTEGA DR, PRESTON, CT 06365 and 24 ORTEGA DR, PRESTON, CT 06365 STANDARD Interest(s)/150000 Points, contract # 6971453 JERI L. GARRETT and DARRIN HANKERSON 9046 80TH ST APT 2R, WOODHAVEN, NY 11421 STANDARD Interest(s)/100000 Points, contract # 6963393 SIRENA DAWN GASKIN and SARA KATHRYN DOTY and LOGAN TYLER GASKIN 36616 TERRY RD, DADE CITY, FL 33523 and 39143 AMBER AVE, ZEPHYRHILLS, FL 33540 STANDARD Interest(s)/100000 Points, contract # 6718118 PHILIP DONALD GAUNTLETT and CASEY LEE GAUNTLETT 2923 LOCUST AVE SE, ALBANY, OR 97322 STANDARD Interest(s)/75000 Points, contract # 6735207 BABOUICARR GAYE and KAWANNA LASHA SCOTT 940 W ROUND GROVE RD APT 2711, LEWISVILLE, TX 75067 and 6651 S INTERSTATE 35 E, DENTON, TX 76210 STANDARD Interest(s)/150000 Points, contract # 6883920 SHAMARA LASHEA GIDDINS and IMANI JANAE GIDDINS PO BOX 46, TOWNSEND, VA 23443 STANDARD Interest(s)/150000 Points, contract # 6966344 DILLON M. GITTENS and ANASTASIA C. DUESBURY and OSAFO GITTENS and DAVINA CANDACIE PITT 902 DREW ST APT 118, BROOKLYN, NY 11208 and 18 PACE AVE, BELLPORT, NY 11713 STANDARD Interest(s)/150000 Points, contract # 6990682 SABRINA ROSE GLEMBOSKI PO BOX 8280, PHILADELPHIA, PA 19101 STANDARD Interest(s)/60000 Points, contract # 6702668 DAYANA GONZALEZ and JOSE GERMAN BONILLA 596 REFLECTION COVE RD, JACKSONVILLE, FL 32218 STANDARD Interest(s)/150000 Points, contract # 6913665 VIVIANA GONZALEZ and SANTIAGO SANTO GONZALEZ 5555 ANTOINE DR APT 103, HOUSTON, TX 77091 STANDARD Interest(s)/35000 Points, contract # 6970456 YAMILA GONZALEZ 14827 SW 80TH ST APT 101, MIAMI, FL 33193 STANDARD Interest(s)/30000 Points, contract # 6987544 JODIE C. GOODNOW and SCOTT A. GOODNOW 392 SANITARIA SPRINGS RD APT 1, PORT CRANE, NY 13833 and 666 OAK HILL RD 29, AFTON, NY 13730 STANDARD Interest(s)/150000 Points, contract # 6996810 JUANITNA LASHONDA GORDON 4291 LURAY HWY, BRUNSON, SC 29911 STANDARD Interest(s)/45000 Points, contract # 6948489 WINSTON D. GORDON and MARVIA V. BROWN 35 KENT ST, BRIDGEPORT, CT 06610 STANDARD Interest(s)/100000 Points, contract # 6920131 INDYA PATRICE GORDON 10007 RUFFIAN WAY APT B, LAUREL, MD 20723 STANDARD Interest(s)/150000 Points, contract # 6962880 TIFFANY D. GRAY and KEITH B. HOWELL, JR. 8236 GREEN TREE CT, REYNOLDSBURG, OH 43068 STANDARD Interest(s)/100000 Points, contract # 6588560 LATRICE J. GRAY-HINES and GREGORY N. HINES A/K/A GREGORY NATHANIEL HINES 9331 S NORMAL AVE, CHICAGO, IL 60620 and 20 WILDFLOWER LN APT 3931, SCHAUMBURG, IL 60173 STANDARD Interest(s)/50000 Points, contract # 6719804 MATTHEW RICHARD GREEN and TOMMYE BROOKE GREEN 118 HOG EYE RD, ABILENE, TX 79602 STANDARD Interest(s)/50000 Points, contract # 6967460 CONNIE JEAN GREEN and TIMOTHY SCOTT GREEN 2121 PINE RD, OCALA, FL 34472 and 186 E OREGON AVE, SEBRING, OH 44672 STANDARD Interest(s)/30000 Points, contract # 6883162 QUADIRA NATE GREGG and RONALD DAVID WILSON, III 758 S FAWN ST, PHILADELPHIA, PA 19147 STANDARD Interest(s)/120000 Points, contract # 6930315 DEBRA-JEAN GREIG 430 STIILL MEADOWS CIR E, PALM HARBOR, FL 34683 STANDARD Interest(s)/150000 Points, contract # 6989153 ROBERT LOCKE GRISWOLD and MELISSA ANN HUFFMAN 2634 LONG SHOALS RD, LINCOLN, NC 28092 STANDARD Interest(s)/150000 Points, contract # 6929398 DAVID J. GUERINO 1339 KENILWORTH AVE, BERWYN, IL 60402 STANDARD Interest(s)/500000 Points, contract # 6996452 JOHN ERIK GUERRERO 8027 S ZARZAMORA ST APT D2, SAN ANTONIO, TX 78224 STANDARD Interest(s)/60000 Points, contract # 6969699 AGAPITO OLIVAREZ GUTIERREZ, II 10 8TH ST NE, FORT MEADE, FL 33841 STANDARD Interest(s)/50000 Points, contract # 6801956 ASHLEY LASHAE GUYTON and TERRY LEE STALLINGS 160 EARLY STREET EXT, SPRINGFIELD, GA 31329 and 4504 RIDGE PINE DR, EVANS, GA 30809 STANDARD Interest(s)/150000 Points, contract # 6969236 DANIELLE PATRICIA HADDIX and FRANK EUGENE HADDIX 6518 CLEVELAND AVE, DUNDALK, MD 21222 SIGNATURE Interest(s)/400000 Points, contract # 6960363 DANIELLE PATRICIA HADDIX and FRANK EUGENE HADDIX 11540 PHILADELPHIA RD TRLR 33, WHITE MARSH, MD 21162 and 6518 CLEVELAND AVE, DUNDALK, MD 21222 SIGNATURE Interest(s)/100000 Points, contract # 6960364 LACEY SERINA HALMRAST 808 2ND ST, BRITTON, NJ 05740 STANDARD Interest(s)/150000 Points, contract # 6900548 DOROTHY J. HAMILTON-MCCRAY and BRUCE LEONARD MCCRAY 1820 MULKEY RD APT 603, AUSTELL, GA 30106 and 8901 US HIGHWAY 67 S LOT 10, SAN ANGELO, TX 76904 STANDARD Interest(s)/40000 Points, contract # 6839055 LATASHA HARDEN and GARY ROBERT MOODY 8219 NW 12TH CT, MIAMI, FL 33147 and 10970 NW 14TH AVENUE, MIAMI, FL 33167 STANDARD Interest(s)/50000 Points, contract # 6967486 JEFFERY LYN HATHAWAY 3434 N AMBER RD, SCOTTVILLE, MI 49454 STANDARD Interest(s)/150000 Points, contract # 6876932 KEITH ALAN HAWKINS and PRISCILLA SUZETTE HAWKINS 9261 EAST CT, WHITE PLAINS, MD 20695 STANDARD Interest(s)/50000 Points, contract # 6951692 JONATHAN FITZGERALD HAYES and CORNELIA RAMON HAYES 550 WATERVIEW LN, STONE MOUNTAIN, GA 30088 SIGNATURE Interest(s)/50000 Points, contract # 6613356 LEE MAITLAND HAZZARD and MICHAEL EARL HAZZARD A/K/A MIKE HAZZARD 40 LAKEVIEW DR, LEICESTER, MA 01524 STANDARD Interest(s)/60000 Points, contract # 6879868 RICHARD ALLAN HENNESSEY, JR. A/K/A RICK HENNESSEY and DAWN RAY HENNESSEY 118 CARNAHAN LN, LIGONIER, PA 15658 STANDARD Interest(s)/100000 Points, contract # 6899624 DIANNA LYNN HERNANDEZ 43 DOVE TREE LANE, ROCHESTER, NY 14626 STANDARD Interest(s)/35000 Points, contract # 6986292 SILVIA ILIANA HERNANDEZ and JUAN ANTONIO HERNANDEZ 7244 RETRIEVER LN, FORT WORTH, TX 76120 STANDARD Interest(s)/200000 Points, contract # 6914719 RUBI BECERRA HERNANDEZ and MARIA DE LOS ANGELES HERNANDEZ A/K/A MARIA D. HERNANDEZ 25214 ADA MAE ST, SAN ANTONIO, TX 78257 STANDARD Interest(s)/35000 Points, contract # 6576058 MARIA CARMEN HERNANDEZ A/K/A C. HDZ and ROBERTO RAMIREZ 1800 W 54TH ST APT 305, HIALEAH, FL 33012 STANDARD Interest(s)/260000 Points, contract # 6948837 GONZALO HERNANDEZ, JR. and GUADALUPE AREVALO 1831 E GROVECENTER ST APT 12, WEST COVINA, CA 91791 STANDARD Interest(s)/40000 Points, contract # 6878828 MELISSA RAE HICKS and ROY TILLMAN RIGGS, II 115 E HAWKINS PKWY APT 732, LONGVIEW, TX 75605 STANDARD Interest(s)/150000 Points, contract # 6898500 ALEX HIDANOVIC and DAINYA DELRAE PFAU 118 EVERGREEN CIR, WEST FARGO, ND 58078 STANDARD Interest(s)/200000 Points, contract # 6952016 PAUL EUGENE HILL and SARAH JEAN NORRIS HILL PO BOX 903, GRACEVILLE, FL 32440 STANDARD Interest(s)/150000 Points, contract # 6877309 TANISHA MICHELLE HILL and JOE LEWIS GILBERT, JR. 1149 VIOLET DR, BIRMINGHAM, AL 35215 STANDARD Interest(s)/40000 Points, contract # 6840429 EMILY I. HILL-ILVA 100 PARK BLVD APT 32D, CHERRY HILL, NJ 08034 STANDARD Interest(s)/100000 Points, contract # 6957709 CHEREZ PATRICE HOLYFIELD A/K/A CHEREZ HOLY 4557 PEACH BRANCH WAY, WOODBRIDGE, VA 22193 STANDARD Interest(s)/250000 Points, contract # 6874812 STARTEISHA SHANEIQUA HOOD and KAREEM RONNIE QUATTLEBAUM 4606 MILL VILLAGE RD, RALEIGH, NC 27612 STANDARD Interest(s)/30000 Points, contract # 6960940 EDESL BURNS HOPKINS, JR. and CONNIE ILEEN HOPKINS A/K/A CONNIE ILENE HOPKINS 15320 SKYLAND AVE, BRISTOL, VA 24202 and 349 PAINTER CREEK RD, BRISTOL, TN 37620 STANDARD Interest(s)/50000 Points, contract # 6990507 MICHELLE HUERTAS and MAGGIE MARIE MARTINEZ 1107 51ST ST, NORTH BERGEN, NJ 07047 STANDARD Interest(s)/150000 Points, contract # 6986828 TIFFANY MICHELLE JACKSON and ANTIWION JAMEL PARISH 5412 SAINT GABRIEL LN, LOUISVILLE, KY 40291 STANDARD Interest(s)/100000 Points, contract # 6914673 CYNTHIA DENISE JIMENEZ 10226 E PALM LAKE DR, HOUSTON, TX 77034 STANDARD Interest(s)/30000 Points, contract # 6619594 MORISE JOBE, JR. and SHERETTA SHUNTA BROWN 108 NEWPORT DR, CANTON, MS 39046 STANDARD Interest(s)/50000 Points, contract # 6614724 ASHLEY IRENE JOHNSON 8306 GARRETT DR, TYLER, TX 75703 STANDARD Interest(s)/60000 Points, contract # 6975095 TALIBAH AESHA JOHNSON and GEORGE C. EDWARDS 1521 N MASSASOIT AVE, CHICAGO, IL 60651 and 4901 W JACKSON BLVD APT 1, CHICAGO, IL 60644 STANDARD Interest(s)/45000 Points, contract # 6715346 JOHN EARL JOHNSON and SHARON DENISE JOHNSON 645 MILAM DR, CONWAY, AR 72032 STANDARD Interest(s)/40000 Points, contract # 6849697 TALIBAH AISHA JOHNSON A/K/A TALIBAH AESHA JOHNSON 1521 N MASSASOIT AVE, CHICAGO, IL 60651 STANDARD Interest(s)/55000 Points, contract # 6813597 WENDELL EUGENE JOHNSON, JR. 4404 ESTATE BLVD APT 9, INDIANAPOLIS, IN 46221 STANDARD Interest(s)/50000 Points, contract # 6696718 BRET WRIGHT JOHNSON and DOMINGA GONZALES BURCKALEW 125 TERESA LN, ROCKPORT, TX 78382 STANDARD Interest(s)/100000 Points, contract # 6625582 FINESSE S. JONES and ISHAWN JERMAINE OWENS 270 PULASKI ST APT 1G, BROOKLYN, NY 11206 and 1130 LORING AVE APT 2, BROOKLYN, NY 11208 STANDARD Interest(s)/50000 Points, contract # 6882136 CHARLES DARYL JONES 21111 N STATION CT, HOUSTON, TX 77073 SIGNATURE Interest(s)/150000 Points, contract # 6999299 VALANCIA ALISE KEMP and JUNE BUBBA RAY LEE A/K/A JUNE LEE SR. 41327 N 11TH ST, PONCHATOU-LA, LA 70454 STANDARD Interest(s)/150000 Points, contract # 6973247 CHRISTOPHER ALAN KENNEY 62 MIREULA AVE, SAINT AUGUSTINE, FL 32080 STANDARD Interest(s)/50000 Points, contract # 6827830 LESLIE A. KING 10805 DOROTHY RD, LAUREL, DE 19956 STANDARD Interest(s)/150000 Points, contract # 6878930 LATOSHIA DENICE KING 9765 SOUTHBROOK DR APT 3207, JACKSONVILLE, FL 32256 STANDARD Interest(s)/30000 Points, contract # 6805273 MARSHELLA L. KING 3431 E 75TH ST, CLEVELAND, OH 44127 STANDARD Interest(s)/30000 Points, contract # 6830810 MARK EDWARD KOTT and PATRICIA LUZ KOTT 9498 VALLEY RANCH PKWY E APT 2107, IRVING, TX 75063 and 10050 MONTAGUE ST, TAMPA, FL 33626 STANDARD Interest(s)/65000 Points, contract # 6975796 CHAKKA MICHELL LACY and TALAMADGE KATRINA HARDIN 4121 ALAYNA LEE CIR, MCDONOUGH, GA 30252 and PO BOX 363, CEDAR HILL, TX 75106 STANDARD Interest(s)/150000 Points, contract # 6974639 LAWANDA RENAEE LARRY-DAVIS and RICKY LAMAR DAVIS A/K/A RICKY DAVIS, SR. 101 KELLY ST, THOMASVILLE, GA 31792 STANDARD Interest(s)/50000 Points, contract # 6966636 VANESSA MARIE LAWSON A/K/A VANESSA MARIE RIDDICK 205 SPRUCEPINE DR, RAEFORD, NC 28376 STANDARD Interest(s)/40000 Points, contract # 6802113 CHRISTINA LORRAINE LEAHONG 4218 ALLENBY PL, MONROE, NC 28110 STANDARD Interest(s)/100000 Points, contract # 6906739 STEPHANIE BENGLIS LEGER A/K/A STEPHANIE D LEGER and LACIE LYNN WILSON 2710 TOMATO ALY, SACRAMENTO, CA 95818 and 6198 PETE SEAY RD, SULPHUR, LA 70665 STANDARD Interest(s)/50000 Points, contract # 6875181 KELLY FRENCH LEISTEN 28 SALEM RD, MADISON, CT 06443 STANDARD Interest(s)/35000 Points, contract # 6927402 IVORY MONIQUE LINDSEY 4306 N. SHALLOWFORD RD UNIT 1207, ATLANTA, GA 30341 STANDARD Interest(s)/30000 Points, contract # 6955803 AARON JOSUE LOPEZ and STEPHANIE ANN GONZALEZ 1536 61ST DR S, WEST PALM BEACH, FL 33415 STANDARD Interest(s)/100000 Points, contract # 6965272 DANIEL LUCAS 10748 S INDIANA AVE, CHICAGO, IL 60628 STANDARD Interest(s)/100000 Points, contract # 6881243 JESSE PAUL LUCERO 2159 KINOOLLE ST APT 11, HILO, HI 96720 STANDARD Interest(s)/300000 Points, contract # 6810857 KEISHA MELISSA MACK 3134 HIDDEN RIDGE TER, ABINGDON, MD 21009 STANDARD Interest(s)/30000 Points, contract # 6952020 JONAH R. MADIA and SOCORRO ANGELICA CASTILLO 6305 CLIFTON CT, PLAINFIELD, IL 60586 STANDARD Interest(s)/50000 Points, contract # 6860262 MATTHEW JAMES MAHAN A/K/A MATTHEW MAHAN 23103 S 223RD WAY, QUEEN CREEK, AZ 85142 SIGNATURE Interest(s)/105000 Points, contract # 6694971 TAHITIAN KYSHON-LATRECE MALONE 10943 COLLEGE LN APT 3A, KANSAS CITY, MO 64137 STANDARD Interest(s)/30000 Points, contract # 6995150 MATTIE DAVIS MANLEY and COREY JERELL MANLEY 2130 TUNGSTEN MINE RD, BULLOCK, NC 27507 STANDARD Interest(s)/50000 Points, contract # 6906500 LATASHA E. MANUEL 2757 COLONY CT, MARRERO, LA 70072 STANDARD Interest(s)/50000 Points, contract # 6883172 SARAH LYNN MARCHINO and ROBERT LEE MORLEY 342 S PARKE ST, CLINTON, IN 47842 STANDARD Interest(s)/100000 Points, contract # 6928921 KERRA DIANNE MARCUS 25 WINDERSAL LN, PARKVILLE, MD 21234 STANDARD Interest(s)/40000 Points, contract # 6856720 BETTY MASSON 2451 NW 55TH AVE, LAUDERHILL, FL 33313 STANDARD Interest(s)/50000 Points, contract # 6905425 LASHONDA HILEY MATHIS and DERRICK DURAND MATHIS A/K/A DERRICK MATHIS, SR. 101 ATLANTIC AVE BLDG 2C, FORT VALLEY, GA 31030 and 105 WOODSDALE DR, WARNER ROBINS, GA 31088 STANDARD Interest(s)/40000 Points, contract # 6841304 JORGE LUIS MAYO MILLAN and NANCY MATOS NICOT and OMAR ACOSTA MATOS 1202 SPINKS LN, SEBRING, FL 33870 STANDARD Interest(s)/100000 Points, contract # 6965659 TASHAUNDA NICOLE MCAFEE and BRANDON DASHAUN MCAFEE 2753 CARLSBAD CIR, AURORA, IL 60503 STANDARD Interest(s)/30000 Points, contract # 6914903 JACQUELINE CARR MCDONALD 176 REUBEN DR., STATESVILLE, NC 28677 STANDARD Interest(s)/300000 Points, contract # 6985890 SHAWN EVAN MCDORR 901 ELLIS LN, EVANS, GA 30809 STANDARD Interest(s)/100000 Points, contract # 6661764 KANEEDRA QUATRIS MCKOY and BREYANAN TEREISE JOHNSON 1001 S PINE ST, LAURINBURG, NC 28352 and 903 CHARLOTTE ST APT B, LAURINBURG, NC 28352 STANDARD Interest(s)/50000 Points, contract #

ORANGE COUNTY

Continued from previous page

ACOSTA MATOS 20230539833 \$ 21,508.27 \$ 8.69 TASHAUNDA NICOLE MCAFFEE and BRANDON DASHAUN MCAFFEE 20220748967 \$ 8,928.81 \$ 3.31 JACQUELINE CARR MCDONALD 20240108248 \$ 62,891.28 \$ 24.59 SHAWN EVAN MCDORR 20190256974 \$ 17,510.27 \$ 6.79 KANEEDRA QUATRIS MCKOY and BREYAAN TEREISE JOHNSON 20230588454 \$ 13,810.78 \$ 5.51 IVAN MELENDEZ-OCHOA and ISABELLA G. MELENDEZ 20210083455 \$ 26,596.45 \$ 8.73 ADRIANNA CHRISTINE MERCHANT-DIALLO, A/K/A A.M-DIALLO and YAYA DIALLO, A/K/A D. YAYA 20230704765 \$ 24,350.12 \$ 9.63 ANTHONY DEWAYNE MERROW and TRINITY LYNN MERROW 20200570018 \$ 21,267.15 \$ 8.32 MAEFA METAI and MARGARET METAI 20220077838 \$ 9,775.60 \$ 3.48 ANNMARIE MILLER and TIMOTHY IRVING MILLER, JR. 20210764010 \$ 19,066.98 \$ 7.34 TONEY RUSSELL MILLER, JR. and RONICIA YVETTE MEYERS 20230272196 \$ 18,287.61 \$ 6.69 THOMAS ANTHONY MILLS and ALEJANDRA MILLS 20210596422 \$ 9,466.55 \$ 3.67 JESSICA KATHLEEN MITCHELL 20210295339 \$ 26,042.85 \$ 9.65 JAY K. MITCHELL and VERNIA C. MITCHELL 20200079616 \$ 17,477.79 \$ 6.79 VIRGINIA MARGARET MONTOYA 20230301299 \$ 29,567.23 \$ 11.85 TOMMY EARL MOORE and ANNETTE MOORE 20230667987 \$ 13,773.81 \$ 5.53 KAREN ANN MOORE 20190741131 \$ 5,891.40 \$ 2.21 HOLLY ALISEA MOORER BRYANT 20220345806 \$ 19,019.05 \$ 7.41 RICARDO ANTONIO MORENO LAZO and MERCEDES DEL CARMEN CACERES CUADRA 20230505728 \$ 22,355.00 \$ 8.72 ELIAS LEE MOSLEY 20230676213 \$ 18,836.50 \$ 7.56 EARICA YULANDA MOTON and GERRICA LYNDERS NACOLE MOTON 20230369826 \$ 29,749.11 \$ 11.85 PARIS LOREN MULL 20200014603 \$ 15,868.38 \$ 6.11 PRINCESS T. MYERS and BRANDON D. DURANT 20220165792 \$ 13,578.47 \$ 4.93 KENNETH WAYNE NAYLOR 20240087397 \$ 41,029.60 \$ 16.46 BILLY ALBERT NICHOLS 20240001084 \$ 21,748.14 \$ 8.72 JOSE FERNANDO OCAMPO OCAMPO and LUZ STELLA DOMINGUEZ 20230140503 \$ 29,629.33 \$ 11.52 MEGAN MARIA OLENIAC and AMARFIS LOPEZ 20230248602 \$ 18,899.47 \$ 7.60 JOLISSA DENISE OWENS 20230451406 \$ 13,497.05 \$ 5.41 CRYSTAL LEE PACHECO 20230434094 \$ 22,050.01 \$ 8.45 EDWARD PADILLA and JYLL CATHERINE PADILLA 20230665593 \$ 13,718.07 \$ 5.40 LEROYA D. PALMER and QUINCY MARKELL PALMER 20210581874 \$ 8,766.86 \$ 3.13 FRANK ALLEN PALMER 20230727986 \$ 30,418.79 \$ 12.15 KATHERINE SHOLES PARKER and PAUL ARTHUR PARKER, JR. 20190291046 \$ 17,619.47 \$ 6.83 CATHY L. PATELUNAS and EDWARD J. PATELUNAS 20230716120 \$ 13,266.76 \$ 5.32 TINA M. PATTERSON and RICKIE J. PATTERSON 20220765318 \$ 20,078.46 \$ 7.44 EDDIE PEARSON 20190323362 \$ 12,887.62 \$ 5.04 ASHUNTA RASHAN PICKERING and AARON JAMES PRYOR 20230524034 \$ 16,556.79 \$ 6.61 LISA M. PLEASANT 20230633127 \$ 24,046.73 \$ 9.60 TIMOTHY JOHN PLEMONS 20230618998 \$ 8,612.33 \$ 3.42 LONNIE TIMOTHY POLK, JR. and MONICA JOY SPARKS-POLK 20190811398 \$ 8,265.81 \$ 3.01 GRACIELA PONCE and MARIO RAMIREZ VASQUEZ 20190366594 \$ 25,881.45 \$ 9.05 JODY THOMAS POSEY and CHRISTINA DENISE SLAUGHTER A/K/A CHRISTINA DENISE POSEY 20210686313 \$ 23,706.23 \$ 8.90 BRANDON C. POULSON and DIONNE ANTOINETTE CALDWELL 20230032303 \$ 13,932.94 \$ 4.96 KENRICK ORLANDO PRESTON and DAPYNIELLE O. PRESTON 20240005960 \$ 30,799.90 \$ 12.36 SUSAN ANNETTE PRIDDY-TROUTMAN 20220688735 \$ 8,889.66 \$ 3.49 JOLYON V. PUCKERIN and TESSA TARYN PUCKERIN 20220312298 \$ 12,875.43 \$ 5.05 SUPRIYA SUKUMAR QUINONEZ and VICTOR M. QUINONEZ 20220661823 \$ 23,250.67 \$ 7.96 NICOLE MARIE RAKITYAN 20240003381 \$ 18,212.84 \$ 7.31 BELINDA NICOLE RAY 20230146891 \$ 101,755.24 \$ 40.76 DAMIEN MICHAEL REEVES 20230492896 \$ 29,945.12 \$ 12.11 ZAILA REGO-OLIVEIRA and WEDERSON FERNANDES DA SILVA 20220474388 \$ 25,967.25 \$ 10.02 FELISHA YULONDA REYNOLDS-MOORE A/K/A F.R. MOORE and VALERIE YOLANDER REYNOLDS-MOORE A/K/A VALERIE R. MOORE 20230737677 \$ 32,150.57 \$ 12.71 DEANNA MARIE RINZ 20220455334 \$ 25,793.23 \$ 9.21 ELVIA RIVERA and JEFFERY PRESCOTT RIVERA 20220594030 \$ 37,572.82 \$ 13.85 ANALBERTO RIVERA 20220670087 \$ 16,795.44 \$ 6.00 MIRIAM RIVERO and MIGUEL ANGEL DELGADO PINEIRO 20240054235 \$ 12,742.13 \$ 5.07 BRADD ALLAN ROBINSON 20220014226 \$ 25,451.80 \$ 9.95 NICOLAS BRANDON ROBINSON and YAHANI GRIFFIN ROBINSON and VICKI LORRAINE TURNER and KELLY MICHELLE ROBINSON 20190657081 \$ 23,124.07 \$ 8.99 ALICIA RACHELE ROBINSON 20230669897 \$ 36,936.46 \$ 14.48 LOUVENIA M. ROBINSON-SLOAN 20220656404 \$ 8,976.92 \$ 3.31 IVELISSE RODRIGUEZ and JORGE LUIS RIVERA 20220044292 \$ 9,782.01 \$ 3.75 MARIA RODRIGUEZ 20230040844 \$ 19,436.29 \$ 7.60 NATHALIE A. RODRIGUEZ and JOSHUA S. HREHA 20220405418 \$ 34,607.13 \$ 12.61 SHELLY L. ROIAS and FILIPE J. ROIAS 20190678176 \$ 18,364.95 \$ 7.08 EDWIN ROMAN and ARLEY PEDRAZA PORTAL 20190205544 \$ 6,358.38 \$ 2.48 AMY SUE FRANCES ROTHE 20240083469 \$ 8,511.26 \$ 3.40 SHAKALA R. ROYAL 20230443965 \$ 11,791.36 \$ 4.72 KATHRYN ELIZABETH RUFF and JENNIFER D. RUFF 20230640199 \$ 18,107.65 \$ 7.31 CARRIE LYNN RUIZ and FRANK RUIZ 20220727526 \$ 31,848.15 \$ 11.64 KRISTEENA MARIE RUTLEDGE 20210751158 \$ 6,849.15 \$ 2.56 NOAH THOMAS SALVATORE 20230660446 \$ 10,303.78 \$ 4.13 TEOTHA SANDERS JR and JANICE GOODEN SANDERS A/K/A JANICE L. SANDERS 20220176150 \$ 24,104.59 \$ 8.63 LISSETTE SANTANA 20240108960 \$ 9,216.45 \$ 3.70 DAVID SANTIAGO NAZARIO and VIRGINIA RODRIGUEZ LOPEZ 20220594025 \$ 29,828.92 \$ 10.98 MIGUEL ERNESTO SANTOS and ALICIA ROJO SANTOS-AYALA 20210630022 \$ 28,487.11 \$ 10.73 KEVIN JEROME SATCHERWHITE 20230378894 \$ 14,935.02 \$ 5.61 JOHNATHAN FLOYD SEGERS and SHAWANNA SHEREE SEGERS 20210568415 \$ 12,158.26 \$ 4.77 ANGELA SEGURA 20230524095 \$ 9,368.85 \$ 3.78 ROGELIO GRANADOS SERNA and TIFFANY LANE BRUTON PAUGH 20210360296 \$ 11,647.28 \$ 4.05 WILLETTE SHEREE SEXTON and VALERIE DENISE YANCEY and CONNIE WRIGHT ROOKS and TAWANA LANE HINTON 20200618598 \$ 6,282.12 \$ 2.34 DARRY LAMAR SEYMORE and ZORANA ANTRICE SEYMORE and ERICA OLIVIA YOUNG 20230408209 \$ 12,785.04 \$ 5.03 COLLEEN DUREA TYSON 20220441632 \$ 12,166.53 \$ 4.68 INGRID I. UMANA 20230246542 \$ 38,873.27 \$ 15.57 CLARISSA W. VABER 20190467875 \$ 15,704.01 \$ 6.06 CLARISSA W. VABER 20220110871 \$ 24,283.87 \$ 9.42 BENEDICTO VASQUEZ VANEGAS and IDALMA MARISOL CASTILLO 20200068904 \$ 8,340.38 \$ 3.26 ALEXIS RAUL VELEZ RODRIGUEZ and AMALIA MILAGROS RODRIGUEZ ORTIZ A/K/A AMALIA M. RODZ. 20190745529 \$ 10,695.94 \$ 4.15 KELSEY LANE VENTRO 20220748645 \$ 29,310.37 \$ 10.76 MATTHEW VENTURA and AILEEN MARIA VENTURA 20190572110 \$ 20,646.26 \$ 7.93 KYLE EDWARD VERA and LORENE BETH VERA 20220087105 \$ 14,824.45 \$ 5.81 BRANDY JANERA VINES and NIA IMAN DEVAUGHN 20230563673 \$ 23,727.30 \$ 9.50 KENDRICK JERNARD WALKER and WYLEATHA ANN WALKER 20230716811 \$ 10,042.33 \$ 4.00 KRISTA A. WARD 20220704771 \$ 8,368.20 \$ 3.27 DEONTAE DESHAUN WATSON and SHATARA RENEE POSTER 20240255185 \$ 8,392.83 \$ 3.33 ERIC F. WEBBER 20230271815 \$ 42,234.94 \$ 16.01 GEORGE ALLEN WHITE 20230704487 \$ 25,240.48 \$ 9.27 IVY RENE WHITE 2022041815 \$ 13,888.11 \$ 4.92 ALICE WOLVERTON WHITE and MICHELLE ELAINE WHITE 20210504235 \$ 17,712.60 \$ 6.90 AMANDA NICOLE WILLIAMS 20230538176 \$ 10,627.12 \$ 4.26 BRITTANI JUSTINE LAVON WILLIAMS 20210674020 \$ 44,593.93 \$ 14.80 SHAWN BRICE WILLIAMS and TAMIKO SCOTT 20230361212 \$ 18,165.84 \$ 7.11 ERNEST JAMES WILLIAMS, JR. and SABRINA NICOLE WILLIAMS 20240097116 \$ 33,114.23 \$ 13.24 SHALONICA LECORA WILSON 20220656831 \$ 11,894.17 \$ 4.67 ANTHONY J. WINSTON 20230169596 \$ 35,559.20 \$ 13.43 MATTHEW JAY WOLFE and CHERIE ANN FONSECA 20230246060 \$ 40,482.01 \$ 15.11 KRISTEN J. SHONG and CLINTON A. PHILL 20240403180 \$ 13,270.55 \$ 5.33 SHANTEL VINESHA WOODLEY and CARLETHA A. WOODLEY-ALVES 20220735195 \$ 16,054.29 \$ 5.85 WILLIS THOMAS YATES, II 20230201602 \$ 33,273.34 \$ 12.58 ASHLEY NICOLE YEAGER and TREVOR JOSHUA YEAGER 20220476576 \$ 8,175.85 \$ 3.20 ASHLEY NICOLE YEAGER and TREVOR JOSHUA YEAGER 20210453128 \$ 28,678.21 \$ 11.21 RICHARD A. ZAPATA and STEPHANIE ELAINE LESHER 20220245365 \$ 14,423.93 \$ 5.63 SERENITY RENAE ZAVALA and JULIAN OMAR COLEMAN DANIELS 20240112044 \$ 61,720.08 \$ 24.62 DERRICK ZULU 20230668526 \$ 24,940.78 \$ 9.99

Notice is hereby given that on March 3, 2025 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above-described Properties. In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment. An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. At any time before the property is sold and a certificate of sale is issued. A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
 Jerry E. Aron, P.A.
 By: Print Name: Dianne Black
 Title: Authorized Agent
 FURTHER AFFIANT SAITH NAUGHT.
 Sworn to and subscribed before me this January 29, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.
 Print Name: Sherry Jones
 NOTARY PUBLIC STATE OF FLORIDA
 Commission Number: HH215271
 My commission expires: 2/28/26
 Notarial Seal
 February 13, 20, 2025

24-03469W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2024-CA-003981-O TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, Plaintiff, vs. SARAH ODDY, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 22, 2025, and entered in 2024-CA-003981-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE is the Plaintiff and SARAH ODDY; UNKNOWN SPOUSE OF SARAH ODDY; VISCONTI EAST CONDOMINIUM ASSOCIATION, INC.; VISCONTI MASTER ASSOCIATION, INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on March 7, 2025, the following described property as set forth in said Final Judgment, to wit:
 UNIT 1960, BUILDING 20, OF VISCONTI EAST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8055, PAGE 4054, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL RECORDED AND UNRECORDED AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND TOGETHER WITH ANY NON-EXCLUSIVE EASEMENTS AS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS RESTRICTIONS AND EASEMENTS FOR VISCONTI RECORDED IN OFFICIAL RECORDS BOOK 8066, PAGE 4223, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA Property Address: 1960 LEGACY COVE DR #1960, MAITLAND, FL 32751
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
 Dated this 9 day of February, 2025.
 By: /s/ Amanda Murphy
 Amanda Murphy, Esquire
 Florida Bar No. 81709
 Communication Email: amanda.murphy@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 24-184289 - NaP
 February 13, 20, 2025 25-00457W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-007934-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006 EQ2 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ2, Plaintiff, vs. DEBORAH FIGUEROA; CHELTENHAM, ET AL. Defendants.
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated February 4, 2025, and entered in Case No. 2024-CA-007934-O of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE COUNTY, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006 EQ2 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ2 (hereafter "Plaintiff"), is Plaintiff and DEBORAH FIGUEROA; CHELTENHAM HOMEOWNERS ASSOCIATION, INC. are defendants. Tiffany Moore Russell, Clerk of the Circuit Court for ORANGE County, Florida will sell to the highest and best bidder for cash via the Internet at www.myorangeclerk.realforeclose.com at 11:00 a.m., on the 6TH day of MARCH, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 19, CHELTENHAM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.
 Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwivizyon pou jwen kèk ed. Tanpri kontakte ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303 nan 7 jou anvan dat ou gen randevou pou parè nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si li ou gen pou w parè nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.
 Dated this 7th day of February, 2025.
 /s/ Mark Elia
 Mark C. Elia, Esq.
 Florida Bar #: 695734
 VAN NESS LAW FIRM, PLC
 1239 E. Newport Center Drive,
 Suite 110
 Deerfield Beach, Florida 33442
 Ph: (954) 571-2031
 PRIMARY EMAIL:
 leadings@vanlawfl.com
 PHH20190-24/sap
 February 13, 20, 2025 25-00460W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2022-CA-000666-O BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, VS. JOSE ANTONIO TORRES; UNKNOWN SPOUSE OF JOSE ANTONIO TORRES; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ORANGE COUNTY, FLORIDA; 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 March 15, 2023 in Civil Case No. 2022-CA-000666-O, of the Circuit Court of the Judicial Circuit in and for Orange County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff, and JOSE ANTONIO TORRES; UNKNOWN SPOUSE OF JOSE ANTONIO TORRES; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ORANGE COUNTY, FLORIDA; 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 May 6, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 2, BLOCK F, OF CRESCENT HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK X, PAGE 46, 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 6th day of February, 2025.
 Digitally Signed by Zachary Ullman
 FNB: 106751
 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
 1190-1468B
 February 13, 20, 2025 25-00446W

SAVED TIME



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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 1/20/2025

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN
AND FOR ORANGE COUNTY
FLORIDA
CASE NO.: 2024-CP-003502
DIVISION: Probate
IN RE: ESTATE OF
EDWIN NESTOR A/K/A
ED NESTOR
Deceased.

The administration of the estate of Edwin Nestor a/k/a Ed Nestor, deceased, whose date of death was September 3, 2024, is pending in the Ninth Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Section 732.213-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this notice is February 6, 2025.

Stacy R. Preston, Esq.
Attorney for Shannon Reed
Florida Bar Number: 117902
Orange Blossom Law PLLC
1133 Louisiana Avenue, Suite 116
Winter Park, FL 32789
Telephone: (407) 748-4887
E-Mail:
stacy@orangeblossomlaw.com
Secondary E-Mail:
info@orangeblossomlaw.com
February 6, 13, 2025 25-00414W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003951-O
IN RE: ESTATE OF
ANDREW J. CRIM,
Deceased.

The administration of the estate of ANDREW J. CRIM, deceased, whose date of death was April 13, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statute Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes section 732.2211.

The date of first publication of this notice is February 6, 2025.

Personal Representative:
Melissa Crim
c/o Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Attorney for Personal Representative
Gregory C. Roberts
Florida Bar Number: 0438782
Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Telephone: (941) 485-2900
Fax: (941) 486-8565
E-Mail: greg@k-r-law.com
Secondary E-Mail:
deanna@k-r-law.com
February 6, 13, 2025 25-00395W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-002768-O
IN RE: ESTATE OF
JANET RIDEAUX NELSON
Deceased.

The administration of the estate of JANET RIDEAUX NELSON, deceased, whose date of death was December 7, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Room 340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes section 732.2211.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse (if any) is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statute Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes section 732.2211.

The date of first publication of this notice is February 6, 2025.

Personal Representative:
ANGELA JENE KNEDGEN
1300 Sweetbriar Road
Orlando, Florida 32806
Attorney for Personal Representative:
Regina Rabitaille, Esquire
E-mail Addresses:
regina.rabitaille@nelsonmullins.com
helen.ford@nelsonmullins.com
Florida Bar No. 086469
Nelson Mullins Riley & Scarborough LLP
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801
Telephone: (407) 669-4209
February 6, 13, 2025 25-00400W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT,
IN AND FOR ORANGE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 2025-CP-000119-O
Division: 01
PROBATE DIVISION
IN RE: THE ESTATE OF
CLARENCE DAVIS WILLIAMS,
Deceased.

The administration of the estate of Clarence Davis Williams, deceased, whose date of death was February 7, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is February 6, 2025.

Personal Representative:
Bridgett Williams Brown
541 VanSiden Ave.
Brooklyn, NY 11207
The Hinson Law Firm, P.A.
Matthew H. Hinson, Esq.
Florida Bar No. 94017
Kathryn E. Stanfill, Esq.
Florida Bar No. 1002636
300 West Adams St., Suite 500
Jacksonville, FL 32202
Phone: 904-527-1700
Fax: 904-355-8088
Matt@HinsonLawPA.com
Kathryn@HinsonLawPA.com
February 6, 13, 2025 25-00413W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003665
IN RE: ESTATE OF
AVA M. ROKOP,
Deceased.

The administration of the Estate of AVA M. ROKOP, Deceased, whose date of death was October 22, 2024 is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the Personal Representatives and the Personal Representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211, Section 13.

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

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

The Personal Representatives or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211, Section 13.

The date of the first publication of this notice is February 6, 2025.

NICHOLAS MAFFEO
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202
SHANDA BISSETT
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202
Justin Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email:
jwnajmy@najmythompson.com
Secondary Email:
astrong@najmythompson.com
February 6, 13, 2025 25-00396W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN
AND FOR ORANGE COUNTY
FLORIDA
Case No.: 2025-CP-000144
IN RE: THE ESTATE OF
CARLOS MANUEL
ROLON VILLAFANE,
Deceased.

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

You are hereby notified that an Order of Formal Administration has been entered in the estate of CARLOS MANUEL ROLON VILLAFANE, deceased, File Number 2025-CP-XXXXXX, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Court House, 01 North Alabama Avenue, Deland, FL 32724, that the decedent's date of death was May 18, 2022, and that the total value of the estate is \$281,200.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Carlos Yariel Rolon Santiago
Rolon Santiago
2020E 131st Ave
Apt. 21
Tampa FL 33612
Bryan Lee
Rolon Santiago
Urb. Baldoriota
Calle Golondrina #4036
Ponce, PR 00728
Jesus Yamil
Rolon Santiago
62 Joline Ave
Staten Island, NY
Charlyn Alice
Rolon Cruz
130 Collores Carr
512 KM 4 Sect. Rabanos
Juana Diaz, PR 00795

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Formal Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 6, 2025.

Personal Representative:
CARLOS Y. ROLON SANTIAGO
Attorney for Person Giving Notice:
STUART GLENN, ESQ.
Attorney for the Estate
Florida Bar ID No.: 0102192
1728 Salem Drive
Orlando, Florida 32807
Tel.: 407-632-1000
E-Mail: Stuart@myorlandolaw.com
Secondary E-Mail:
paralegal@myorlandolaw.com
February 6, 13, 2025 25-00410W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003610-O
Division PROBATE
IN RE: ESTATE OF
GLORIA LEVARN JONES
Deceased.

The administration of the estate of Gloria LeVarn Jones, deceased, whose date of death was July 1, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of the first publication of this notice is February 6, 2025.

Personal Representative:
Jean J. Alexander
260 Rollingwood Trail
Altamonte Springs, Florida 32714
Attorney for Personal Representative
s/ Elizabeth Bertrand
Elizabeth Bertrand, Esq.
E-mail Addresses:
elizabeth@palumbobertrand.com,
eservice@palumbobertrand.com
Florida Bar No. 97814
Palumbo & Bertrand, P.A.
2500 S. Bumby Avenue
Orlando, Florida 32806
Telephone: (407) 960-2835
February 6, 13, 2025 25-00398W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002823-O
Division Probate
IN RE: ESTATE OF
ROBERT C MILBURN
Deceased.

The administration of the estate of Robert C Milburn, deceased, whose date of death was November 10, 2022, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of the first publication of this notice is February 6, 2025.

Personal Representative
Homer Hartage
1405 S. Orange Avenue, Ste. 324
Orlando, Florida 32806
Attorney for Personal Representative
s/ Elizabeth Bertrand
Elizabeth Bertrand, Esquire
E-mail Addresses:
elizabeth@palumbobertrand.com,
eservice@palumbobertrand.com
Florida Bar No. 97814
Palumbo & Bertrand, PA
2500 S. Bumby Avenue
Orlando, Florida 32806
Telephone: (407) 960-2835
February 6, 13, 2025 25-00397W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-000021-O
PROBATE DIVISION
IN RE: ESTATE OF
ANTONIO RAFAEL
MARRERO-DE GRACIA,
Deceased.

The administration of the estate of ANTONIO RAFAEL MARRERO-DE GRACIA, deceased, whose date of death was August 7, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is February 6, 2025.

Personal Representative:
MARIA PILAR BASRAWI
Attorney for Personal Representative:
BENJAMIN P. SHENKMAN, ESQ.,
B.C.S.
Florida Bar No. 0043151
GONZALEZ, SHENKMAN &
BUCKSTEIN, P.L.
110 Professional Way
Wellington, FL 33414
Telephone: 561-227-1575
Email: bshenkman@gsblawfirm.com
February 6, 13, 2025 25-00412W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN
AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001053-O
IN RE: ESTATE OF
JOHN H. HONEYCUTT, SR.,
Deceased.

The administration of the estate of JOHN H. HONEYCUTT, SR., deceased, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The file number for the estate is 2024-CP-001053-O.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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

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

The date of first publication of this notice is February 6, 2025.

Personal Representative:
Christie Serrano
107 Split Cedar Lane
Madison, AL 35806
Attorney for Personal Representative:
Carol J. Wallace, Esq.
Attorney for Personal Representatives
Florida Bar No. 71059
Elder Law Firm of Clements & Wallace, PL
310 E Main St
Lakeland, FL 33801
Ph: (863) 687-2287
Eml: cw Wallace@mclements.com
2nd Eml: jwolf@mclements.com
February 6, 13, 2025 25-00393W

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN
AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2024-CP-003930-O
IN RE: ESTATE OF
JOSEPH MANGIARACINA, JR.,
Deceased.

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

The administration of the estate of JOSEPH MANGIARACINA, JR., deceased, File Number 2024-CP-003930-O, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSON ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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

The date of the first publication of this notice is February 6, 2025.

Personal Representative:
LISA LAMBERT,
12373 Lafayette Street
North Bellmore Hamlet, NY 11710
Frank G. Finkbeiner, Attorney
Florida Bar No. 146738
445 W Colonial Drive
P.O. Box 1789
Orlando, FL 32802-1789
(407) 423-0012
Attorney for Personal Representative
Designated: frank@fgfatlaw.com
Secondary: charlese@fgfatlaw.com
February 6, 13, 2025 25-00394W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. #2025-CP-000194-O
IN RE: ESTATE OF
THELMA HELENA VAZ
MANTELLATO
Deceased.

The administration of the estate of Thelma Helena Vaz Mantellato, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ORANGE COUNTY SUBSEQUENT INSERTIONS

--- ESTATE / ACTION / SALE ---

SECOND INSERTION

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

Case No.: 2025-CP-000281 IN RE: THE ESTATE OF STEVEN F. LITTLE, Deceased.

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

You are hereby notified that an Order of Formal Administration has been entered in the estate of STEVEN F. LITTLE, deceased, File Number 2025-CP-XXXXXX, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Orange County Courthouse, 01 North Alabama Avenue, Deland, FL 32724, that the decedent's date of death was December 20, 2024, and that the total value of the estate is \$TBD and that the names and addresses of those to whom it has been assigned by such order are:

BRENDA SUE BEAUDOIN 8645 Balmoral St. Portage, MI 49002

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Formal Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 6, 2025.

Person Giving Notice: BRENDA SUE BEAUDOIN Attorney for Person Giving Notice: STUART GLENN, ESQ. Attorney for the Estate Florida Bar ID No.: 0102192 1728 Salem Drive Orlando, Florida 32807 Tel.: 407-632-1000 E-Mail: Stuart@myorlandolaw.com Secondary E-Mail: paralegal@myorlandolaw.com February 6, 13, 2025 25-00411W

SECOND INSERTION

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

CASE NO.: 2024-CA-009603-O DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURED TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3, Plaintiff, vs.

WILLIAM HOLLANDSWORTH; FREELAND AUGUSTUS HOLLANDSWORTH; DOUGLAS MCQUADE HOLLANDSWORTH; et al., Defendant(s).

TO: William Hollandsworth Last Known Residence: 21104 Reinder Rd Christmas, FL 32709 TO: Unknown Spouse of William Hollandsworth Last Known Residence: 21104 Reinder Rd Christmas, FL 32709

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida: LOT 3, BLOCK 2, CHRISTMAS ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 54, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before [redacted], and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on January 31, 2025 Tiffany Moore Russell As Clerk of the Court By: /s/ Stan Green As Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 1221-16370B Ref# 10504 February 6, 13, 2025 25-00415W

SECOND INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS - PROPERTY

IN THE COUNTY COURT FOR THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

CASE: 2024-CC-025297 O WESMERE MAINTENANCE ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

NELVA A GARCIA; UNKNOWN SPOUSE OF NELVA A GARCIA; AND UNKNOWN TENANT(S), Defendant.

TO: NELVA A GARCIA YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Orange County, Florida, more particularly described as follows:

Lot 46, FAIRFAX VILLAGE, according to the Plat thereof as recorded in Plat Book 30, Pages 96, of the Public Records of Orange County, Florida, and any subsequent amendments to the aforesaid. A/K/A 177 Wedscliff Drive, Ocoee, FL 34761

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on the [redacted] day of 1/31, 2025.

TIFFANY MOORE RUSSELL Circuit and County Courts By: s/ Brian Williams CIVIL COURT SEAL Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, FL 32801 February 6, 13, 2025 25-00409W

SECOND INSERTION

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

File No. 2024-CP-003221-O Division 5

IN RE: ESTATE OF SEWELL RENOLD SETZER III Deceased.

The administration of the estate of Sewell Renold Setzer III, deceased, whose date of death was February 28, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representatives and the personal representatives' attorneys are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Orlando Self Storage 12611 International Drive Orlando FL 32821 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 2/25/2025 at 11:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Alexandra Torres unit #2178. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. February 6, 13, 2025 25-00406W

SECOND INSERTION

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is February 6, 2025.

Personal Representatives: Megan L. Garcia 1330 Saddleridge Dr. Orlando, Florida 32835 Sewell Renold Setzer, Jr. 700 Callicarpa Dr., Apt. 2112 Orlando, FL 32821

Attorneys for Personal Representatives: Monique Lavender Greenberg Attorney for Megan L. Garcia Florida Bar Number: 83834 Lavender Greenberg PLLC 2525 Ponce de Leon Blvd Suite 300 Coral Gables, FL 33134 Telephone: (786) 832-4694 Fax: (786) 249-7096 E-Mail: monique@lglawmiami.com Secondary: office@lglawmiami.com Jason Johnson Attorney for Sewell Renold Setzer, Jr. Florida Bar Number: 186538 Byrd Campbell, P.A. 180 N Park Ave Suite 2A Winter Park, FL 32789-7401 Telephone: (407)-284-3642 Fax: (407)-392-2286 E-mail: jjohnson@byrdcampbell.com February 6, 13, 2025 25-00436W

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Orlando Self Storage 12611 International Drive Orlando FL 32821 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 2/24/2025 at 11:15 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Alejandro Avecedo unit #2102; Theodore Rau unit #3189. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. February 6, 13, 2025 25-00407W

SECOND INSERTION

Notice of Self Storage Sale Please take notice Prime Storage - Apopka 1566 E Semoran Blvd Apopka FL 32703 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 2/25/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Joel Ebel unit #1008; Matthew Mambru unit #1010; Daniel Nierodzinski unit #1091; Robert Patton unit #1143; Ja Vaughn Reid unit #3186; Rodney McElwain unit #3206; Wilgans Civil unit #3240. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. February 6, 13, 2025 25-00408W

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

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

The date of first publication of this notice is February 6, 2025.

Personal Representatives: Megan L. Garcia 1330 Saddleridge Dr. Orlando, Florida 32835 Sewell Renold Setzer, Jr. 700 Callicarpa Dr., Apt. 2112 Orlando, FL 32821

Attorneys for Personal Representatives: Monique Lavender Greenberg Attorney for Megan L. Garcia Florida Bar Number: 83834 Lavender Greenberg PLLC 2525 Ponce de Leon Blvd Suite 300 Coral Gables, FL 33134 Telephone: (786) 832-4694 Fax: (786) 249-7096 E-Mail: monique@lglawmiami.com Secondary: office@lglawmiami.com Jason Johnson Attorney for Sewell Renold Setzer, Jr. Florida Bar Number: 186538 Byrd Campbell, P.A. 180 N Park Ave Suite 2A Winter Park, FL 32789-7401 Telephone: (407)-284-3642 Fax: (407)-392-2286 E-mail: jjohnson@byrdcampbell.com February 6, 13, 2025 25-00436W

PUBLISH YOUR LEGAL NOTICE We publish all Public sale, Estate & Court-related notices • We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office on your behalf • Simply email your notice to legal@businessobserverfl.com

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2024-CA-005366-O WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST

2023-INV1, Plaintiff, vs.

KARLA GRACE AVILA RODRIGUEZ, et al., Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 23, 2025, and entered in Case No. 2024-CA-005366-O in the Circuit Court in and for Orange County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV1 is the Plaintiff, and KARLA GRACE AVILA RODRIGUEZ, is the Defendant. The Clerk of the Court, Tiffany Moore Russell will sell to the highest and best bidder for cash at https://myorangeclerk.realforeclose.com, on February 27, 2025 at 11:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 63, AMERICAN HERITAGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, and commonly known as: 624 AMERICAN HERITAGE PK, ORLANDO, FL 32809 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

By: /s/ Christophal Hellewell Christophal Hellewell, Esq. Florida Bar No. 114230 fcpleadings@ghidottiberger.com GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 February 6, 13, 2025 25-00390W

SECOND INSERTION

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

CASE NO.: 48-2022-CA-001747-O HOMEBRIDGE FINANCIAL SERVICES, INC., Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RON ADITYA A/K/A ROHAN ADITYA, DECEASED, et al., Defendant(s).

TO: MEERA KUMARI RAMJEE Last Known Address: 4022 Henley Rd Unit 1603 Orlando, FL 32839 Current Address: Unknown RAMJEERAM Last Known Address: 1022 Henley Rd Unit 1603 Orlando, FL 32839 Current Address: Unknown THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RON ADITYA A/K/A ROHAN ADITYA

Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida: UNIT 1603, BUILDING 16,

LYME BAY COLONY, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 2579, PAGE 1029, AND AMENDED IN OFFICIAL RECORDS BOOK 2597, PAGE 1628, AND OFFICIAL RECORDS BOOK 2617, PAGE 1759, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. A/K/A 4022 HENLEY RD ORLANDO FL 32839 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

WITNESS my hand and the seal of this court on this 24 day of January, 2025.

Tiffany Moore Russell Clerk of the Circuit Court By /s/ Naline Bahadur Deputy Clerk Civil Division 425 N. Orange Ave. Room 350 Orlando, FL 32801 Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 24-003921 February 6, 13, 2025 25-00428W

SECOND INSERTION

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

CASE NO.: 2024-CA-009208 OLLAF 2020-1, LLC Plaintiff, vs.

FRANK JR ET AL., Defendant(s).

NOTICE OF ACTION Count I To: CHAFE WILLERTON FRANK JR AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND CLAIMANTS OF CHAFE WILLERTON FRANK JR. AND ALL PARTIES CLAIMING INTEREST BY, THROUGH, UNDER, OR AGAINST DEFENDANT(S) CHAFE WILLERTON FRANK JR AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND CLAIMANTS OF CHAFE WILLERTON FRANK 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: SIGNATURE Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 450000 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 February 4, 2025 /s/ Stan Green Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 February 6, 13, 2025 25-00437W

SECOND INSERTION

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

CASE NO.: 2023-CA-017120-O HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AF2, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF MARY F. PAYNE A/K/A MARY PAYNE, DECEASED; et al., Defendant(s).

TO: Karen Gordon McFarley Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Latoya Denise Gordon Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Laronne Terrell Gordon Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Mariah Payne a/k/a Mahriah Lynn Payne Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Michael Burton Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Janice Payne

Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Barbara Payne a/k/a Barbara Blount Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Calvin Payne Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Gregory Leroy Payne, Jr. Last Known Residence: 1690 S Central Ave Apopka, FL 32703 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida: LOT 65, LAKE JEWELL HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 30 days from the first date of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on January 29, 2025. Tiffany Moore Russell, Clerk of Courts /s/ Naline Bahadur Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, FL 32801 February 6, 13, 2025 25-00387W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.

CASE NO.: 2024-CA-009208 OLLAF 2020-1, LLC Plaintiff, vs.

FRANK JR ET AL., Defendant(s).

NOTICE OF ACTION Count V

TO: HELEN JO WINTERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HELEN JO WINTERS and all parties claiming interest by, through, under or against Defendant(s) HELEN JO WINTERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HELEN JO WINTERS and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: SIGNATURE Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 500000 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.

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 February 4, 2025 /s/ Stan Green Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 February 6, 13, 2025 25-00441W

SECOND INSERTION

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

CASE NO.: 2023-CA-017120-O HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AF2, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF MARY F. PAYNE A/K/A MARY PAYNE, DECEASED; et al., Defendant(s).

TO: Karen Gordon McFarley Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Latoya Denise Gordon Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Laronne Terrell Gordon Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Mariah Payne a/k/a Mahriah Lynn Payne Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Michael Burton Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Janice Payne

Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Barbara Payne a/k/a Barbara Blount Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Calvin Payne Last Known Residence: 1690 S Central Ave Apopka, FL 32703 TO: Gregory Leroy Payne, Jr. Last Known Residence: 1690 S Central Ave Apopka, FL 32703 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida: LOT 65, LAKE JEWELL HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 30 days from the first date of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on January 29, 2025. Tiffany Moore Russell, Clerk of Courts /s/ Naline Bahadur Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, FL 32801 February 6, 13, 2025 25-00387W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.

CASE NO.: 2024-CA-009208 OLLAF 2020-1, LLC Plaintiff, vs.

FRANK JR ET AL., Defendant(s).

NOTICE OF ACTION Count V

TO: HELEN JO WINTERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HELEN JO WINTERS and all parties claiming interest by, through, under or against Defendant(s) HELEN JO WINTERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HELEN JO WINTERS and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: SIGNATURE Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 500000 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.

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 February 4, 2025 /s/ Stan Green Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 February 6, 13, 2025 25-00441W

SECOND INSERTION

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

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTION / SALE ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2024-CA-005886-O
PARTNERS FEDERAL CREDIT UNION,
Plaintiff,
vs.
ADRIANO CAMPOS DE OLIVEIRA, ROSSANA CRISTINE SILVA, UNKNOWN SPOUSE OF ADRIANO CAMPOS DE OLIVEIRA, ELIZA MARIA RANGEL SILVA;
UNKNOWN SPOUSE OF ELIZA MARIA RANGEL SILVA;
OAK RIDGE OF APOPKA HOMEOWNERS ASSOCIATION, INC. and UNKNOWN TENANT, Defendants.
TO: ADRIANO CAMPOS DE OLIVEIRA
2461 Woodbark Street, Apopka, FL 32712
TO: UNKNOWN SPOUSE OF ADRIANO CAMPOS DE OLIVEIRA
2461 Woodbark Street, Apopka, FL 32712
TO: ROSSANA CRISTINE SILVA
2461 Woodbark Street, Apopka, FL 32712
TO: ELIZA MARIA RANGEL SILVA
2461 Woodbark Street, Apopka, FL 32712
TO: UNKNOWN SPOUSE OF ELIZA MARIA RANGEL SILVA
2461 Woodbark Street, Apopka, FL 32712
Notice is hereby given to ADRIANO CAMPOS DE OLIVEIRA, UNKNOWN

SPOUSE OF ADRIANO CAMPOS DE OLIVEIRA, ROSSANA CRISTINE SILVA, ELIZA MARIA RANGEL SILVA and UNKNOWN SPOUSE OF ELIZA MARIA RANGEL SILVA that an action of foreclosure on the following property in Osceola County, Florida: 2461 Woodbark Street, Apopka, FL 32712
Legal: LOT 111 OAK RIDGE SUBDIVISION-PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 105 THROUGH 107 INCLUSIVE, OF 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 Andrew W. Houchins, the Plaintiffs attorney, whose address is, P.O. Box 3146, Orlando, FL 32802. 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
DATED ON January 28, 2025.
Tiffany Moore Russell
County Clerk of Circuit Court
By: /s/ Stan Green
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, FL 32801
February 6, 13, 2025 25-00392W

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2019-CA-015624-O (36)
THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2,
Plaintiff, vs-
RICHARD M. UHLMAN A/K/A RICHARD MICHAEL UHLMAN; ADRIANA F. UHLMAN; TUSCANY HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT 1; UNKNOWN TENANT 2, Defendant.
NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale dated February 3, 2025, entered in the above captioned action, Case No. 2019-CA-015624-O, the Orange County Clerk of the Court, TIFFANY MOORE RUSSELL, shall sell to the highest and best bidder for cash, at public sale at www.myorangelclerk.realforeclose.com, at 11:00 a.m. on March 19, 2025, the following described property as set forth in said final judgment, to-wit:
LOT 24, OF TUSCANY PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, AT PAGE(S) 66, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE

ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED this February 3, 2025.
By: /s/ Steven C. Weitz
Steven C. Weitz, Esq., FBN: 788341
stevenweitz@weitzschwartz.com
WEITZ & SCHWARTZ, P.A.
Attorneys for Plaintiff
900 S. E. 3rd Avenue,
Suite 204
Fort Lauderdale, FL 33316
Phone (954) 468-0016
Fax (954) 468-0310
February 6, 13, 2025 25-00417W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-009198
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
DUVALL et al., Defendant(s).
NOTICE OF ACTION
Count I
To: CHRISTOPHER LEE DUVALL and
ROYALETTE SMITH DUVALL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROYALETTE SMITH DUVALL
And all parties claiming interest by, through, under or against Defendant(s) CHRISTOPHER LEE DUVALL and ROYALETTE SMITH DUVALL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROYALETTE SMITH DUVALL 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:
9/082323
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 noon on the first Saturday 2071, at which date said estate shall

terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
Tiffany Moore Russell
Clerk of Courts
/s/ Brian Williams
1/28/25
Deputy Clerk
Civil Division
425 N. Orange Ave
Room 350
Orlando, FL 32801
February 6, 13, 2025 25-00384W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2019-CA-003545-O
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14,
Plaintiff, vs.
SANDRA WALKER, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 16, 2019, and Amended Final Judgment granted Nunc Pro Tunc and dated October 3, 2024 and entered in 2019-CA-003545-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein THE BANK OF NEW YORK MEL-

LON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14 is the Plaintiff and FABIAN L. WALKER; SANDRA WALKER; HIAWASSEE LANDING OWNERS ASSOCIATION, INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangelclerk.realforeclose.com, at 11:00 AM, on February 27, 2025, the following described property as set forth in said Final Judgment, to-wit:
A PORTION OF LOT 11, HIAWASSEE LANDINGS, UNIT ONE AS RECORDED IN PLAT BOOK 19, PAGE 46, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 11, RUN THENCE S, 12 DEGREES 16 MINUTES, 34 SECONDS E, A

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 48-2024-CA-002293-O
UNITED WHOLESAL MORTGAGE, LLC,
Plaintiff, vs.
ZULKEIRA STEFCHAK A/K/A ZULKEIRA RODRIGUEZ, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 18, 2024 in Civil Case No. 48-2024-CA-002293-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein UNITED WHOLESAL MORTGAGE, LLC is Plaintiff and Zulkeira Stefchak a/k/a Zulkeira Rodriguez, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangelclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of March, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Condominium Unit 40706, Phase 6, Stonebridge Reserve, a condominium, together with an undivided interest in the com-

mon elements, according to the Declaration of Condominium thereof recorded in Official Records Book 8928, Page 1428, as amended from time to time, of the Public Records of Orange County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.
By: /s/ Robyn Katz
Robyn Katz, Esq.
Fla. Bar No.: 1468003
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
24-09444FL
February 6, 13, 2025 25-00431W

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2023-CA-015305-O
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES A. TURNER A/K/A JAMES TURNER, DECEASED; SUZETTE DESVIGNES; ISLEBROOK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES A. TURNER A/K/A JAMES TURNER, DECEASED
RESIDENCES UNKNOWN
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Orange County, Florida:
LOT 13, ISLEBROOK - PHASE

1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42 PAGE 48 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is PO BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED ON Nov 5, 2023.
Tiffany Moore Russell
As Clerk of the Court
By /s/ Charlotte Appline
As Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
1496-194884 / JMM
February 6, 13, 2025 25-00429W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-009208
OLLAF 2020-1, LLC
Plaintiff, vs.
FRANK JR ET AL., Defendant(s).
NOTICE OF ACTION
Count IV
To: DIMITRIJE TADIN and MIE U. TADIN and all parties claiming interest by, through, under or against Defendant(s) DIMITRIJE TADIN and MIE U. TADIN and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property :
SIGNATURE Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 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 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
February 4, 2025
/s/ Stan Green
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
February 6, 13, 2025 25-00440W

SECOND INSERTION

ONDS WEST, A DISTANCE OF 193.82 FEET TO THE NORTHERLY LINE OF SAID LOT 11, THENCE N, 89 DEGREES 41 MINUTES, 51 SECONDS E, A DISTANCE OF 33.41 FEET TO THE POINT OF BEGINNING. THE PREMISES ARE CONVEYED SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RIGHTS OF WAY, EASEMENTS, APPURTENANCES, RESERVATIONS, RESTRICTION, AND LAY-OUTS AND TAKING OF RECORDS, INSOFAR AS THEY ARE IN FORCE AND APPLICABLE.
MEANING AND INTENDING TO CONVEY THE SAME PREMISES BY DEED OF KEK BREW AND SELINA BREW, HUSBAND AND WIFE TO FABIAN L. WALKER AND SANDRA WALKER, HUSBAND AND WIFE, DATED 02/28/2002 AND RECORDED

WITH THE ORANGE COUNTY CLERK OF COURT AT RECORD BOOK 6474, PAGE 4169. Property Address: 3673 WESTLAND CT, ORLANDO, FL 32818
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2025-CA-000063-O
I2G PROPERTIES LLC,
Plaintiff, vs.
THE ESTATE OF GARY FERNANDEZ, and all others claiming by, through and under THE ESTATE OF GARY FERNANDEZ, CYPRESS CHASE HOMEOWNERS' ASSOCIATION OF ORANGE COUNTY, INC., and STATE OF FLORIDA, DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, ET AL., Defendant(s).
TO: THE ESTATE OF GARY FERNANDEZ, and all others claiming by, through and under THE ESTATE OF GARY FERNANDEZ
YOU ARE NOTIFIED that an action to quiet the title on the following described property in Orange County, Florida:
Lot 117, Cypress Chase Unit 2 Replat, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 133 and 134, of the Public Records of Orange County, Florida, a/k/a 9324 Pecky Cypress Way, Orlando, FL 32836.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of

Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED this 30 day of January 2025.
Tiffany Moore Russell
As Clerk of the Court
By /s/ Nalini Bahadur
As Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
Feb. 6, 13, 20, 27, 2025 25-00430W

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2015-CA-010571-O
WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-FRE1, ASSET-BACKED PASS-THROUGH CERTIFICATES, Plaintiff,
vs.
ROGER WEEDEN A/K/A R.L. WEEDEN; DEBORAH J. SWIATOWIEC; UNITED STATES OF AMERICA DEPARTMENT OF TREASURY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed January 28, 2025 and entered in Case No. 2015-CA-010571-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-FRE1, ASSET-BACKED PASS-THROUGH CERTIFICATES is Plaintiff and ROGER WEEDEN A/K/A R.L. WEEDEN; DEBORAH J. SWIATOWIEC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA DEPARTMENT OF TREASURY; are defendants. TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MYORANGECLEK.R. REALFORECLOSE.COM, at 11:00

A.M., on March 3, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT (S) 8 AND 9, BLOCK "C", PLAT OF BROOKSHIRE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "K", PAGE(S) 20, 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.
This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 3rd day of February 2025.
By: Marc Granger, Esq.
Bar. No.: 146870
Submitted By:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 14-02395 SPS
February 6, 13, 2025 25-00416W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-009208
OLLAF 2020-1, LLC
Plaintiff, vs.
FRANK JR ET AL., Defendant(s).
NOTICE OF ACTION
Count III
To: DEBBIE LYNN SPENCER and all parties claiming interest by, through, under or against Defendant(s) DEBBIE LYNN SPENCER and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property :
SIGNATURE Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 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 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
February 4, 2025
/s/ Stan Green
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
February 6, 13, 2025 25-00439W

SECOND INSERTION

house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
Dated this 31 day of January, 2025.
By: /s/ Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email:
amanda.murphy@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
18-23448 - NaC
February 6, 13, 2025 25-00432W

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTION / SALE ---

SECOND INSERTION

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

CASE NO. 2017-CA-007663-O JAMES B. NUTTER & COMPANY, Plaintiff, vs. ANA LYDIA PADRO MERCADO A/K/A ANA LYDIA PADRO A/K/A ANA L. PADRO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 24, 2018, and entered in 2017-CA-007663-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein JAMES B. NUTTER & COMPANY is the Plaintiff and ANA LYDIA PADRO MERCADO A/K/A ANA LYDIA PADRO A/K/A ANA L. PADRO; VALENCIA GREENS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s).

By: \S\ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com

February 6, 13, 2025 25-00434W

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 31 day of January, 2025. By: \S\ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 17-075325 - MaM

February 6, 13, 2025 25-00434W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-009208 OLLAF 2020-1, LLC Plaintiff, vs. FRANK JR ET.AL., Defendant(s).

NOTICE OF ACTION Count II To: LUIS CARLOS BUSTAMANTE GOMEZ and all parties claiming interest by, through, under or against Defendant(s) LUIS CARLOS BUSTAMANTE GOMEZ and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: SIGNATURE Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 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 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 February 4, 2025 /s/ Stan Green Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 February 6, 13, 2025 25-00438W

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 February 4, 2025 /s/ Stan Green Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 February 6, 13, 2025 25-00438W

TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA February 4, 2025 /s/ Stan Green Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 February 6, 13, 2025 25-00438W

TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA February 4, 2025 /s/ Stan Green Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 February 6, 13, 2025 25-00438W

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. 2024-CA-008907-O U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. DONNELL PRINGLE AND MICHELLE PRINGLE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 16, 2025, and entered in 2024-CA-008907-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and DONNELL PRINGLE; MICHELLE PRINGLE; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on February 24, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 56, JOHIO GLEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 14 AND 15, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 2438 STRICKER DR, OCOEE, FL 34761

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 31 day of January, 2025. By: \S\ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-237792 - NaC

February 6, 13, 2025 25-00433W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.:

2024-CA-009198 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. DUVALL et.al., Defendant(s).

NOTICE OF ACTION Count IV To: JOSEPH J. VIVERITO AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOSEPH J. VIVERITO and EILEEN F. VIVERITO AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF EILEEN F. VIVERITO

And all parties claiming interest by, through, under or against Defendant(s) JOSEPH J. VIVERITO AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOSEPH J. VIVERITO and EILEEN F. VIVERITO AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF EILEEN F. VIVERITO 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: 37 EVEN/081425 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 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 Courts 1/28/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Ave Room 350 Orlando, FL 32801 February 6, 13, 2025 25-00386W

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 Courts 1/28/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Ave Room 350 Orlando, FL 32801 February 6, 13, 2025 25-00386W

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:

WEEK/UNIT: 37 EVEN/081425 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 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 Courts 1/28/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Ave Room 350 Orlando, FL 32801 February 6, 13, 2025 25-00386W

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2024-CA-006975-O ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, vs. RINA 2616 WEST INVESTMENTS, LLC; RICHARD E. ESCALANTE GRANDA; NATALIA D. ALBURQUEQUE CAMACHO; THE GROVE RESORT AND SPA HOTEL CONDOMINIUM II ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

To the following Defendant(s): RICHARD E. ESCALANTE GRANDA (LAST KNOWN ADDRESS) 14501 GROVE RESORT AVE., UNIT #2616 WINTER GARDEN, FLORIDA 34787 NATALIA D. ALBURQUEQUE CAMACHO (LAST KNOWN ADDRESS) 14501 GROVE RESORT AVE., UNIT #2616 WINTER GARDEN, FLORIDA 34787 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT 2616 OF THE DECLARATION OF CONDOMINIUM OF THE GROVE RESORT AND SPA HOTEL CONDOMINIUM II. AS RECORDED UNDER INSTRUMENT 20190396158 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THERETO. a/k/a 14501 GROVE RESORT AVE., UNIT #2616, WINTER GARDEN, FLORIDA 34787 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 33323 on or before February 28, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 1/29/25. TIFFANY MOORE RUSSELL As Clerk of the Court By: /s/ Charlotte Appline Deputy Clerk Civil Division 425 N Orange Ave Orlando, FL 32801 Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 File No.: 24-00894 SM, LLC February 6, 13, 2025 25-00391W

required to serve a copy of your written defenses, if any, to it on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 33323 on or before February 28, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 1/29/25. TIFFANY MOORE RUSSELL As Clerk of the Court By: /s/ Charlotte Appline Deputy Clerk Civil Division 425 N Orange Ave Orlando, FL 32801 Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 File No.: 24-00894 SM, LLC February 6, 13, 2025 25-00391W

required to serve a copy of your written defenses, if any, to it on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 33323 on or before February 28, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 1/29/25. TIFFANY MOORE RUSSELL As Clerk of the Court By: /s/ Charlotte Appline Deputy Clerk Civil Division 425 N Orange Ave Orlando, FL 32801 Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 File No.: 24-00894 SM, LLC February 6, 13, 2025 25-00391W

required to serve a copy of your written defenses, if any, to it on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 33323 on or before February 28, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 1/29/25. TIFFANY MOORE RUSSELL As Clerk of the Court By: /s/ Charlotte Appline Deputy Clerk Civil Division 425 N Orange Ave Orlando, FL 32801 Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 File No.: 24-00894 SM, LLC February 6, 13, 2025 25-00391W

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2018-CA-004866-O FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs. JAMES E. LYNCH; KELLI LYNCH; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 18, 2018 and an Order Rescinding Sale dated January 16, 2025 and entered in Case No. 2018-CA-004866-O of the Circuit Court in and for Orange County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is Plaintiff and JAMES E. LYNCH; KELLI LYNCH; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.myorangeclerk.realforeclose.com, 11:00 A.M., on February 17, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 22, BLOCK D, TIFFANY TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK U, PAGES 138 AND 139, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED January 30, 2025 By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1446-168750 / TM1 February 6, 13, 2025 25-00389W

Judgment, to-wit:

LOT 22, BLOCK D, TIFFANY TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK U, PAGES 138 AND 139, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED January 30, 2025 By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1446-168750 / TM1 February 6, 13, 2025 25-00389W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.:

2024-CA-009198 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. DUVALL et.al., Defendant(s).

NOTICE OF ACTION Count II To: THOMAS MCKELLAR, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THOMAS MCKELLAR, JR. and CLAUDINE MCKELLAR AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CLAUDINE MCKELLAR

And all parties claiming interest by, through, under or against Defendant(s) THOMAS MCKELLAR, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THOMAS MCKELLAR, JR. and CLAUDINE MCKELLAR AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CLAUDINE MCKELLAR 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: 34/082425 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 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 Courts 1/28/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Ave Room 350 Orlando, FL 32801 February 6, 13, 2025 25-00385W

um Book 43, page 39 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 Courts 1/28/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Ave Room 350 Orlando, FL 32801 February 6, 13, 2025 25-00385W

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WEEK/UNIT: 34/082425 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 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 Courts 1/28/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Ave Room 350 Orlando, FL 32801 February 6, 13, 2025 25-00385W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.:

2024-CA-009208 OLLAF 2020-1, LLC Plaintiff, vs. FRANK JR ET.AL., Defendant(s).

NOTICE OF ACTION Count VII To: HELEN JO WINTERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HELEN JO WINTERS and all parties claiming interest by, through, under or against Defendant(s