

PUBLIC NOTICES

B

SECTION

THURSDAY, APRIL 10, 2025

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ORANGE COUNTY LEGAL NOTICES

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--- PUBLIC NOTICES / SALES / ESTATE ---

FICTITIOUS NAME NOTICE

Notice is hereby given that Biostax Corp, owner, desiring to engage in business under the fictitious name of Attune Biotech located at 2341 Aloma Ave, Suite 124, Winter Park, Florida 32792 intends to register the said name in Orange county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 10, 2025

25-00993W

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Allstates Logistics, LLC, 135 W Central Blvd, Ste 840, Orlando, FL 32801, desiring to engage in business under the fictitious name of Saturn Freight Systems, with its principal place of business in the State of Florida in the County of Orange, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 10, 2025

25-01022W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

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 Kitchen House located at 26 E King Street 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 2nd day of April, 2025.
Edible Education Experience, Inc.
April 10, 2025 25-00995W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 221 Investigations located at 1317 Edgewater Dr, #322 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 3rd day of April, 2025.
Richard Vasquez
April 10, 2025 25-00996W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mills Hideaway Retreat located at 925 La Salle Ave. in the City of Orlando, Orange County, FL 32803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of April, 2025.
Lili Qiu
April 10, 2025 25-00998W

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

NOTICE IS HEREBY GIVEN that Benjamin Clyde / BEN CLYDE LLC will engage in business under the fictitious name SUMMIT MEDIA PARTNERS, with a physical address 795 30th St. Orlando, Florida 32805, with a mailing address 795 30th St. Orlando, Florida 32805, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

April 10, 2025

25-00999W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of GOLDENTRUST INSURANCE DOWNTOWN KISSIMMEE located at 7350 FUTURES DR SUITE 12B OFFICE 109 in the City of ORLANDO, Orange County, FL 32819 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of April, 2025.
PARTNERS INSURANCE COMMERCIAL LLC
April 10, 2025 25-01000W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ERIC CHRISTOPHER CARMICHAEL TR located at 3514 SEBRING AVE in the City of ORLANDO, Orange County, FL 32806 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of April, 2025.
ERIC CARMICHAEL
April 10, 2025 25-00997W

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

NOTICE IS HEREBY GIVEN that Kimberly Clymer / B&K CIVIL AND ACCOUNTING SERVICES LLC will engage in business under the fictitious name THREE05 FINANCIAL SERVICES, with a physical address 113 South Dillard Street Winter Garden, FL 34787, with a mailing address 11244 Preston Cove Rd. Clermont, FL 34711, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

April 10, 2025 25-00994W

FIRST INSERTION

OCOEE GARDEN VILLAS 1901 ADAIR STREET OCOEE, FL 34761 407-877-2670

Seniors 62 and older or Handicapped/disabled regardless of age.
1 & 2 Bedroom Apartments Mon, Wed, Thurs.
9:00 a.m. - 3:00 p.m.

April 10, 2025

25-01001W

FIRST INSERTION

NOTICE OF PUBLIC SALE

WPCC, LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 5/15/2025 at 8:30 am at 1221 Minnesota Ave, Winter Park, FL 32789. Please call (407) 628-1117 to arrange cash payment of \$6,535.18 due on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has the right to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes.

Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.
2014 BMW
VIN# WBAVM1C52EVW47806
April 10, 2025 25-00991W

FIRST INSERTION

Orange County Citizens' Commission for Children Request for Proposals (RFP) Public Notice

Orange County Citizens' Commission for Children is pleased to announce that it is accepting Requests for Proposals (RFP) from 501(c)(3) nonprofit organizations located in Orange County that have been providing services for at least one year. The RFPs offer funding opportunities in two key areas: Children's Services Funding, which focuses on programs that serve children, youth, and families in Orange County and Citizens Safety Task Force Funding, which includes mini grants that focus on youth violence prevention. This initiative aims to support projects that make a difference in youth safety and violence prevention, with mini grants available for smaller-scale projects. Additionally, there may be funding available for special projects outside of the specified terms. Nonprofits interested in applying should review the RFP guidelines for detailed instructions on submitting proposals and contract terms.

Funding is contingent upon the availability of funds. Agencies may review detailed information about the funding process by visiting www.ocfl.net/ccc beginning **Monday, April 14, 2025**. For more information, contact the CCC Team at 407-836-7610.

April 10, 17, 2025

25-00988W

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-018018-O Union Home Mortgage Corporation, Plaintiff, vs.

Tracey Tran, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-CA-018018-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Union Home Mortgage Corporation is the Plaintiff and Tracey Tran; Unknown Spouse of Tracey Tran; Redwood HEI Financing Trust I; Jonathan Bigelow; Unknown Spouse of Jonathan Bigelow; Vista Lakes Community Association, Inc.; Kimanh Thi Le 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 9th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 38, VISTA LAKES VILLAGE N-3 (COLONIE), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE(S) 16

THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TAX ID: 24-23-30-8985-00-380
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 8th day of April, 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-F02103
April 10, 17, 2025 25-01015W

FIRST INSERTION

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Winter Garden Village at Fowler Groves Community Development District ("District") will hold a meeting on **April 23, 2025, at 11:30 a.m.**, at 3501 Quadrangle Blvd., Ste 197, Orlando, FL 32817.

A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at <http://wgvcdd.com/>.

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

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jane Gaarlandt
District Manager
April 10, 2025 25-01023W

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.

2025-CA-001130-O FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff,

vs. ARTHUR J. HIGGINS AND KATHRINE ANN HIGGINS, et al. Defendant(s), TO: KATHRINE ANN HIGGINS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 20, INTERLAKEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 81, PUBLIC RECORDS OF

ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

WITNESS my hand and the seal of this Court at Orange County, Florida, this 1 day of April, 2025.

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
BY: BRIAN WILLIAMS
DEPUTY CLERK
Deputy Clerk
425 N Orange Ave
Room 350
Orlando, Florida 32801

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-247978
April 10, 17, 2025 25-00972W

FIRST INSERTION

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

2024-CA-010079-O WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff,

vs. J&S EQUITIES LLC, JAVIER SAUL LINARES, CHRISTOPHER CANCEL, LAKE CONWAY SHORES HOMEOWNERS ASSOCIATION, INC., FREQUENCY FRONTIERS LLC, FLOOR AND DECOR OUTLETS OF AMERICA INC., CITY OF ORLANDO, a Municipal Corporation of the State of Florida, UNKNOWN TENANT IN POSSESSION 1, and UNKNOWN TENANT IN POSSESSION 2, Defendants.

To: JAVIER SAUL LINARES
1115 Vermont Ave
Saint Cloud, FL 34769
JAVIER SAUL LINARES
6925 Lake Ellenor Drive, Suite 625-A
Orlando, FL 32809
CHRISTOPHER CANCEL
5701 Pitch Pine Drive
Orlando, Florida 32819
CHRISTOPHER CANCEL
2150 North Miami Avenue, Apt. 402
Miami, Florida 33127

LAST KNOWN ADDRESSES STAT-ED.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 20, LAKE CONWAY SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Parcel Number: 20-23-30-4395-00-200
has been filed against you and you are required to a copy of your written defenses, if any, to it on Charles P. Guffreda, McCalla Raymer Leibert Pierce, LLP, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before --- or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the day of 3/31/2025.
Tiffany Moore Russell, Clerk of Courts
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 E. Robinson St. Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
24-10709FL
April 10, 17, 2025 25-00971W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2019-CA-013125-O U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff,

vs. WILLIAM CLICK A/K/A WILLIAM M. CLICK, ET AL., Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order dated April 2, 2025 entered in Civil Case No. 2019-CA-013125-O in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff and WILLIAM CLICK A/K/A WILLIAM M. CLICK; DEBRA RENE CLICK; DOCKSIDE AT VENTURA CONDOMINIUM ASSOCIATION, INC., are defendants, Tiffany Moore Russell, Clerk of Court, will sell the property at public sale at www.myorangeclerk.realforeclose.com beginning at 11:00 AM on April 22, 2025 the following described property as set forth in said Final Judgment, to-wit-:

CONDOMINIUM UNIT 201, BUILDING 10 OF DOCKSIDE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THERE-
OF, DATED AUGUST 8, 1990, RECORDED AUGUST 13, 1990, IN O.R. BOOK 4208, PAGE 249, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.
Property Address: 2536 Woodgate Boulevard, Unit 201, Orlando, Florida 32822
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.
Dated this 2nd day of April 2025.
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538

Property Address: 2536 Woodgate Boulevard, Unit 201, Orlando, Florida 32822
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.
Dated this 2nd day of April 2025.
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: flrealprop@kelleykronenberg.com
File No: RA19023-JMV
April 10, 17, 2025 25-00970W

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 2025-CP-000978-O
IN RE: ESTATE OF GREGORY LLOYD JONES, Deceased.

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

The administration of the estate of GREGORY LLOYD JONES, deceased, File Number 2025-CP-000978-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.

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

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

The date of the first publication of this Notice is April 10, 2025.

GREGORY KYLE JONES,
Personal Representative
6401 Lynn Road
Orlando, Florida 32810
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
April 10, 17, 2025 25-00981W

FIRST INSERTION

NOTICE TO CREDITORS

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

FILE NO. 2025-CP-000978-O IN RE: ESTATE OF JUDITH ANN KNIGHT, Deceased.

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

The administration of the estate of JUDITH ANN KNIGHT, deceased, File Number 2025-CP-000978-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.

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

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

The date of the first publication of this Notice is April 10, 2025.

SUSAN BARNES JONES,
Personal Representative
2716 John Paul Drive
Orlando, FL 32810
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
April 10, 17, 2025 25-00982W

SAVE TIME

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

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 May 2nd, 2025 @ 10:00 AM at each individual repair facility.

40614 2017 Nissan
VIN#: 1N4AL3AP5HN313574
Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333
Lien Amt \$3,005.46
40615 2014 Nissan
VIN#: 1N4AA5AP3E459979
Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333
Lien Amt \$7,139.44
April 10, 17, 2025 25-00992W

ORANGE COUNTY

--- SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-003978-O
Division PROBATE
IN RE: ESTATE OF
BRUCE TSCHANTRE,
Deceased.

The administration of the estate of BRUCE TSCHANTRE, deceased, whose date of death was September 11, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., #340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 April 10, 2025.

Kristy Howell
Personal Representative
2271 Natoma Boulevard
Mount Dora, FL 32757

Eve Lumsden, Esq.,
Attorney for Personal Representative
Email: eve@lumsdenlawfirm.com
Secondary Email address: info@lumsdenlawfirm.com
Florida Bar No. 1030954
Lumsden Law
9100 Conroy Windermere Rd.,
Ste. 200
Windermere, FL 34786
Telephone: (407) 798-7744
April 10, 17, 2025 25-00983W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025-CP-000962-O
UCN
482025CP000962A0010X
IN RE: ESTATE OF
CARLOS LUIS BAEZ, a/k/a
CARLOS L. BAEZ, a/k/a
CARLOS BAEZ, deceased.

The administration of the estate of CARLOS LUIS BAEZ, a/k/a CARLOS L. BAEZ, a/k/a CARLOS BAEZ, deceased, File Number 2025-CP-000962-O, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, #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, 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 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.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this

Notice is April 10, 2025.
YAHAIIDA FREDEVINDA BAEZ, a/k/a YAHAIIDA F. BAEZ, a/k/a YAHAIIDA BAEZ, a/k/a YAHAIIDA FREDEVINDA BATISTA, a/k/a YAHAIIDA FREDEVINDA BATISTA, a/k/a YAHAIIDA F. BATISTA, a/k/a YAHAIIDA BATISTA, Petitioner
JONATHAN M. RUIZ, Esquire
Florida Bar No. 121914
GUILLERMO A. RUIZ, Esquire
Florida Bar No. 069475
GUILLERMO A. RUIZ, P.A.
2901 Fifth Avenue N.
St. Petersburg, Florida 33713
727-321-2728; 727-321-9104 (fac-simile)
Jonathan@RuizLawyers.com; and
Guillermo@RuizLawyers.com
April 10, 17, 2025 25-01008W

FIRST 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.: 2023-CA-016789-O
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
EMILE C GREGORY A/K/A EMILE GREGORY, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 18th day of December 2024, and entered in Case No : 2023-CA-016789-O, of the Circuit Court of the 9TH Judicial Circuit in and for Orange County, Florida, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and EMILE C GREGORY A/K/A EMILE GREGORY; JEANETTE E GREGORY; TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK; SILVER RIDGE HOMEOWNERS' ASSOCIATION, INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 5th day of MAY 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 16, SILVER RIDGE PHASE IV UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 11, PUBLIC RECORDS OF

ORANGE COUNTY, FLORIDA.
Property Address: 3860 WEETA-MOO CIR, 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 WITH THE CLERK 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: 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 this 4th day of April 2025.
By: /s/ MICHELLE MASON
Michelle Mason, Esq.
Bar Number: 864773

DELUCA LAW GROUP, PLLC
2101 NE 26th Street
Fort Lauderdale, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
23-05876
April 10, 17, 2025 25-00977W

PUBLISH YOUR LEGAL NOTICE

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

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

ORANGE COUNTY

--- ESTATES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000477-O
IN RE: ESTATE OF
JUDY ANN RILEY KILGORE
a/k/a JUDY RILEY KILGORE
a/k/a JUDY R KILGORE
a/k/a JUDY ANN KILGORE,
Deceased.

The administration of the estate of Judy Ann Riley Kilgore, deceased, whose date of death was November 20, 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. 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 April 10, 2025.

Personal Representative:
Verna Marie Travis
2600 Formosa Avenue
Orlando, Florida 32804

FAMILY FIRST FIRM
Counsel for Petitioner
Ryan Saboff, Esquire
Florida Bar Number: 1010852
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
Joseph K. Fabbri, Esquire
Florida Bar Number: 1022503
1030 W. Canton Ave., Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: ryan.saboff@fff.law
E-Mail: rebekah.davis@familyfirstfirm.com
E-Mail: joe.fabbri@familyfirstfirm.com
Secondary E-Mail: probate@familyfirstfirm.com
April 3, 10, 2025 25-00956W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001010-O
IN RE: ESTATE OF
MARGARET S. WEISS
Deceased.

The administration of the estate of Margaret S. Weiss, deceased, whose date of death was November 23, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 340, 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, 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 April 10, 2025.

Personal Representatives:
Harry J. Weiss, III
1806 Summerfield Rd
Winter Park, FL 32792
Jill Weiss Caruso
1142 Adair Park Place
Orlando, Florida 32804

Attorney for Personal Representatives:
/s/ David J. Akins
David J. Akins
Attorney
Florida Bar Number: 454338
Dean Mead Egerton
420 S. Orange Ave, Ste 700
Orlando, Florida 32801
Telephone: (407) 841-1200
Fax: (407) 423-1831
E-Mail: dakins@deanmead.com
Secondary E-Mail: probate@deanmead.com
April 10, 17, 2025 25-01004W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-000102-O
Division 09
IN RE: ESTATE OF
JEAN ELLEN HAYS
Deceased.

The administration of the estate of JEAN ELLEN HAYS, deceased, whose date of death was August 28, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 April 10, 2025.

Personal Representative:
/s/ Peggy Lynn Hered
Peggy Lynn Hered
2534 Shrewsbury Rd.
Orlando, Florida 32803

Attorney for Personal Representative:
/s/ Heather Kirson
HEATHER C. KIRSON
Attorney for Petitioner
Florida Bar Number: 0044359
The Elder Law Center of
Kirson & Fuller
1407 East Robinson Street
Orlando, Florida 32801
Telephone: (407) 422-3017/
Fax: (407) 730-7101
E-Mail: hkirson@kirsonfuller.com
Secondary E-Mail: knasca@kirsonfuller.com
April 10, 17, 2025 25-01006W

FIRST INSERTION

NOTICE OF ACTION - CUZTUX
IN THE COUNTY COURT OF THE
9TH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CC-023465-O
PEAK PROPERTY AND CASUALTY
INSURANCE CORPORATION,
Plaintiff,
v.

VILMA MARIELA TIUL,
DOMINGO RAMIRO
CUZTUX, LUCILA HERNANDEZ
PEREZ, KIMBERLY FRANCO
VELAZQUEZ, OHI WEST, INC.
d/b/a HEALTH CENTRAL
HOSPITAL OCOEE, CITY
OF OCOEE, FLORIDA, on behalf of
the OCOEE FIRE DEPARTMENT,
COMPLETE CARE CENTERS, LLC,
AND PERFECT CAR
CORPORATION,
Defendant(s).

To: Domingo Ramiro Cuztux, whose address is unknown.

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Corporation policy #11409309125 that was issued to Vilma Mariela Tiul on March 19, 2024

declared null and void from inception for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards assumed. You are further notified that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before 30 days from the first date of publication and file the original with the Clerk of the Court.

If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for four consecutive weeks in the Business Observer or similar publication with circulation in Orange County.

DATED on April 2nd, 2025.

Tiffany Moore Russell, Clerk of Courts
/s/ Lauren Scheidt
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
Apr. 10, 17, 24; May 1, 2025 25-00976W

FIRST INSERTION

NOTICE TO CREDITORS
(FORMAL ADMINISTRATION)
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 2024-CP-002463-O
IN RE: ESTATE OF:
KIMBERLY ARDIS CHIMBER
Deceased.

The Formal Administration of THE ESTATE OF KIMBERLY ARDIS CHIMBER, deceased, whose date of death was on or about May 9, 2024, is pending in the Ninth 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OF 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 having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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 the first publication of this notice is April 10, 2025.

AMY REGINA FAAS-MCKINLEY
Personal Representative
c/o BCS Legal, PLLC
BETHANY C. SZEWCZYK, ESQ.
Attorney for Personal Representative
1060 Woodcock Road
Orlando, FL 32803
Phone: (321) 234-5288
Email: law@bethanyesq.com
April 10, 17, 2025 25-00975W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
9TH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-005273-O

BRADFORD COVE MASTER
ASSOCIATION, INC, a Florida
non-profit Corporation,
Plaintiff, vs.
YUNELKIS REDONAVICH
PAISAN, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated April 2, 2025 entered in Civil Case No.: 2024-CA-005273-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Orlando, Florida, Foreclosure Sale will be held online via the Internet at www.myorangeclerk.com pursuant to Judgment or Order of the Court and Chapter 45, Florida Statutes, at 11:00 AM on JUNE 2, 2025 the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 93, BRADFORD COVE

PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE(S) 25 AND 26, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

A/K/A: 8010 WOODFARE COURT, ORLANDO, FL 32817.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
Dated: April 3, 2025.

/s/ Jared Block
Jared Block, Esq.
Fla. Bar No. 90297
Email: Jared@fclg.com
Florida Community Law Group, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Telephone (954) 372-5298
Facsimile (866) 424-5348
April 10, 17, 2025 25-00986W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001104
IN RE: ESTATE OF
BRIGIDA MEDINA
Deceased.

The administration of the estate of Brigida Medina, deceased, whose date of death was January 4th, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 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 first publication of this notice was or shall be: April 10, 2025

Personal Representative:
Wilbin Medina Gonzalez,
PO Box 38, Cheswold, DE 19936
/s/ Alexis A. Sitka, P. A.
Alexis A. Sitka, P. A.
Attorney for Personal Representative
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
April 10, 17, 2025 25-00985W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000928-O
IN RE: ESTATE OF
DARYL LEE ALLEN,
Deceased.

The administration of the estate of DARYL LEE ALLEN, deceased, whose date of death was December 19, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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: April 10, 2025.

INNOCENTKNEISIAH VIRGINIA
Personal Representative
3312 W. Colonial Drive, Apt. 132
Orlando, FL 32808
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
April 10, 17, 2025 25-01005W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
9TH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000186-O
IN RE: ESTATE OF
ELDON GEORGE GOLDING,
Deceased.

The administration of the estate of ELDON GEORGE GOLDING, deceased, whose date of death was July 2, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave #340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 10, 2025.

MARLENE GOLDING,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
April 10, 17, 2025 25-00973W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001005-O
Division Probate
IN RE: ESTATE OF
DAVID KANANEN
Deceased.

The administration of the estate of David Kananen, deceased, whose date of death was December 27, 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.

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 date of first publication of this notice is April 10, 2025.

Personal Representative:
Jennifer Cardinal
P.O. Box 560331
Orlando, Florida 32856
Attorney for Personal Representative
/s/ Elizabeth Bertrand
Elizabeth Bertrand, Esq.
E-mail Addresses:
elizabeth@palumboberttrand.com,
eservice@palumboberttrand.com,
Florida Bar No. 97814
Palumbo & Bertrand, P.A.
2500 S. Bumby Avenue
Orlando, Florida 32806
Telephone: (407) 960-2835
April 10, 17, 2025 25-00984W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1000
Division Probate
IN RE: ESTATE OF
WES VERNON JOHNSON
Deceased.

The administration of the estate of Wes Vernon Johnson, deceased, whose date of death was December 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.

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.

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 date of first publication of this notice is April 10, 2025.

Personal Representative:
Deborah Hall Johnson
4909 Headlee Drive
Orlando, Florida 32822
Attorney for Personal Representative
/s/ Elizabeth Bertrand
Elizabeth Bertrand, Esq.
E-mail Addresses:
elizabeth@palumboberttrand.com,
eservice@palumboberttrand.com,
Florida Bar No. 97814
Palumbo & Bertrand, P.A.
2500 S. Bumby Avenue
Orlando, Florida 32806
Telephone: (407) 960-2835
April 10, 17, 2025 25-01007W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000974-O
IN RE: ESTATE OF
ANDRE LUIZ MOLINARI,
Deceased.

The administration of the estate of Andre Luiz Molinari, deceased, whose date of death was October 8, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET

ORANGE COUNTY

--- SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2021-CA-010740-O
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff,
vs.
SECURED CAPITAL TRUST LLC, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF 2006OC-10720 LAND TRUST DATED SEPTEMBER 9, 2014; CYPRESS SPRINGS OWNERS ASSOCIATION INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 24, 2025 and entered in Case No. 2021-CA-010740-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and SECURED CAPITAL TRUST LLC, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF 2006OC-10720 LAND TRUST DATED SEPTEMBER 9, 2014; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CYPRESS SPRINGS OWNERS ASSOCIATION INC.; 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.MYORANGECLERK.REALFORECLOSE.COM, at 11:00

A.M., on April 23, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 25, OF CYPRESS SPRINGS TRACT 220, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE(S) 62 AND 63, 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 2nd day of April 2025.
 Marc Granger, Esq.
 Bar No.: 146870
 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.: 18-01139 JPC
 April 10, 17, 2025 25-00967W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2023-CA-002607-O
REVERSE MORTGAGE FUNDING LLC Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARCELINA ZAYAS AKA MARCELINA ZAYAS OROZCO, DECEASED, et. al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023-CA-002607-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARCELINA ZAYAS AKA MARCELINA ZAYAS OROZCO, DECEASED, et. al., are Defendants, Clerk of Circuit Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com, on May 27, 2025 at 11:00 AM, the following described property:
 UNIT 103 OF DEL REY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THERE-

OF, RECORDED IN OFFICIAL RECORDS BOOK 3497, PAGE 776, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, MUST FILE A CLAIM PER THE REQUIREMENTS SET FORTH IN FL STAT. 45.302.
 IMPORTANT
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk of the Court's disability coordinator at 425 N ORANGE AVENUE, ORLANDO, FL 32801, 407-836-2050, 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 7th day of April, 2025.
 By: Karissa Chin-Duncan, Esq.
 Florida Bar No. 98472
 GREENSPOON MARDER, LLP
 100 W. Cypress Creek Road, Suite 700
 Fort Lauderdale, FL 33309
 Telephone: (954) 491-1120
 Hearing Line: (888) 491-1120
 Facsimile: (954) 343-6982
 Email: gmforeclosure@gmlaw.com
 Email: Karissa.Chin-Duncan@gmlaw.com
 23-000034-01 / 58341.1695 / Jean Schwartz
 April 10, 17, 2025 25-01002W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011329 #39
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs.
LOH ET.AL., Defendant(s).
NOTICE OF ACTION
Count V
 To: MARK L. SURNOSKIE and JENNETTE C SURNOSKIE
 And all parties claiming interest by, though, under or against Defendant(s) MARK L. SURNOSKIE and JENNETTE C SURNOSKIE and all parties having or claiming to have any right, title or interest in the property herein described:
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
 WEEK/UNIT: 51/003127
 of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit

weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
 If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
 TIFFANY MOORE RUSSELL
 CLERK OF THE CIRCUIT COURT
 ORANGE COUNTY, FLORIDA
 3/28/25
 /s/ Charlotte Appline
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 April 10, 17, 2025 25-01014W

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. 2021-CA-009752-O
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
EFRAIN MIJON AND ARACELIA RAMOS, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 19, 2023, and entered in 2021-CA-009752-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and ARACELIA RAMOS; EFRAIN MIJON; HIWASSEE OAKS HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, 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 April 29, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 37, HIWASSEE OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 PAGE 9 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 7116 HIWASSEE OAK DR, 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 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 8 day of April, 2025.
 By: \S\ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 21-080730 - MaM
 April 10, 17, 2025 25-01018W

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY
CASE NO. 2024-CA-010370-O
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs.
J3 EQUITIES LLC, JAVIER SAUL LINARES, DOVER ESTATES HOMEOWNER'S ASSOCIATION, INC., FREQUENCY FRONTIERS LLC, FLOOR AND DÉCOR OUTLETS OF AMERICA, INC., JUAN FELIPE LOPEZ, UNKNOWN TENANT IN POSSESSION 1, and UNKNOWN TENANT IN POSSESSION 2, Defendants.
 To: JAVIER SAUL LINARES
 1115 Vermont Ave
 Saint Cloud, FL 34769
 JAVIER SAUL LINARES
 6925 Lake Ellenor Drive, Suite 625-A
 Orlando, FL 32809
 J3 EQUITIES LLC
 c/o Javier Saul Linares, as Registered Agent
 1115 Vermont Ave
 Saint Cloud, FL 34769
 J3 EQUITIES LLC
 c/o Javier Saul Linares, as Registered Agent
 6925 Lake Ellenor Drive, Suite 625-A
 Orlando, FL 32809
 LAST KNOWN ADDRESSES STAT-ED.
 YOU ARE HEREBY NOTIFIED

that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 17, BLOCK H, DOVER ESTATES THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 119 AND 120, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 PARCEL NUMBER: 04-23-30-2173-08-170
 has been filed against you and you are required to file a copy of your written defenses, if any, to it on Charles P. Gufford, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before _____ or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
 WITNESS my hand and seal of this Court this ___ day of 4/7, 2025.
 Tiffany Moore Russell
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 BY: /s/ Brian Williams
 Deputy Clerk
 Civil Court Seal
 425 North Orange Ave.
 Room 350
 Orlando, Florida 32801
 MCCALLA RAYMER LEIBERT PIERCE, LLC
 225 E. Robinson St. Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Email: AccountsPayable@mccalla.com
 24-10712FL
 April 10, 17, 2025 25-01017W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
 GENERAL JURISDICTION
 DIVISION
CASE NO. 2022-CA-006158-O
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
JASON J. MAHON, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 19, 2024, and entered in 2022-CA-006158-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JASON J. MAHON; ORANGE COUNTY, FLORIDA are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on May 01, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 83, AVALON PARK NORTHWEST VILLAGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 10 THRU 15 INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 Property Address: 13800 RED MANGROVE DRIVE, ORLANDO, FL 32828
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 IMPORTANT
 AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
 Dated this 8 day of April, 2025.
 By: \S\ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 22-044202 - MiM
 April 10, 17, 2025 25-01019W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011329 #39
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs.
LOH ET.AL., Defendant(s).
NOTICE OF ACTION
Count III
 To: ARTURO JOSE QUINTANA HERNANDEZ and ARACELIS COVA DE QUINTANA
 And all parties claiming interest by, though, under or against Defendant(s) ARTURO JOSE QUINTANA HERNANDEZ and ARACELIS COVA DE QUINTANA 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: 52/53/004214
 of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit

weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
 If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
 TIFFANY MOORE RUSSELL
 CLERK OF THE CIRCUIT COURT
 ORANGE COUNTY, FLORIDA
 3/28/25
 /s/ Charlotte Appline
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 April 10, 17, 2025 25-01012W

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
 CIVIL ACTION
CASE NO.: 2024-CA-007936-O
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-17CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-17CB, Plaintiff, vs.
RICHARD SCOTT BROWN, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to a In Rem Final Judgment of Foreclosure dated March 14, 2025, and entered in Case No. 2024-CA-007936-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which The Bank of New York Mellon Fka The Bank of New York, As Trustee For The Certificate Holders Of The CWALT, INC., Alternative Loan Trust 2007-17CB Mortgage Pass-Through Certificates, Series 2007-17CB, is the Plaintiff and Richard Scott Brown, Tradewinds a Metrowest Condominium Association, Inc., Metrowest Master Association, Inc., are defendants, the Orange County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.myorangeclerk.realforeclose.com, Orange County, Florida at 11:00am on the May 12, 2025 the following described property as set forth in said Final Judgment of Foreclosure:
 UNIT NO. 1317, OF THE TRADEWINDS, A METROWEST CONDOMINIUM, ACCORDING

TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 8476, PAGE 544, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND TOGETHER WITH ANY AMENDMENTS TO SAID DECLARATIONS.
 A/K/A 1069 S HIWASSEE RD ORLANDO FL 32835
 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 01 day of April, 2025.
 By: /s/ Silver Jade Bohn
 Florida Bar #95948
 Silver Jade ZBohn, Esq.
 ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 IN/24-025706
 April 10, 17, 2025 25-01009W

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-013207-O
CALIBER HOME LOANS, INC., Plaintiff, vs.
TOMMY REED, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 05, 2023, and entered in 2023-CA-013207-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and TOMMY REED; THE WAVERLY ON LAKE ELOA CONDOMINIUM 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 May 02, 2025, the following described property as set forth in said Final Judgment, to wit:
 UNIT 805, OF THE WAVERLY ON LAKE EOLA, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 7465, PAGE 4621, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
 Property Address: 322 E CENTRAL BLVD, ORLANDO, FL 32801

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 8 day of April, 2025.
 By: \S\ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 23-105609 - MaM
 April 10, 17, 2025 25-01021W



SAVE TIME

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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

ORANGE COUNTY

--- SALES / ACTIONS ---

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 CIVIL DIVISION
CASE NO.: 2022-CA-007157-O
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.
MASON W. HAVENER, et al.,
Defendants.
 NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated March 26, 2025, issued in and for Orange County, Florida, in Case No. 2022-CA-007157-O, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and MASON W. HAVENER, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK NATIONAL ASSOCIATION FOR CWHQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-J, DISCOVER BANK, UNKNOWN TENANT 1 N/K/A BRANDON HAVENER, UNKNOWN TENANT 2 N/K/A JACQUELINE HAVENER and BANK OF AMERICA are the Defendants.
 The Clerk of the Court, TIFFANY RUSSELL, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 30, 2025, at electronic sale beginning at 11:00 AM, at www.myorangeclerk.realforeclose.com the following-described real property as set forth in said Final Judgment of

Mortgage Foreclosure, to wit:
 LOT 7, FOREST OAKS UNIT II, PHASE III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 139 AND 140 OF THE PUBLIC RECORDS OR ORANGE COUNTY, FLORIDA
 Property Address: 513 Hager Drive, Ocoee, FL 34761
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
IMPORTANT
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: This 7th day of April, 2025.
 By: /s/ Matthew Klein
 Matthew B. Klein, Esq.
 Florida Bar No.: 73529
 E-Mail: E-Mail: Matthew@HowardLawFL.com
HOWARD LAW GROUP
 4755 Technology Way, Suite 104
 Boca Raton, FL 33431
 Telephone: (954) 893-7874
 Facsimile: (888) 235-0017
 Designated Service E-Mail: Pleadings@HowardLaw.com
 April 10, 17, 2025 25-01003W

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 2024-CA-008057-O
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-2,
Plaintiff, vs.
PETER SONZA; JOANN V. BELMONTE; BELLA NOTTE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.
 To the following Defendant(s): PETER SONZA (LAST KNOWN ADDRESS) 9126 VIA BELLA NOTTE ORLANDO, FLORIDA 32836 JOANN V. BELMONTE (LAST KNOWN ADDRESS) 9126 VIA BELLA NOTTE ORLANDO, FLORIDA 32836
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 79, OF BELLA NOTTE AT VIZCAYA PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGES 19 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
 A/K/A 9126 VIA BELLA NOTTE, ORLANDO, FLORIDA 32836
 has been filed against you and you are required to serve a copy of your written defenses, if any, to, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 8201 Peters Road, Suite 3000, Plantation, Florida, 33324 on or before 30 days from the first date of publication, 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 ___ day of 4/8, 2025.
TIFFANY MOORE RUSSELL
 As Clerk of the Court
 By: /s Brian Williams
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 Submitted by:
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 24-00969 NML
 April 10, 17, 2025 25-01016W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-011329 #39
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
LOH ET AL.,
Defendant(s).
NOTICE OF ACTION
Count IV
 To: BONNIE L. REED F/K/A BONNIE L. BAUER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BONNIE L. REED F/K/A BONNIE L. BAUER
 And all parties claiming interest by, though, under or against Defendant(s) BONNIE L. REED F/K/A BONNIE L. BAUER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BONNIE L. REED F/K/A BONNIE L. BAUER 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:
 37/004030
 of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
 If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
 3/28/25
 /s/ Charlotte Appline
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 April 10, 17, 2025 25-01013W

FIRST INSERTION

NOTICE OF SALE AS TO:
 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-005298-O #35
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
LESLIE ET AL.,
Defendant(s).

COUNT	DEFENDANTS	WEEK /UNIT
1	FAGAN LESLIE MELLA MOREEN LESLIE ALBERT R. DAWKINS	22/082325

Notice is hereby given that on 5/13/25 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 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.
 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. 2024-CA-005298-O #35.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATED this 8th day of April, 2025.
 Jerry E. Aron, Esq.
 Attorney for Plaintiff
 Florida Bar No. 02360101
 JERRY E. ARON, PA
 801 Northpoint Parkway, Suite 64
 West Palm Beach, FL 33407
 Telephone (561) 478-0511
 jaron@aronlaw.com
 mevans@aronlaw.com
 April 10, 17, 2025 25-01010W

FIRST 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. 2024-CA-005423-O
ATHENE ANNUITY AND LIFE COMPANY,
Plaintiff,
vs.
GETOLDER LLC; MARCO ANTONIO BAZOBERRY GARCIA; NEIDA MONICA BAZOBERRY GARCIA; THE GROVE RESORT AND SPA HOTEL CONDOMINIUM II ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 27, 2025 and entered in Case No. 2024-CA-005423-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein ATHENE ANNUITY AND LIFE COMPANY is Plaintiff and MARCO ANTONIO BAZOBERRY GARCIA; NEIDA MONICA BAZOBERRY GARCIA; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; GETOLDER LLC; THE GROVE RESORT AND SPA HOTEL CONDOMINIUM II ASSOCIATION, INC.; 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.MYORANGECLERK.COM, at 11:00 A.M., on April 29, 2025, the following described property as set forth in said Final Judgment, to wit:
 UNIT 2604 OF THE DECLARATION OF CONDOMINIUM OF THE GROVE RESORT AND SPA HOTEL CONDOMINIUM II, AS RECORDED UNDER INSTRUMENT NO. 20190396158, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THERETO.
 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 2nd day of April 2025.
 Marc Granger, Esq.
 Bar. No.: 146870
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 24-00672 SM, LLC
 April 10, 17, 2025 25-00969W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-011329 #39
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
LOH ET AL.,
Defendant(s).
NOTICE OF ACTION
Count I
 To: FRANK C.H. LOH and ROSALIND G.L. LOH and DALE L. LOH and all parties claiming interest by, though, under or against Defendant(s) FRANK C.H. LOH and ROSALIND G.L. LOH and DALE L. LOH and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property:
WEEK/UNIT:
 44/004021
 of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
 If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
 3/28/25
 /s/ Charlotte Appline
 Deputy Clerk
 Civil Division
 425 N. Orange Avenue
 Room 350
 Orlando, Florida 32801
 April 10, 17, 2025 25-01011W

FIRST 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.
2019-CA-014309-O
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff,
vs.
EINEIDA RODRIGUEZ; UNKNOWN SPOUSE OF EINEIDA RODRIGUEZ; PEPPER MILL COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to an Order resccheduling Foreclosure Sale filed December 30, 2024 and entered in Case No. 2019-CA-014309-O, of the Circuit Court of the 9th 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 Plaintiff and EINEIDA RODRIGUEZ; UNKNOWN SPOUSE OF EINEIDA RODRIGUEZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; PEPPER MILL COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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.MYORANGECLERK.COM, at 11:00 A.M., on April 30, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 372, PEPPERMILL SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 111 & 112, 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 2nd day of April 2025.
 Marc Granger, Esq.
 Bar. No.: 146870
 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.: 19-01795 PHH
 April 10, 17, 2025 25-00968W

FIRST 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.: 2024-CA-002241-O
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
MICHAEL J THOMPSON A/K/A MICHAEL THOMPSON,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 25th day of March 2025, and entered in Case No. : 2024-CA-002241-O, of the Circuit Court of the 9TH Judicial Circuit in and for Orange County, Florida, NATIONSTAR MORTGAGE LLC, is the Plaintiff and MICHAEL J THOMPSON A/K/A MICHAEL THOMPSON, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 14th day of MAY 2025, the following described property as set forth in said Final Judgment, to wit:
 BEGIN 249 FEET SOUTH OF THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 27 EAST; RUN THENCE EAST 50 FEET; THENCE SOUTH 15 FEET; THENCE EAST 220 FEET; THENCE SOUTH 100.61 FEET TO A POINT 300 FEET NORTH OF THE SOUTH LINE OF THE SAID NW 1/4 OF THE NW 1/4 OF THE NE 1/4; THENCE 270 FEET WEST ALONG A LINE PARALLEL WITH AND 300 FEET NORTH OF THE SOUTH LINE OF THE SAID NW 1/4 OF THE NW 1/4 OF THE NE 1/4 TO THE WEST LINE OF SAID NW 1/4 OF THE NW 1/4 OF THE NE 1/4; THENCE NORTH 115.37 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION DESCRIBED IN RIGHT -OF -WAY AGREEMENT RECORDED IN O.R. BOOK 2901, PAGE 40, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 Property Address: 3913 HOLLY CT MOUNT DORA, FL 32757
 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 WITH THE CLERK 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: 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 this 4th day of April 2025.
 By: /s/ MICHELLE MASON
 Michelle Mason, Esq.
 Bar Number: 864773
DELUCA LAW GROUP, PLLC
 2101 NE 26th Street
 Fort Lauderdale, FL 33305
 PHONE: (954) 368-1311 |
 FAX: (954) 200-8649
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 service@delucalawgroup.com
 23-05942
 April 10, 17, 2025 25-00978W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 2024-CA-006497-O
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWTAL, INC., ALTERNATIVE LOAN TRUST 2006-OA11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA11,
Plaintiff, vs.
DAVID CARTER A/KA DAVID ALAN CARTER; UNKNOWN SPOUSE OF DAVID CARTER A/KA DAVID ALAN CARTER; JOHN HUNT; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 20th day of March 2025, and entered in Case No. : 2024-CA-006497-O, of the Circuit Court of the 9TH Judicial Circuit in and for Orange County, Florida, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWTAL, INC., ALTERNATIVE LOAN TRUST 2006-OA11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA11, is the Plaintiff and DAVID CARTER A/KA DAVID ALAN CARTER; UNKNOWN SPOUSE OF DAVID CARTER A/KA DAVID ALAN CARTER; JOHN HUNT; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 20th day of MAY 2025, the following described property as set forth in said Final Judgment, to wit:
 THE SOUTH 31.25 FEET OF THE EAST 200 FEET OF LOT 1 AND THE EAST 200 FEET OF THE NORTH 78.5 FEET OF LOT2, RED GATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 Property Address: 2266 RED GATE RD, 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 WITH THE CLERK 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: 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 this 4th day of April 2025.
 By: /s/ Michael V. Supple, Esq.
 Michael V. Supple, Esq.
 Bar Number: 92080
DELUCA LAW GROUP, PLLC
 2101 NE 26th Street
 Fort Lauderdale, FL 33305
 PHONE: (954) 368-1311 |
 FAX: (954) 200-8649
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 service@delucalawgroup.com
 24-06310
 April 10, 17, 2025 25-00979W

ORANGE
COUNTY

-- SALES --

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	Interest/Points/Contract #
JACQUELINE NATALIA AGUILAR and ALBERTO MOISES AGUILAR 2803 CHRISTIE DR RUSKIN, FL 33570 2926 LONG RIFLE DR WIMAUMA, FL 33598 STANDARD Interest(s) / 100000 Points, contract # 6985966 CINTHIA G. ALANIS and CHRISTIAN ALEXIS ALANIS 324 SPRINGFIELD DR. CHATSWORTH, GA 30705 STANDARD Interest(s) / 50000 Points, contract # 6955110 JEREMIAH AMBROSE 6693 US HIGHWAY 231 UTICA, KY 42376 STANDARD Interest(s) / 150000 Points, contract # 7005962 RANDY L. ANDERSON and SAMANTHA G. GONZALEZ 728 GR AVE APT 102 WAUKEGAN, IL 60085 26181 W LAKEVIEW AVE, INGLESDIE, IL 60041 STANDARD Interest(s) / 100000 Points, contract # 6615391 LATONYA E. BAILEY and KEVIN ALLEN CUTLER 9102 DELAIRE LING RD, PHILADELPHIA, PA 19114 313 HAMPDEN RD APT B, UPPER DARBY, PA 19082 STANDARD Interest(s) / 75000 Points, contract # 6927802 JOSE ALFREDO BANEGAS TURCIOS 8604 OAKDALE ST, FORT WASHINGTON, MD 20744 STANDARD Interest(s) / 100000 Points, contract # 6861290 NATASHA M. BELT 14245 S MARQUETTE AVE, CHICAGO, IL 60633 STANDARD Interest(s) / 70000 Points, contract # 6952487 RODNEY HAMZA BEY, II and TIARA RENEE JUDD 9414 SWALLOW TAIL LN, CHARLOTTE, NC 28269 STANDARD Interest(s) / 100000 Points, contract # 6927509 JACKIE LEIGH BROOKS and MATTHEW CRAIG BROOKS 3718 MIDDLEBORO RD PITTSBURGH, PA 15234 900 PUNTA GORDA AVE EAST MCKEESPORT, PA 15035 STANDARD Interest(s) / 75000 Points, contract # 6998016 TIYANA JOYCE BROWN and CESAR JOSE SANTIAGO-BERMUDEZ 3719 OHIO AVE APT 14, TAMPA, FL 33611 99 CEDAR ST APT 58D, NORWICH, CT 06360 STANDARD Interest(s) / 150000 Points, contract # 6908111 DONQUEA NICOLE BROWN 109 FERN WAY, GLASSPORT, PA 15045-1355 STANDARD Interest(s) / 50000 Points, contract # 6993365 BRITTNEY DANIELLE BROWN 5540 N HAVERHILL RD APT 53, WEST PALM BEACH, FL 33407 STANDARD Interest(s) / 125000 Points, contract # 6802427 RACHAEL ANNE BULLARD 2006 WYOTTE PL 206, KANSAS CITY, MO 64108 200 DELAWARE ST APT 106, KANSAS CITY, MO 64105 STANDARD Interest(s) / 50000 Points, contract # 6885018 LINDA JEAN BYRD 45426 36TH ST E LANCASTER, CA 93535 STANDARD Interest(s) / 80000 Points, contract # 7019868 NYDIA B. CABRERA and MICHAEL CONCEPCION CABRERA 45 FAIRVIEW AVE FL 2, NORTH PLAINFIELD, NJ 07060 528 GROVE ST, DUNELLEN, NJ 08812 STANDARD Interest(s) / 100000 Points, contract # 6856905 JANET MCEACHIN CALVIN and GARY LEE MCCALL 2607 MARTIN LUTHER KING JR DR LUMBERTON, NC 28358 512 CHERRY LN LUMBERTON, NC 28358 STANDARD Interest(s) / 100000 Points, contract # 6991992 VALERIA VANESSA CARRILLO 4189 W KENTUCKY AVE, DENVER, CO 80219 STANDARD Interest(s) / 110000 Points, contract # 7004058 DANIELLE NICOLE CARRINGTON 179 SEDGEWICK AVE, STRATFORD, CT 06615 STANDARD Interest(s) / 75000 Points, contract # 6984465 LYNN DENISE CHANDLER 1504 EASTBROOK DR MCKINNEY, TX 75071 STANDARD Interest(s) / 85000 Points, contract # 7019828 TIMOTHY CLARK CHAPMAN and AMANDA DENISE CHAPMAN 186 DESIREE DR, DUNLAP, TN 37373 STANDARD Interest(s) / 100000 Points, contract # 6948496 AJALI WANJHIA WAJOROGE CHEGE and LENISE SARANN CHEGE 12530 HAWKS NEST LN, GERMANTOWN, MD 20876 STANDARD Interest(s) / 425000 Points, contract # 6608287 ISABEL ROSEANNE CONNER and VICTAVIOUS DEQUAN JOHNSON 561 LORIE LN CLARKSVILLE, TN 37042 1349 ABBY LOU DR CLARKSVILLE, TN 37040 STANDARD Interest(s) / 100000 Points, contract # 6995353 MALIK DAVID COOPER and CHARMAINE CHAMPAGNE COOPER 3013 HIGH RIGGER DR, NASHVILLE, TN 37217 STANDARD Interest(s) / 220000 Points, contract # 6910568 MARCOS CORDERO SUAREZ and DAYANA BADIA DIAZ 1414 LANIER POINT PL, KISSIMMEE, FL 34746 STANDARD Interest(s) / 300000 Points, contract # 6862096 ALEJRO CORDOVA LUNA 89 PEACH ST, BRENTWOOD, TN 11717 STANDARD Interest(s) / 200000 Points, contract # 6875344 ANDRES CORTEZ and JENNIFER MURTAGH CORTEZ 12834 LAKE CONROE HILLS DR, WILLIS, TX 77318 STANDARD Interest(s) / 200000 Points, contract # 6861561 JOSE GUADALUPE CRESPO BUENDIA 805 MADIERA DR, SHOREWOOD, IL 60404 STANDARD Interest(s) / 50000 Points, contract # 6848232 KIMBERLY M. DAVENPORT and TIMOTHY A. COLLINS 3432 MONTE CARLO DR AUGUSTA, GA 30906 324 SAINT REWS DR AUGUSTA, GA 30909 STANDARD Interest(s) / 75000 Points, contract # 6914015 MICHELLE A. DEMPSEY and AQUILA PERIS DEMPSEY 51 WESTWOOD AVE, EAST LONGMEADOW, MA 01028 SIGNATURE Interest(s) / 45000 Points, contract # 6905263 PAUL DESCARTES and MEOCHI S. LOVETT 22 BAY SPRING PL, PALM COAST, FL 32137 4600 E MOODY BLVD BLDG 7L, BUNNELL, FL 32110 STANDARD Interest(s) / 75000 Points, contract # 6883864 TOYA MONIQUE DIAS ABEYGUNAWARDENA and DUMINDA S. DIAS ABEYGUNAWARDENA 38318 DEBONAIR WAY, PALMDALE, CA 93552 STANDARD Interest(s) / 75000 Points, contract # 6954135 SIDNEY C. DOVE 155 S OTTAWA ST, JOLIET, IL 60436 STANDARD Interest(s) / 30000 Points, contract # 6876335 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 DORTHINE EDWARDS and WILLIE FRANK EDWARDS 13209 E 38TH ST, TULSA, OK 74134 STANDARD Interest(s) / 200000 Points, contract # 6663410 ROGER PAUL ERIKSEN and LORI ANN ERIKSEN 607 FOREST ST APT 1 KALAMAZOO, MI 49008 5224 GREEN MEADOW RD KALAMAZOO, MI 49009 STANDARD Interest(s) / 100000 Points, contract # 7019434 CHRISTOPHER ANDREW FABELA 502 WILCHESTER ST, SAN ANTONIO, TX 78220 STANDARD Interest(s) / 100000 Points, contract # 6973012 JAIME KAOHU TSUNEO FITCHETT 1177 ALA KIPA ST APT 405 HONOLULU, HI 96819 STANDARD Interest(s) / 50000 Points, contract # 6993109 MARION QUINDELL FULLER and JOAN YVETTE MEADOWS-FULLER 237 LAUBERGE CT LEHIGH ACRES, FL 33936 618 HICKORY CHAPEL RD HIGH POINT, NC 27260 STANDARD Interest(s) / 75000 Points, contract # 6990185 BRASHAWNA LERAE FUNDERBURG PO BOX 115233, ATLANTA, GA 30310 STANDARD Interest(s) / 100000 Points, contract # 6861234 SHANNON ALISA GALLAGHER and SHAWN PAUL SWEENEY 4240 GROVE CT VIRGINIA BEACH, VA 23462 108 WILLOW BEND DR, LYNCHBURG, VA 24502 STANDARD Interest(s) / 150000 Points, contract # 6989516 YOLANDA DENISE GARDNER and DWIGHT LABARRON TURNER 707 SHADOW LN, PRATTVILLE, AL 36066 STANDARD Interest(s) / 100000 Points, contract # 6973593 ALAN S. GENUNG, JR. and JENNA C. GENUNG 36 PINE ST, NEWTON, NJ 07860 STANDARD Interest(s) / 100000 Points, contract # 6809892 LACRETIA NICOLE GEORGE and JAMES LEE HARRISON, III 1613 JULIAN ST, LAUREL, MS 39440 STANDARD Interest(s) / 60000 Points, contract # 6838828 KATELYN ROSE GODINEZ and LUCIO ULYSSES GODINEZ, 2515 W SAN ANTONIO ST APT 6307 NEW BRAUNFELS, TX 78130 STANDARD Interest(s) / 30000 Points, contract # 6998729 ZORAIDA GOMEZ and MIGUEL DELEON, JR. 540 FAVA DR, VINEL, NJ 08360 STANDARD Interest(s) / 100000 Points, contract # 6898773 ANGELA ROSA GONZALEZ and CABAN ALEXIS ALVARADO CINTRON PO BOX 184, AGUIRRE, PR 00704 STANDARD Interest(s) / 175000 Points, contract # 6782410 RAUL GONZALEZ ROMERO and REINA BUCIO SANCHEZ-GONZALEZ 870 STATE HIGHWAY 173 S BERA, TX 78003 259 BROKEN SPUR RD, BERA, TX 78003 STANDARD Interest(s) / 150000 Points, contract # 6838584 DIAMOND CHARELLE GRAY and RYNE AUSTIN HILL and ALBERTHA MARIE GRAY 2202 AUBIN LN APT 802, BATON ROUGE, LA 70816 2028 OLD HAMMOND HWY APT B, BATON ROUGE, LA 70816, STANDARD Interest(s) / 100000 Points, contract # 6911185 WAYNE EARL GRIFFIN and LASHONDA HORTON GRIFFIN 791 RUNNING BROOK LN, RURAL HALL, NC 27045 1619 E WRIGHT RD, GREENVILLE, NC 27858 STANDARD Interest(s) / 50000 Points, contract # 6974451 KYLIE LYNN HAITHCOX and JAMES LOUIS SAYLOR, JR. 1805 WOODHAVEN DR APT 5, FORT WAYNE, IN 46819 1406 HURD ST, FORT WAYNE, IN 46803 STANDARD Interest(s) / 60000 Points, contract # 6809747 RAY A. HANNON and APRIL SAMANTHA HANNON 7902 US HWY 522 S, MC VEY TOWN, PA 17051 STANDARD Interest(s) / 75000 Points, contract # 6961691 LATASHA HARDEN and GARY ROBERT MOODY 8219 NW 12TH CT, MIAMI, FL 33147 10970 NW 14TH AVENUE, MIAMI, FL 33167 STANDARD Interest(s) / 50000 Points, contract # 6967486 RALPH MILTON HARE 54 NAPLES RD, STAFFORD, VA 22554 STANDARD Interest(s) / 100000 Points, contract # 6993483 HOPE M. HARRIS 508 CIRCLE DR, UNIVERSITY PARK, IL 60484-2903 STANDARD Interest(s) / 50000 Points, contract # 6968797 BENJAMIN MICHAEL HARRISON 8721 ELM AVE, RAYTOWN, MO 64138 STANDARD Interest(s) / 150000 Points, contract # 6913856 BRETT MICHAEL HAYDEN and ASHLI R. HAYDEN 20602 BCR 832, MARBLE HILL, MO 63764 1800 W HARVEST CIR # A PERRYVILLE, MO 63775 STANDARD Interest(s) / 50000 Points, contract # 6921067 DENISE MARCELL HINES 22114 HALL RD, WOODHAVEN, MI 48183 STANDARD Interest(s) / 50000 Points, contract # 6988346 CALEB ANTHONY HOELSCHER and CHELSIE LYNN NICHOLS 14731 ANTARES DR, WILLIS, TX 77318 STANDARD Interest(s) / 75000 Points, contract # 6689613 MATTHEW LEE HOSKINS and MONICA LYNN HOSKINS 205 CHAPLIN RD BLOOMFIELD, KY 40008 1595 N SAINT FRANCIS RD LORETTO, KY 40037 STANDARD Interest(s) / 200000 Points, contract # 6878655 WALTER R HUMPHRIES 18 S PARKER AVE APT 201 INDIANAPOLIS, IN 46201 STANDARD Interest(s) / 100000 Points, contract # 7000595 EDWARD LEE JENKINS and SHERITA DENISE JENKINS 13320 WARWICK BLVD, NEWPORT NEWS, VA 23602 1170 WILLOW GREEN DR, NEWPORT NEWS, VA 23602 100 LAYDON WAY STE 3A, YORKTOWN, VA 23692-3198 STANDARD Interest(s) / 150000 Points, contract # 6998933 VALTON VAN JENNINGS and JUANA JEANETTE JENNINGS and EVERETT VAN JENNINGS 1585 COUNTY ROAD 2300, SULPHUR SPRINGS, TX 75482 STANDARD Interest(s) / 105000 Points, contract # 6926569 QUINN KENNETH JOHNSON and KHADIJAH AALIYA JOHNSON 12104 SWEET CLOVER DR SILVER SPRING, MD 20904 STANDARD Interest(s) / 200000 Points, contract # 6928186 JUDITH DONALDSON JOHNSON 419 STONEY CREEK RIDGE DR, MC GREGOR, TX 77657-4160 SIGNATURE Interest(s) / 500000 Points, contract # 6990887 NIKKI DENISE JOHN-SON-RANSOM and JAMES MICHAEL RANSOM, II 3015 SCOTTSDALE DR, KILLEEN, TX 76543 SIGNATURE Interest(s) / 50000 Points, contract # 6999319 DWIGHT FITZGERALD JOSEPH 657 NEW JERSEY AVE APT 1 BROOKLYN, NY 11207 STANDARD Interest(s) / 75000 Points, contract # 7005774 PAULA NEZRA JOSEPH 3505 56TH PL, HYATTSVILLE, MD 20784 STANDARD Interest(s) / 50000 Points, contract # 6955727 BRITTNEY RAE KOHL and JONATHAN HAROLD KOHL 1687 N STATE ROUTE 49 CRESCENT CITY, IL 60928 STANDARD Interest(s) / 150000 Points, contract # 6907089 ABBY N. LATIMER and NICHOLAS D. LATIMER 805 S 1ST AVE, CANTON, IL 61520 241 W VINE ST, NORRIS, IL 61553 SIGNATURE Interest(s) / 50000 Points, contract # 6999016 CHRIS ANN LESSLY 1709 N DENVER DR, MARION, IN 46952 STANDARD Interest(s) / 100000 Points, contract # 6928240 SHANIKA SHANTELE LEVERETTE A/K/A NIKA LEVERETTE, 5885 EDENFIELD RD APT 02, JACKSONVILLE, FL 32277 3117 N LIBERTY ST, JACKSONVILLE, FL 32206-2216 STANDARD Interest(s) / 30000 Points, contract # 6922867 LACREASHA B. LEVY and HERBERT DARRELL LEVY 1002 CARR ST APT D, SAINT LOUIS, MO 63101 3044 ROLLA PL, SAINT LOUIS, MO 63115 STANDARD Interest(s) / 50000 Points, contract # 6787016 MELISSA A. MACK 17 JALEN RD, NEW IPSWICH, NH 03071 SIGNATURE Interest(s) / 100000 Points, contract # 6856975 TONI LYNN MARLETT and PHILLIP STEVEN MARLETT, JR. 5206 W SOUTHERN AVE, INDIANAPOLIS, IN 46241 STANDARD Interest(s) / 50000 Points, contract # 6908732 LASHONDA HILEY MATHIS and DERRICK DURAND MATHIS A/K/A DERRICK MATHIS, SR. 101 ATLANTIC AVE BLDG 2C, FORT VALLEY, GA 31030 105 WOODSDALE DR, WARNER ROBINS, GA 31088 STANDARD Interest(s) / 40000 Points, contract # 6841304 LIANET MAY NOA HANNDY DIAZ SARDINAS 8522 N HIGH AVE, TAMPA, FL 33604 STANDARD Interest(s) / 150000 Points, contract # 6849502 DIESHA MONIQUE MCALLISTER A/K/A ROMAL DARRYL BRADLEY MCALLISTER A/K/A DM 2400 OLD MILTON PKWY UNIT 206, ALPHARETTA, GA 30009 STANDARD Interest(s) / 200000 Points, contract # 6998007 ANN MARIE MCCOY 393 OXEN HILL CT, ROYAL PALM BEACH, FL 33411 STANDARD Interest(s) / 150000 Points, contract # 6805255 SHARI BELFONTE MCDONALD and JERRY MARCUS ELIJAH HENDERSON 633 W MINE ST, ASHEBORO, NC 27205 1013 MARTIN LUTHER KING JR DR, ASHEBORO, NC 27203 STANDARD Interest(s) / 100000 Points, contract # 6953110 MINDY SUE MCFARLAND and LARRY LEE LONGORIA 1017 RICHL CREEK AVE, ELKINS, AR 72727 STANDARD Interest(s) / 150000 Points, contract # 6883264 CRYSTAL MARIE MCMILLAN 8500 TRINITY VISTA TRAIL, HURST, TX 76053 4109 N OAK AVE, BROKEN ARROW, OK 74012-0750 STANDARD Interest(s) / 50000 Points, contract # 6998485 ASHLEY DOROTHY MENDALL and DAMIAN MICHAEL DANANGO 10 SATURN CT, SAINT HELENA ISL, SC 29920 STANDARD Interest(s) / 75000 Points, contract # 6663893 ANDRE LAVON MLLIGAN 8850 DORCHESTER RD APT 722, NORTH CHARLESTON, SC 29420-7353 SIGNATURE Interest(s) / 45000 Points, contract # 7007583 JESSICA KATHLEEN MITCHELL 1112 S JEFFERSON ST APT 1, MUNNIE, IN 47302 SIGNATURE Interest(s) / 45000 Points, contract # 6967951 CHRISTINE ELIZABETH MOORE and RYAN JAMES MOORE 5056 INSHORE LING DR, APOLLO BEACH, FL 33572 STANDARD Interest(s) / 500000 Points, contract # 6905460 DARLENE ELIZABETH MOORE-PARKER and ROBERT LEE PARKER A/K/A ROBERT L PARKER SR 8413 MCGIRTS VILLAGE LN, JACKSONVILLE, FL 32210 7400 POWERS AVE APT 487, JACKSONVILLE, FL 32217 STANDARD Interest(s) / 35000 Points, contract # 6618858 RICARDO MORENO and CHRISTINA MORENO 167 STATE HIGHWAY 173 S, HONDO, TX 78861 1309 19TH ST, HONDO, TX 78861 SIGNATURE Interest(s) / 300000 Points, contract # 6968258 YVETTE OCASIO 4946 W BELDEN ST, CHICAGO, IL 60639 STANDARD Interest(s) / 250000 Points, contract # 6985602 DARELL L. PALMER 3501 W TOPEKA DR, GLENDALE, AZ 85308 STANDARD Interest(s) / 50000 Points, contract # 6991069 JAMEKIA NATAE PARSON MICHAEL JEROME CANNON 717 OAKCREST DR ROANOKE, AL 36274 STANDARD Interest(s) / 50000 Points, contract # 6986013 GARRICK KENNARD PAYTON and NATASHA DANIELLE PAYTON 278 WILLY MAE RD MURFREESBORO, TN 37129 278 WILLY MAE RD MURFREESBORO, TN 37129 STANDARD Interest(s) / 100000 Points, contract # 6826435 ERIKA DENISE PEDEN 4388 W 7TH PL APT 3A, MERRILLVILLE, IN 46410 STANDARD Interest(s) / 100000 Points, contract # 6928905 JAMES M PETERS and LISA MICHELLE KERRY 9417 SALLY WAY, ALVARADO, TX 76009 9417 SALLY WAY ALVARADO, TX 76009, , STANDARD Interest(s) / 350000 Points, contract # 6990095 AARON ELIJAH PRESLEY PO BOX 8173 WARNER ROBINS, GA 31095 SIGNATURE Interest(s) / 45000 Points, contract # 6994354 SHEENA MARIE QUICK 410 N MCNAIR ST, MAXTON, NC 28364 STANDARD Interest(s) / 150000 Points, contract # 6898995 MARCO A. RAMIREZ MASCORRO 1551 YUCCA DR APT 1, DALLAS, TX 75217 STANDARD Interest(s) / 500000 Points, contract # 6879104 MARCO A. RAMIREZ MASCORRO 1551 YUCCA DR APT 1, DALLAS, TX 75217 STANDARD Interest(s) / 250000 Points, contract # 6913346 MARIAN REID and WILLIS FORTSON, III 2748 TREADWAY DR, DECATUR, GA 30034 STANDARD Interest(s) / 50000 Points, contract # 6913722 RICHARD P. ROBINSON and CARMELETTA ROBINSON 653 E 240TH ST, BRONX, NY 10470 STANDARD Interest(s) / 150000 Points, contract # 6849152 ROOSEVELT MARELL ROSE 3364 WELLER AVE BATON ROUGE, LA 70805 STANDARD Interest(s) / 150000 Points, contract # 6991443 JENNIFER MICHELLE SHARPS 7235 MEDALLION DR, LAN- SING, MI 48917 STANDARD Interest(s) / 150000 Points, contract # 6858525 SHERRI LYNN SMITH 7920 COUNTY CLUB DR APT 5, SACHSE, TX 75048 STANDARD Interest(s) / 50000 Points, contract # 6923024 MILETTE JENELL SMITH and TODD ROSHAWN BYERS A/K/A TODD ROSHAWN SMITH 4165 CUB DR, MAIDEN, NC 28650 STANDARD Interest(s) / 150000 Points, contract # 6855412 ASHLEY MCKAY SORDELET and NICHOLAS LEE SORDELET 13187 HALEN HILL CT, FORT WAYNE, IN 46818 STANDARD Interest(s) / 30000 Points, contract # 6858318 CHRISTOPHER DAVID STALEY and CHARITI LEA DANYEL STALEY 626 MAIN ST, OSAGE CITY, KS 66523 704 MAIN ST, OSAGE CITY, KS 66523 STANDARD Interest(s) / 100000 Points, contract # 6956327 THOMAS H. STORY, SR and MARGUERITE ELIZABETH FUCHS 114 E WAKEFIELD AVE SIKESTON, MO 63801 PO BOX 130 SIKESTON, MO 63801 STANDARD Interest(s) / 150000 Points, contract # 6858953 HOWARD O. STOUFFER and TIFFANY NICOLE STOUFFER 122 ANN CT, LANCASTER, OH 43130 5317 CINCINNATI ZANESVILLE RD NE LANCASTER, OH 43130 SIGNATURE Interest(s) / 70000 Points, contract # 7020055 TAMIRUL JOY TARVER and TRAVIS ANTONIO RUFFIN 3146 PECAN LAKE DR APT 202, MEMPHIS, TN 38115 STANDARD Interest(s) / 300000 Points, contract # 6985678 EDWARD W. TAYLOR, III and JUANITA G. WOODS PO Box 1841, HAMMOND, LA 70404 2411 WOOD ST, MONROE, LA 71201 STANDARD Interest(s) / 50000 Points, contract # 6879638 ROBIN AN- NETTE THURSTON 912 44TH ST WEST PALM BEACH, FL 33407 STANDARD Interest(s) / 300000 Points, contract # 6993381 JESUS JAIME TORRES SALAZAR and ERICA JIMENEZ MARTINEZ 455 BISSONNET, DALLAS, TX 75217 STANDARD Interest(s) / 200000 Points, contract # 6911864 BETTY BARTLETT UNDERWOOD 2463 TUCKER MILL RD SW, CONYERS, GA 30094 STANDARD Interest(s) / 200000 Points, contract # 6661943 MILDRED VEGA LISSETTE GOMEZ PO BOX 1084, VEGA BAJA, PR 00694 STANDARD Interest(s) / 100000 Points, contract # 6855117 JEREMY JOHN WALLACE and MONICA JUSTICE WALLACE 6170 HOWE ST, GROVES, TX 77619 STANDARD Interest(s) / 75000 Points, contract # 6841655 JILLIAN NICOLE WASHINGTON and EDWARD D. BOND 18573 MEADOW LN HAZEL CREST, IL 60429 STANDARD Interest(s) / 150000 Points, contract # 7019739 NICHOLAS KARANA- JA WATHIGO 4840 NELMS LN NE, ROANOKE, VA 24019 SIGNATURE Interest(s) / 330000 Points, contract # 6860000 LUIS FRANCISCO WAYMAN, JR. 11404 MARIN DR CLERMONT, FL 34711 STANDARD Interest(s) / 105000 Points, contract # 7006604 GINNIE LYNN WELSH, A/K/A GINNIE WELSH HAYES JOSEPH H. HAYES 8353 S BAINBRIDGE RD, TUCSON, AZ 85747 6027 S JAKEMP TRL, TUCSON, AZ 85747 STANDARD Interest(s) / 150000 Points, contract # 6984747 TARA MICHELLE WESLEY and EDWARD C. TUNSTALL 50 CHESWOLD BLVD APT 2D, NEWARK, DE 19713 STANDARD Interest(s) / 60000 Points, contract # 6985986 JOANN WHITE WHITAKER 10611 TARA DAWN CIR, PENSACOLA, FL 32534 STANDARD Interest(s) / 50000 Points, contract # 6875130 JOSEPH KENNEDY WILLIAMS 521 TOBY EXT, AIKEN, SC 29801-9569 STANDARD Interest(s) / 50000 Points, contract # 6818837 AR- CHIE A. WILSON and RICHLINE SAPOLICIA WILSON 8249 SPRUCE MEADOWS DR, FORT WORTH, TX 76244 STANDARD Interest(s) / 100000 Points, contract # 6955816 NADINE FRANCES WODARCZYK and TIMOTHY J. HAYES and SHAUN A. LONGORIA 7502 W 58TH PL APT 1, SUMMIT ARGO, IL 60501 5222 LARAMIE CT OAK FOREST, IL 60452 9041 PEBBLE BEACH LN ORL PARK, IL 60462 STANDARD Interest(s) / 300000 Points, contract # 6991637 ANNA MARIE WOLFRAM and MAURINDIA JENICE MAY WOLFRAM 1695 KOCH DR, FLORISSANT, MO 63033 SIGNATURE Interest(s) / 45000 Points, contract # 7020787 ANNA MARIE WOLFRAM 1695 KOCH DR, FLORISSANT, MO 63033 STANDARD Interest(s) / 150000 Points, contract # 6994920 ROBERT BERNARD WRIGHT and JR. ADRIANE NICOLE WRIGHT 2309 MILL POND RD SE, LUDOWICI, GA 31316 SIGNATURE Interest(s) / 50000 Points, contract # 6811108 HERMANDEZ ALONZO ROBERTO WYNN 405 CRAWFORDVILLE RD, UNION POINT, GA 30669 STANDARD Interest(s) / 100000 Points, contract # 6923874 JOHN EDWARD YARBRA 3046 S PALM DR, SLIDELL, LA 70458 STANDARD Interest(s) / 60000 Points, contract # 6835062 ANASTASIA CHERIE YOPP 138 87TH ST, NEWINGTON, CT 06111 STANDARD Interest(s) / 200000 Points, contract # 6826275 DANIEL B. YORDANOV and GIEDRE VASILIAUSKIENE PO BOX 130 GARFIELD, NJ 07026 252 RIVER DR APT 2, GARFIELD, NJ 07026 STANDARD Interest(s) / 75000 Points, contract # 6998689 MARYANN YOUNG 2518 WOOD MARSH RD, SENECA FALLS, NY 13148 STANDARD Interest(s) / 200000 Points, contract # 6876401		

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

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Orange County, Florida, as stated below:

Owner Name	Mtg.-Orange County Clerk of Court Book/Page/Document #	Amount Secured by Mortgage	Per Diem
JACQUELINE NATALIA AGUILAR and ALBERTO MOISES AGUILAR 20230642770 \$ 14,777.12 \$ 5.43 CINTHIA G. ALANIS and CHRISTIAN ALEXIS ALANIS 20230406989 \$ 14,189.18 \$ 5.64 JEREMIAH AMBROSE 20240063377 \$ 28,246.36 \$ 11.29 RANDY L. ANDERSON and SAMANTHA G. GONZALEZ 20190187599 \$ 10,751.20 \$ 3.39 LATONYA E. BAILEY and KEVIN ALLEN CUTLER 20230141747 \$ 17,570.13 \$ 6.81 JOSE ALFREDO BANEGAS TURCIOS 20220169944 \$ 19,681.97 \$ 7.66 NATASHA M. BELT 20230355108 \$ 17,853.96 \$ 7.15 RODNEY HAMZA BEY, II and TIARA RENEE JUDD 20230112042 \$ 24,595.97 \$ 9.53 JACKIE LEIGH BROOKS and MATTHEW CRAIG BROOKS 20240097090 \$ 19,526.06 \$ 7.79 TIYANA JOYCE BROWN and CESAR JOSE SANTIAGO-BERMUDEZ 202400614304 \$ 30,590.38 \$ 11.91 DONQUEA NICOLE BROWN 20240052197 \$ 13,603.26 \$ 5.35 BRITTNEY DANIELLE BROWN 2022010037674 \$ 20,735.43 \$ 8.06 RACHAEL ANNE BULLARD 202202099161 \$ 11,913.92 \$ 4.28 LINDA JEAN BYRD 20240128198 \$ 22,877.13 \$ 9.16 NYDIA B. CABRERA MICHAEL CONCEPCION CABRERA 20220415828 \$ 20,692.59 \$ 7.37 JANET MCEACHIN CALVIN GARY LEE MCCALL 20240084370 \$ 22,857.79 \$ 9.14 VALERIA VANESSA CARRILLO 20240080734 \$ 25,339.88 \$ 10.21 DANIELLE NICOLE CARRINGTON 20230713560 \$ 19,415.89 \$ 7.76 LYNN DENISE CHANDLER 20240144316 \$ 24,388.76 \$ 9.73 TIMOTHY CLARK CHAPMAN and AMANDA DENISE CHAPMAN 20230174150 \$ 25,527.46 \$ 9.51 AJALI WANJHIA WAJOROGE CHEGE and LENISE SARANN CHEGE 20190190479 \$ 83,326.19 \$ 25.98 ISABEL ROSEANNE CONNER and VICTAVIOUS DEQUAN JOHNSON 20240708471 \$ 22,523.51 \$ 8.98 MALIK DAVID COOPER and CHARMAINE CHAMPAGNE COOPER 20220610620 \$ 42,382.17 \$ 15.44 MARCOS CORDERO SUAREZ and DAYANA BADIA DIAZ 20220164935 \$ 58,358.83 \$ 21.20 ALEJRO CORDOVA LUNA 20220767867 \$ 23,436.29 \$ 8.85 ANDRES CORTEZ and JENNIFER MURTAGH CORTEZ 20220195681 \$ 36,508.08 \$ 14.16 JOSE GUADALUPE CRESPO BUENDIA 20210704461 \$ 14,241.15 \$ 5.23 KIMBERLY M. DAVENPORT and TIMOTHY A. COLLINS 20220644736 \$ 19,048.38 \$ 7.22 MICHELLE A. DEMPSEY and AQUILA PERIS DEMPSEY 20220546865 \$ 15,011.89 \$ 5.86 PAUL DESCARTES and MEOCHI S. LOVETT 20220412425 \$ 17,213.88 \$ 6.65 TOYA MONIQUE DIAS ABEYGUNAWARDENA and DUMINDA S. DIAS ABEYGUNAWARDENA 20230212659 \$ 18,509.22 \$ 7.51 SIDNEY C. DOVE 20220237791 \$ 8,577.80 \$ 3.28 MARCUS BERTR DYER and CANDICE MARIE THOMAS A/K/A CANDICE T THOMAS 20210545187 \$ 17,504.48 \$ 6.50 DORTHINE EDWARDS and WILLIE FRANK EDWARDS 20190278295 \$ 14,407.31 \$ 4.98 ROGER PAUL ERIKSEN and LORI ANN ERIKSEN 20240130662 \$ 22,179.58 \$ 8.85 CHRISTOPHER ANDREW FABELA 20230727984 \$ 21,681.69 \$ 8.66 JAIME KAOHU TSUNEO FITCHETT 20230735004 \$ 14,824.64 \$ 5.94 MARION QUINDELL FULLER and JOAN YVETTE MEADOWS-FULLER 20230635464 \$ 19,080.48 \$ 7.68 BRASHAWNA LERAE FUNDERBURG 20220180990 \$ 14,976.36 \$ 5.65 SHANNON ALISA GALLAGHER and SHAWN PAUL SWEENEY 20240020384 \$ 29,255.14 \$ 11.94 YOLANDA DENISE GARDNER and DWIGHT LABARRON TURNER 20230645855 \$ 22,803.00 \$ 9.13 ALAN S. GENUNG, JR. JENNA C. GENUNG 20210079293 \$ 18,328.33 \$ 7.10 LACRETIA NICOLE GEORGE and JAMES LEE HARRISON, III 20210566522 \$ 13,669.53 \$ 5.33 KATELYN ROSE GODINEZ and LUCIO ULYSSES GODINEZ 20240090112 \$ 8,274.01 \$ 3.13 ZORAIDA GOMEZ and MIGUEL DELEON, JR. 20220413205 \$ 22,958.56 \$ 7.56 ANGELA ROSA GONZALEZ CABAN and ALEXIS ALVARADO CINTRON 20200348516 \$ 34,251.89 \$ 11.15 RAUL GONZALEZ ROMERO and REINA BUCIO SANCHEZ-GONZALEZ and BUCIO SANCHEZ-GONZALEZ 20210636825 \$ 25,175.82 \$ 9.70 DIAMOND CHARELLE GRAY and RYNE AUSTIN HILL and ALBERTHA MARIE GRAY 20220690722 \$ 19,216.95 \$ 7.55 WAYNE EARL GRIFFIN and LASHONDA HORTON GRIFFIN 20230607638 \$ 14,755.55 \$ 5.91 KYLIE LYNN HAITHCOX and JAMES LOUIS SAYLOR, JR. 20210136770 \$ 13,847.43 \$ 5.21 RAY A. HANNON and APRIL SAMANTHA HANNON 20230548546 \$ 19,208.34 \$ 7.64 LATASHA HARDEN and GARY ROBERT MOODY 20230408614 \$ 13,739.39 \$ 5.47 RALPH MILTON HARE 20230657300 \$ 22,383.34 \$ 8.95 HOPE M. HARRIS 20230606445 \$ 13,183.78 \$ 5.33 BENJAMIN MICHAEL HARRISON 20220699956 \$ 27,811.18 \$ 10.76 BRETT MICHAEL HAYDEN and ASHLI R. HAYDEN 20230039434 \$ 14,459.45 \$			

ORANGE COUNTY

--- SALES ---

ZAR and ERICA JIMENEZ MARTINEZ 20220626336 \$ 34,980.46 \$ 13.54 BETTY BARTLETT UNDERWOOD 20190244456 \$ 17,013.95 \$ 5.88 MILDRED VEGA and LISSETTE GOMEZ 20220038251 \$ 18,231.22 \$ 7.11 JEREMY JOHN WALLACE and MONICA JUSTICE WALLACE 20210673460 \$ 16,195.78 \$ 6.29 JILLIAN NICOLE WASHINGTON and EDWARD D. BOND 20240129787 \$ 30,243.28 \$ 12.07 NICHOLAS KARANJA WATHIGO 20220114648 \$ 83,433.82 \$ 32.20 LUIS FRANCISCO WAYMAN, JR. 20240137541 \$ 24,569.08 \$ 9.84 GINNIE LYNN WELSH, A/K/A GINNIE WELSH HAYES JOSEPH H. HAYES 20240082700 \$ 30,877.77 \$ 12.28 TARA MICHELLE WESLEY and EDWARD C. TUNSTALL 20240020948 \$ 16,485.63 \$ 6.63 JOANN WHITE WHITAKER 20220198439 \$ 13,543.65 \$ 5.24 JOSEPH KENNEDY WILLIAMS 20210468222 \$ 13,126.33 \$ 4.75 ARCHIE A. WILSON and RICHLINE SAPO-LUCIA WILSON 20230261356 \$ 20,491.80 \$ 8.20 NADINE FRANCES WODARCZYK and TIMOTHY J. HAYES and SHAUN A. LONGORIA 20240096237 \$ 22,919.68 \$ 9.14 ANNA MARIE WOLFRAM and MAURINDIA JENICE MAY WOLFRAM 20240147710 \$ 16,335.11 \$ 6.52 ANNA MARIE WOLFRAM 20240074979 \$ 34,888.78 \$ 13.95 ROBERT BERNARD WRIGHT, JR. ADRIANE NICOLE WRIGHT 20210048315 \$ 14,629.70 \$ 5.67 HERMANDEZ ALONZO ROBERTO WYNN 20230165963 \$ 20,927.44 \$ 8.10 JOHN EDWARD YARBRA 20210508406 \$ 13,622.33 \$ 5.30 ANASTASIA CHERIE YOPP 20210492524 \$ 40,894.52 \$ 13.60 DANIEL B. YORDANOV and GIEDRE VASILIAUSKIENE 20240090115 \$ 19,274.32 \$ 7.73 MARYANN YOUNG 20220306427 \$ 20,107.63 \$ 7.81

Notice is hereby given that on May 6, 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 AFFLIANT SAITH NAUGHT.

Sworn to and subscribed before me this April 1, 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

April 10, 17, 2025

25-00989W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION

CASE NO. 2022-CA-007740-O BANK OF AMERICA, N.A.,

Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHNNIE M. ADAMS, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN PUR-

suant to a Final Judgment of Foreclosure dated February 27, 2025, and entered in 2022-CA-007740-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein ONITY LOAN ACQUISITION TRUST 2024-HB2 is the Plaintiff and ISALIAH SMITH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHNNIE M. ADAMS, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICKIE ADAMS-WARE, DECEASED; JACQUELINE ADAMS; UNKNOWN

SPOUSE OF JACQUELINE D. ADAMS; MELISSA ADAMS; JAMES ADAMS; UNKNOWN SPOUSE OF JAMES ADAMS; THE UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AUDREY MCARTHUR; UNKNOWN SPOUSE OF AUDREY MCARTHUR; SHANICE WRIGHT; UNKNOWN SPOUSE OF SHANICE WRIGHT; SHEILITHA ADAMS; UNKNOWN SPOUSE OF SHEILITHA ADAMS 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 April 29, 2025,

the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 12, RICHMOND HEIGHTS, UNIT #3, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 1826 AARON AVENUE, ORLANDO, FL 32811

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT. If you are a person with a disabili-

ty 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 8 day of April, 2025.

By: \s\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-050516 - SaR April 10, 17, 2025 25-01020W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2023-CA-016643-O

DIVISION: Circuit Civil

REEF PRIVATE CREDIT LLC, fka REEF-PCG LLC, a Utah limited liability company, as agent of certain lenders

Plaintiff vs.

CBPW CORPORATION, a Nevada corporation; DAVID TOWNSEND, an individual; WSCC DEVELOPMENT LLC, a Florida limited liability company; FRERC COMMUNITY DEVELOPMENT DISTRICT; and ALL OTHER PARTIES OCCUPYING OR IN POSSESSION OF ANY PART OF THE LAND AT THE DATE OF THE FILING OF THE NOTICE OF LIS PENDENS.

Defendant.

NOTICE is hereby given that, pursuant to the Agreed Final Judgment of Foreclosure entered on March 27, 2025, in the above-referenced case pending in the Circuit Court in the Ninth Judicial Circuit in and for Orange County, Florida, the Clerk of Circuit Court, whose name is Tiffany Moore Russell (the "Clerk"), will sell to the highest and best bidder for cash via electronic sale beginning at 11:00 A.M. on May 12, 2025, at www.myorangeclerk.realforeclose.com/, the following property described in Exhibit "A" attached hereto, situated in Orange County, Florida, including the buildings, appurtenances, and fixtures located therein as set forth in the Agreed Final Judgment of Foreclosure. Exhibit "A"

Legal Description

The North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 22 South, Range 28 East, Orange County, Florida, less the South 1.96 chains and less the North 311.25 feet of the East 140 feet of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 22 South, Range 28 East.

TOGETHER WITH the East one-half of Richmond Avenue vacated by Resolution recorded February 23, 1999 in Official Records Book 5689, Page 830, Public Records of Orange County, Florida, lying Westerly and contiguous to subject property. LESS AND EXCEPT the following 3 parcels:

That certain property conveyed to FRERC Community Development District, a local unit of special-purpose government, in that certain Special Warranty Deed, recorded January 24, 2020 as Official Records Document No. 20200049358, Public Records of Orange County, Florida, more particularly described as follows: PARCEL 1 (Roadways):

COMMENCE AT THE NORTHEAST CORNER OF TRACT "C", OCOEE TOWN CENTER - PHASE 1, AS RECORDED IN PLAT BOOK 77, PAGES 37 THROUGH 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE N00°33'50"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST, A DISTANCE OF 237.47 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2661, PAGE 1643, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°38'56"W ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 140.02 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE N00°33'50"W ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 261.28 FEET FOR THE POINT OF BEGINNING OF PART "I"; THENCE N89°38'56"W A DISTANCE OF 68.18 FEET TO A POINT

HEREBY DESIGNATED AS POINT "A"; THENCE CONTINUE N89°38'56"W A DISTANCE OF 763.69 FEET TO A POINT HEREBY DESIGNATED AS POINT "B"; THENCE CONTINUE N89°38'56"W A DISTANCE OF 289.92 FEET; THENCE S83°21'20"W A DISTANCE OF 38.20 FEET TO A POINT HEREBY DESIGNATED AS POINT "C"; THENCE CONTINUE S83°21'20"W A DISTANCE OF 30.17 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE N00°31'16"W ALONG SAID WEST LINE, A DISTANCE OF 58.33 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE S89°38'56"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, A DISTANCE OF 1,189.75 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2661, PAGE 1643; THENCE S00°33'50"E ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.

THENCE RETURN TO SAID POINT "A" FOR THE POINT OF BEGINNING OF PART "I"; THENCE S89°38'56"E A DISTANCE OF 60.00 FEET; THENCE S00°30'21"W A DISTANCE OF 79.59 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTH-WESTERLY, HAVING A RADIUS OF 118.00 FEET, A CHORD BEARING OF S46°50'24"W, A CHORD DISTANCE OF 170.72 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°40'06", A DISTANCE OF 190.85 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, A CHORD BEARING OF S72°45'33"W, A CHORD DISTANCE OF 43.25 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°49'48", A DISTANCE OF 44.18 FEET TO A POINT OF TANGENCY; THENCE S52°20'39"W A DISTANCE OF 101.23 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, A CHORD BEARING OF S35°14'05"W, A CHORD DISTANCE OF 36.48 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°13'08", A DISTANCE OF 37.03 FEET TO A POINT OF TANGENCY; THENCE S18°07'31"W A DISTANCE OF 135.04 FEET TO A POINT HEREBY DESIGNATED AS POINT "D"; THENCE N89°56'30"W A DISTANCE OF 75.10 FEET; THENCE N39°30'01"E A DISTANCE OF 31.24 FEET; THENCE N18°07'31"E A DISTANCE OF 129.27 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 122.00 FEET, A CHORD BEARING OF N35°14'05"E, A CHORD DISTANCE OF 71.78 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°13'08", A DISTANCE OF 72.86 FEET TO A POINT OF TANGENCY; THENCE N52°20'39"E A DISTANCE OF 101.23 FEET TO A POINT OF CURVATURE ON

A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 122.00 FEET, A CHORD BEARING OF N72°45'33"E, A CHORD DISTANCE OF 85.11 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°49'48", A DISTANCE OF 86.94 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTH-WESTERLY, HAVING A RADIUS OF 58.00 FEET, A CHORD BEARING OF N46°50'24"E, A CHORD DISTANCE OF 83.91 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°40'06", A DISTANCE OF 93.81 FEET TO A POINT OF TANGENCY; THENCE N00°30'21"E A DISTANCE OF 79.43 FEET TO THE POINT OF BEGINNING OF PART "II".

THENCE RETURN TO SAID POINT "B" FOR THE POINT OF BEGINNING OF PART "III"; THENCE S00°00'00"E A DISTANCE OF 399.97 FEET; THENCE N90°00'00"W A DISTANCE OF 60.00 FEET; THENCE N00°00'00"W A DISTANCE OF 400.33 FEET; THENCE S89°38'56"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF PART "III". THENCE RETURN TO SAID POINT "C" FOR THE POINT OF BEGINNING OF PART "IV"; THENCE S00°31'16"W A DISTANCE OF 465.56 FEET; THENCE N89°56'30"W A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE N00°31'16"W ALONG SAID WEST LINE, A DISTANCE OF 462.03 FEET; THENCE N83°21'20"E A DISTANCE OF 30.17 FEET TO THE POINT OF BEGINNING OF PART "IV". THENCE RETURN TO SAID POINT "D" FOR THE POINT OF BEGINNING OF PART "V"; THENCE S18°07'31"W A DISTANCE OF 5.55 FEET; THENCE S39°30'01"W A DISTANCE OF 83.80 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C", OCOEE TOWN CENTER - PHASE 1; THENCE N89°56'30"W ALONG SAID NORTH LINE, A DISTANCE OF 812.21 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE N00°31'16"W ALONG SAID WEST LINE, A DISTANCE OF 35.00 FEET; THENCE S89°56'30"E A DISTANCE OF 118.51 FEET; THENCE N81°08'12"E A DISTANCE OF 134.73 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF N41°20'46"E, A CHORD DISTANCE OF 63.57 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°09'06", A DISTANCE OF 65.65 FEET TO A POINT OF NON-TANGENCY; THENCE S90°00'00"E A DISTANCE OF 60.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF S47°06'36"E, A CHORD DISTANCE OF 49.61 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°37'25", A DISTANCE OF 50.56 FEET TO A POINT OF NON-TANGENCY; THENCE S89°56'30"E A DISTANCE OF 477.58 FEET TO THE POINT

OF BEGINNING OF PART "V". PARCEL 2 (Bldg AB): A PORTION OF THE FOLLOWING PARCEL OF LAND: THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 1.96 CHAINS. ALSO, LESS AND EXCEPT THE NORTH 311.25 FEET OF THE EAST 140 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST.

TOGETHER WITH THE EAST 1/2 OF VACATED RICHMOND AVENUE, LYING WESTERLY AND CONTIGUOUS TO SUBJECT PROPERTY, BY VIRTUE OF RESOLUTION NO. 99-08 RECORDED FEBRUARY 23, 1999 IN OFFICIAL RECORDS BOOK 5689, PAGE 830, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-EAST CORNER OF TRACT "C", OCOEE TOWN CENTER - PHASE 1, AS RECORDED IN PLAT BOOK 77, PAGES 37 THROUGH 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE N89°56'30"W ALONG THE NORTH LINE OF SAID TRACT "C" AND ITS WESTERLY EXTENSION A DISTANCE OF 1094.23 FEET; THENCE NORTH A DISTANCE OF 85.49 FEET FOR A POINT OF BEGINNING; THENCE N45°00'00"W A DISTANCE OF 16.05 FEET; THENCE N45°00'00"E A DISTANCE OF 5.05 FEET; THENCE N45°00'00"W A DISTANCE OF 22.80 FEET; THENCE WEST A DISTANCE OF 7.62 FEET; THENCE NORTH A DISTANCE OF 10.07 FEET; THENCE WEST A DISTANCE OF 30.22 FEET; THENCE SOUTH A DISTANCE OF 27.59 FEET; THENCE WEST A DISTANCE OF 32.87 FEET; THENCE NORTH A DISTANCE OF 28.24 FEET; THENCE WEST A DISTANCE OF 38.60 FEET; THENCE SOUTH A DISTANCE OF 11.03 FEET; THENCE WEST A DISTANCE OF 13.96 FEET; THENCE NORTH A DISTANCE OF 9.80 FEET; THENCE WEST A DISTANCE OF 32.98 FEET; THENCE SOUTH A DISTANCE OF 32.94 FEET; THENCE S45°00'00"W A DISTANCE OF 4.93 FEET; THENCE WEST A DISTANCE OF 25.03 FEET; THENCE NORTH A DISTANCE OF 373.24 FEET; THENCE EAST A DISTANCE OF 29.82 FEET; THENCE SOUTH A DISTANCE OF 43.09 FEET; THENCE EAST A DISTANCE OF 19.69 FEET; THENCE NORTH A DISTANCE OF 30.69 FEET; THENCE EAST A DISTANCE OF 43.19 FEET; THENCE SOUTH A DISTANCE OF 26.32 FEET; THENCE EAST A DISTANCE OF 22.01 FEET; THENCE NORTH A DISTANCE OF 32.40 FEET; THENCE EAST A DISTANCE OF 29.42 FEET; THENCE SOUTH A DISTANCE OF 30.51 FEET; THENCE EAST A DISTANCE OF 29.85 FEET; THENCE NORTH A DISTANCE OF 15.24 FEET; THENCE N45°00'00"E A DISTANCE OF 21.02 FEET; THENCE S45°00'00"E A DISTANCE OF 11.02 FEET; THENCE N45°00'00"E A DISTANCE OF 13.78 FEET; THENCE S45°00'00"E A DISTANCE OF 16.94 FEET; THENCE S45°00'00"W A DISTANCE OF 28.11 FEET;

THENCE SOUTH A DISTANCE OF 17.13 FEET; THENCE WEST A DISTANCE OF 15.51 FEET; THENCE SOUTH A DISTANCE OF 23.30 FEET; THENCE EAST A DISTANCE OF 30.97 FEET; THENCE SOUTH A DISTANCE OF 30.87 FEET; THENCE WEST A DISTANCE OF 30.83 FEET; THENCE SOUTH A DISTANCE OF 20.67 FEET; THENCE EAST A DISTANCE OF 28.83 FEET; THENCE SOUTH A DISTANCE OF 25.55 FEET; THENCE WEST A DISTANCE OF 26.15 FEET; THENCE SOUTH A DISTANCE OF 21.94 FEET; THENCE EAST A DISTANCE OF 13.30 FEET; THENCE SOUTH A DISTANCE OF 23.37 FEET; THENCE WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH A DISTANCE OF 23.38 FEET; THENCE EAST A DISTANCE OF 15.17 FEET; THENCE SOUTH A DISTANCE OF 24.60 FEET; THENCE WEST A DISTANCE OF 14.73 FEET; THENCE SOUTH A DISTANCE OF 22.68 FEET; THENCE EAST A DISTANCE OF 30.60 FEET; THENCE SOUTH A DISTANCE OF 27.47 FEET; THENCE WEST A DISTANCE OF 31.67 FEET; THENCE SOUTH A DISTANCE OF 17.97 FEET; THENCE EAST A DISTANCE OF 13.48 FEET; THENCE SOUTH A DISTANCE OF 18.23 FEET; THENCE S45°00'00"E A DISTANCE OF 28.36 FEET; THENCE S45°00'00"W A DISTANCE OF 4.61 FEET; THENCE S45°00'00"E A DISTANCE OF 10.74 FEET; THENCE S45°00'00"W A DISTANCE OF 17.90 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (Bldg CJ): A PORTION OF THE FOLLOWING PARCEL OF LAND: THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 1.96 CHAINS. ALSO, LESS AND EXCEPT THE NORTH 140 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST. TOGETHER WITH THE EAST 1/2 OF VACATED RICHMOND AVENUE, LYING WESTERLY AND CONTIGUOUS TO SUBJECT PROPERTY, BY VIRTUE OF RESOLUTION NO. 99-08 RECORDED FEBRUARY 23, 1999 IN OFFICIAL RECORDS BOOK 5689, PAGE 830, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-EAST CORNER OF TRACT "C", OCOEE TOWN CENTER - PHASE 1, AS RECORDED IN PLAT BOOK 77, PAGES 37 THROUGH 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE N89°56'30"W ALONG THE NORTH LINE OF SAID TRACT "C" AND ITS WESTERLY EXTENSION A DISTANCE OF 923.84 FEET; THENCE NORTH A DISTANCE OF 107.76 FEET FOR A POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 51.45 FEET; THENCE EAST A DISTANCE OF 16.57 FEET; THENCE NORTH A DISTANCE OF 74.50 FEET; THENCE WEST A DISTANCE OF 32.56 FEET; THENCE NORTH A DISTANCE OF 47.98 FEET; THENCE EAST A DISTANCE OF 32.56 FEET; THENCE NORTH A DISTANCE OF 141.56 FEET; THENCE EAST A DISTANCE

OF 82.28 FEET; THENCE NORTH A DISTANCE OF 46.90 FEET; THENCE WEST A DISTANCE OF 15.14 FEET; THENCE NORTH A DISTANCE OF 22.50 FEET; THENCE EAST A DISTANCE OF 402.80 FEET; THENCE NORTH A DISTANCE OF 4.11 FEET; THENCE EAST A DISTANCE OF 25.23 FEET; THENCE SOUTH A DISTANCE OF 61.77 FEET; THENCE WEST A DISTANCE OF 10.52 FEET; THENCE SOUTH A DISTANCE OF 27.86 FEET; THENCE WEST A DISTANCE OF 26.22 FEET; THENCE SOUTH A DISTANCE OF 3.81 FEET; THENCE WEST A DISTANCE OF 42.68 FEET; THENCE SOUTH A DISTANCE OF 69.47 FEET; THENCE WEST A DISTANCE OF 7.83 FEET; THENCE SOUTH A DISTANCE OF 38.96 FEET; THENCE WEST A DISTANCE OF 72.01 FEET; THENCE S18°00'00"W A DISTANCE OF 16.74 FEET; THENCE SOUTH A DISTANCE OF 40.18 FEET; THENCE EAST A DISTANCE OF 9.38 FEET; THENCE SOUTH A DISTANCE OF 12.92 FEET; THENCE WEST A DISTANCE OF 36.30 FEET; THENCE SOUTH A DISTANCE OF 6.82 FEET; THENCE WEST A DISTANCE OF 31.16 FEET; THENCE SOUTH A DISTANCE OF 78.73 FEET; THENCE WEST A DISTANCE OF 27.41 FEET; THENCE SOUTH A DISTANCE OF 6.37 FEET; THENCE WEST A DISTANCE OF 7.84 FEET; THENCE SOUTH A DISTANCE OF 20.43 FEET; THENCE WEST A DISTANCE OF 19.94 FEET; THENCE NORTH A DISTANCE OF 18.27 FEET; THENCE WEST A DISTANCE OF 11.22 FEET; THENCE NORTH A DISTANCE OF 10.14 FEET; THENCE WEST A DISTANCE OF 27.24 FEET; THENCE NORTH A DISTANCE OF 23.80 FEET; THENCE WEST A DISTANCE OF 20.47 FEET; THENCE SOUTH A DISTANCE OF 23.80 FEET; THENCE WEST A DISTANCE OF 40.42 FEET; THENCE NORTH A DISTANCE OF 23.80 FEET; THENCE WEST A DISTANCE OF 20.34 FEET; THENCE SOUTH A DISTANCE OF 23.80 FEET; THENCE WEST A DISTANCE OF 87.81 FEET; THENCE SOUTH A DISTANCE OF 34.19 FEET; THENCE WEST A DISTANCE OF 26.51 FEET TO THE POINT OF BEGINNING.

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 9th day of April 2025.

/s/ Andrew J. McBride Andrew J. McBride, Esq. Florida Bar No. 67973 Allison N. Nelson, Esq. Florida Bar No. 1049314

ADAMS AND REESE LLP 100 N Tampa Street, Suite 4000 Tampa, Florida 33602 Tel: 813-227-5548 Andrew.McBride@arlaw.com Allison.Nelson@arlaw.com Lisa.D'Angelo@arlaw.com Counsel for Plaintiff April 10, 17, 2025 25-01024W

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2024-CA-009558-O
OPPORTUNITY ZONE INVESTMENT GROUP, LLC, a Florida limited liability company and 28 STREET OP ZONE INVESTMENTS, LLC, a Florida limited liability company, Plaintiffs, vs. LEGACY INVESTMENT AND DEVELOPMENT GROUP, LLC, a Florida limited liability company and LIBERTY CONSULTING LLC, a Florida limited liability company, Defendants.
Notice is given that pursuant to the Final Judgment of Foreclosure dated March 25, 2025, in Case No.: 2024-CA-009558-O of the Circuit Court in and for ORANGE County, Florida, wherein OPPORTUNITY ZONE INVESTMENT GROUP, LLC, and 28 STREET OP ZONE INVESTMENTS, LLC, are the Plaintiffs and LEGACY INVESTMENT AND DEVELOPMENT GROUP, LLC and LIBERTY CONSULTING LLC, is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., ONLINE at www.myorangelclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes on April 30, 2025, the following described property set forth in the Final Judgment of Foreclosure:
Lots 3 and 4, Block A, FIRST AD-

DITION TO CALHOUN'S SUB-DIVISION, according to the plat thereof, as recorded in Plat Book "P", Page 21, of the Public Records of Orange County, Florida.
And
Lots 3 and 4, Block 12, CLARK'S ADDITION TO THE TOWN OF LAKE MAITLAND, according to the map or plat thereof as recorded in Plat Book A, Page 133, Public Records of Orange County, Florida, LESS the road right of way.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRATION AT 425 N. ORANGE AVENUE, ROOM 2130, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 836-2303 WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS DOCUMENT. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771.
DATED: March 27, 2025
By: /s/ Laura Cooper
Laura Cooper, Esquire
Florida Bar No.: 10227
The Law Office of Laura M. Cooper, P.A.
301 N. Pine Meadow Dr.
DeBary, FL 32713
Tel: (407) 602-4128
April 3, 10, 2025 25-00915W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011328 #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. BABOOLAL et al., Defendant(s).
NOTICE OF ACTION
Count VII
To: SHARON HENSON and all parties claiming interest by, though, under or against Defendant(s) SHARON HENSON 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:
28/004341
of 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 , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3.14.25
Brian Williams
Deputy Clerk
425 N Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00906W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011328 #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. BABOOLAL et al., Defendant(s).
NOTICE OF ACTION
Count VI
To: KHALID A FALIH and all parties claiming interest by, though, under or against Defendant(s) KHALID A FALIH 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:
30/4269
of 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 , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3.14.25
Brian Williams
Deputy Clerk
425 N Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00905W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011397 #40
CASCADE FUNDING LP SERIES 11
Plaintiff, vs. BARCAS et al., Defendant(s).
NOTICE OF ACTION
Count V
To: KRISTI RAI EASTIN WILLIAMS A/K/A KRISTI EASTIN WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KRISTI RAI EASTIN WILLIAMS A/K/A KRISTI EASTIN WILLIAMS and all parties claiming interest by, though, under or against Defendant(s) KRISTI RAI EASTIN WILLIAMS A/K/A KRISTI EASTIN WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KRISTI RAI EASTIN WILLIAMS A/K/A KRISTI EASTIN WILLIAMS 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 45000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/S/ Nancy Garcia,
3.19.2025
DEPUTY CLERK
April 3, 10, 2025 25-00896W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011397 #40
CASCADE FUNDING LP SERIES 11
Plaintiff, vs. BARCAS et al., Defendant(s).
NOTICE OF ACTION
Count VI
To: NASARIO GUERRERO and MARY ELLEN RUIZ AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY ELLEN RUIZ and all parties claiming interest by, though, under or against Defendant(s) NASARIO GUERRERO and MARY ELLEN RUIZ AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY ELLEN RUIZ and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property:
STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 200000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/S/ Nancy Garcia,
3.19.2025
DEPUTY CLERK
April 3, 10, 2025 25-00897W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011397 #40
CASCADE FUNDING LP SERIES 11
Plaintiff, vs. BARCAS et al., Defendant(s).
NOTICE OF ACTION
Count IV
To: TREVELYAN MELESINA DAVIS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF TREVELYAN MELESINA DAVIS AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF TREVELYAN MELESINA DAVIS and all parties claiming interest by, though, under or against Defendant(s) TREVELYAN MELESINA DAVIS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF TREVELYAN MELESINA DAVIS and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property:
STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/S/ Nancy Garcia,
3.19.2025
DEPUTY CLERK
April 3, 10, 2025 25-00895W

SECOND INSERTION

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 24-CA-000715-O #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. EPPLE ET AL., Defendant(s).
COUNT DEFENDANTS Type/Points/Contract#
XII STEVE O. SANDERSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF STEVE O. SANDERSON STANDARD / 100000 / 6632283
XIV RUBEN ALBERTO VANDER WERF MARIA DE LOURDES LOBATO MOLINO DE VANDER WERF STANDARD / 35000 / 6859099
Notice is hereby given that on 4/29/25 at 11:00 a.m. Eastern time at www.myorangelclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property:
Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust").
The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 24-CA-000715-O #48.
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 27th day of March, 2025.
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101
JERRY E. ARON, P.A.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
mevans@aronlaw.com
April 3, 10, 2025 25-00908W

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 24-CA-003649-O #34
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. PRATER ET AL., Defendant(s).
COUNT DEFENDANTS WEEK /UNIT
I BRANDY ROSE PRATER, N/K/A BRANDY ROSE GALLOW JOHNATHON CHARLES SCOTT BRONSON, II 37/000302
II MARK ADRIAN LACEK AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARK ADRIAN LACEK 14/000231
III WANDA GAIL WOLFREY CLARENCE ELMER WOLFREY, JR. 25/001001
Notice is hereby given that on 4/30/25 at 11:00 a.m. Eastern time at www.myorangelclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property:
Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 7, page 59, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
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-003649-O #34.
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 27th day of March, 2025.
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101
JERRY E. ARON, P.A.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
mevans@aronlaw.com
April 3, 10, 2025 25-00912W

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 24-CA-000715-O #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. EPPLE ET AL., Defendant(s).
COUNT DEFENDANTS Type/Points/Contract#
I KELLY LEIGH EPPLE MATTHEW SCOTT EPPLE STANDARD / 100000 / 6692973
II DANIELLA KARIN BERGWLN LALJI SHERLOCK DURANGO BERGWLN STANDARD / 55000 / 6577020
III FRANKLYN JAMALL COOPER THELYA MO-NAE ARCHER STANDARD / 100000 / 6718283
IV CAMILO IGNACIO FAUNDEZ ZORRILLA STANDARD / 100000 / 6861389
Notice is hereby given that on 4/29/25 at 11:00 a.m. Eastern time at www.myorangelclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property:
Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust").
The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 24-CA-000715-O #48.
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 27th day of March, 2025.
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101
JERRY E. ARON, P.A.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
mevans@aronlaw.com
April 3, 10, 2025 25-00910W

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
1/26/2025, 12:28

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-011328 #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BABOOLAL et al., Defendant(s).

NOTICE OF ACTION
Count V
To: DAWN CURWOOD and JEFFREY CURWOOD and all parties claiming interest by, through, under or against Defendant(s) DAWN CURWOOD and JEFFREY CURWOOD and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
1/2529
of 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 , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described

Condominium in the percentage interest established in the Declaration of Condominium.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3.14.25
Brian Williams
Deputy Clerk
425 N Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00904W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-011328 #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BABOOLAL et al., Defendant(s).

NOTICE OF ACTION
Count I
To: TED BABOOLAL and JEAN E BABOOLAL and all parties claiming interest by, through, under or against Defendant(s) TED BABOOLAL and JEAN E BABOOLAL and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
31/5724
of 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 , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage

interest established in the Declaration of Condominium.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3.14.25
Brian Williams
Deputy Clerk
425 N Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00902W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2024-CA-011402 #37 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GROEBLI ET AL., Defendant(s).

NOTICE OF ACTION
Count II
To: HASSAN YOUSEF M. ALIDRISSI and all parties claiming interest by, through, under or against Defendant(s) HASSAN YOUSEF M. ALIDRISSI 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:
2 ODD/3712
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage

interest established in the Declaration of Condominium.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3/25/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00942W

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

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

Contract Number: 6618858 -- DARLENE ELIZABETH MOORE-PARKER and ROBERT LEE PARKER A/K/A ROBERT L PARKER SR, 8413 MCGIRTS VILLAGE LN, JACKSONVILLE, FL 32210 and 7400 POWERS AVE APT 487, JACKSONVILLE, FL 32217 STANDARD Interest(s) /35000 Points/ Principal Balance: \$10,410.87 / Mtg Doc #20190091663 Contract Number: 6923024 -- SHERI LYNN SMITH, 1007 RICHARDSON DR, HENDERSON, TX 75654 STANDARD Interest(s) /50000 Points/

Principal Balance: \$14,514.34 / Mtg Doc #20230094212 Contract Number: 6985678 -- TAMIRIUL JOY TARVER and TRAVIS ANTONIO RUFFIN, 3146 PECAN LAKE DR APT 202, MEMPHIS, TN 38115 and 3146 PECAN LAKE DR APT 202, MEMPHIS, TN 38115 STANDARD Interest(s) /300000 Points/ Principal Balance: \$80,085.02 /Mtg Doc #20230634239 Contract Number: 6811108 -- ROBERT BERNARD WRIGHT, JR. and ADRIANE NICOLE WRIGHT, 2309 MILL POND RD SE, LUDOWICI, GA 31316, SIGNATURE Interest(s) /50000 Points/ Principal Balance: \$15,001.59 / Mtg Doc #2021004831

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
April 3, 10, 2025 25-00913W

SECOND INSERTION

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

CASE NO. 2025-CA-000803-O
TOWD POINT MORTGAGE TRUST 2020-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EXANCIA ARIS, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EXANCIA ARIS, 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 16, BREN-LEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 112 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS AND EXCEPT: A PORTION OF LOT 16, BREN-LEE, AS RECORDED IN PLAT BOOK W, PAGE 112, OF THE

PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 00° 13' 45" EAST ALONG THE WEST RIGHT OF WAY LINE OF RIO GRANDE AVENUE, A DISTANCE OF 98.73 FEET TO THE SOUTH LINE OF SAID LOT 16; THENCE SOUTH 88° 50' 15" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 3.34 FEET; THENCE NORTH 01° 23' 33" EAST, A DISTANCE OF 98.82 FEET TO THE NORTH LINE OF SAID LOT 16; THENCE NORTH 88° 50' 15" EAST ALONG SAID NORTH LINE, A DISTANCE OF 0.55 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 30 days after the first date of publication /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 27 day of March, 2025.

Tiffany Moore Russell, Clerk of Courts
/s/ Lauren Scheidt
DEPUTY CLERK
Civil Division
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
24-177476
April 3, 10, 2025 25-00920W

SECOND INSERTION

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 24-CA-000715-O #48

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

COUNT	DEFENDANTS	Type/Points/Contract#
VI	EMMA L. GASPARD A/K/A EMMA LEE GASPARD GARDINER P. GASPARD JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GARDINER P. GASPARD JR.	STANDARD / 105000 / 6725832
VII	MA. OLGA LETICIA GLORIA GODINEZ JOSE LUIS LUNA HORTELANO AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOSE LUIS LUNA HORTELANO STANDARD / 125000 / 6717583	
IX	MARTHA JEAN LINDBLOM RAYMOND KENT LINDBLOM AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RAYMOND KENT LINDBLOM	SIGNATURE / 45000 / 6623274
X	SHERIL RENAE MORGAN	STANDARD / 50000 / 6700843

Notice is hereby given that on 4/29/25 at 11:00 a.m. Eastern time at www.myorangelclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property:

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

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 24-CA-000715-O #48. 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 27th day of March, 2025.

Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101
JERRY E. ARON, P.A.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
mevans@aronlaw.com
April 3, 10, 2025 25-00909W

SECOND INSERTION

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 24-CA-003635-O #34

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

COUNT	DEFENDANTS	WEEK /UNIT
I	ANDREW G. LINKLATER AMY L. LINKLATER	29/005201
II	ANN C. MC CAFFRAY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ANN C. MC CAFFRAY	40/000326
III	VICKI MILLER MCCARTHY WILLIE JEAN HARRIS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIE JEAN HARRIS	15/000100
IV	GILBERT MCSHANE ELIZABETH MCSHANE	24/001008
V	MARLENE S. MURDOCK HILLIARD J. MURDOCK	39/000063
VI	JOSE A. PAREJO	37/000082
VII	STEVEN W. PRIDDIS SANDRA G. PRIDDIS	50/003056
IX	EDWARD J. SEKULA JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF EDWARD J. SEKULA JR. CAROL LEE SEKULA AND ANY ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CAROL LEE SEKULA	3/003233
XI	BONITA G. THOMAS HARVEY S. THOMAS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HARVEY S. THOMAS	24/000011
XII	ANDREA V. TUTOR TONY R. TUTOR AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF TONY R. TUTOR	5/000060

Notice is hereby given that on 4/30/25 at 11:00 a.m. Eastern time at www.myorangelclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property:

Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 7, page 59, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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-003635-O #34.

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 27th day of March, 2025.

Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101
JERRY E. ARON, P.A.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
mevans@aronlaw.com
April 3, 10, 2025 25-00911W

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. 2024-CA-009832-O
WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-RPL4 TRUST, Plaintiff, vs. DOROTHY DIXON-BENNETT, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 17, 2025 in Civil Case No. 2024-CA-009832-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-RPL4 TRUST is Plaintiff and Dorothy Dixon-Bennett, 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 24th day of April, 2025 at 11:00 AM on the following described property

as set forth in said Summary Final Judgment, to-wit:
Lot 15, Block A, Robinswood Section One, according to the plat thereof, as recorded in Plat Book U, Pages 5 and 6, 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.: 146803
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: MRService@mccalla.com
24-10580FL
April 3, 10, 2025 25-00919W

SECOND INSERTION

AMENDED 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. 2023-CA-000786-O
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. SEDONA LEAF, LLC; EDEN ISLE HOMEOWNERS' ASSOCIATION, INC.; VIVIANA CRUZ; 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 12, 2024 and an Order Resetting Sale dated March 10, 2025 and entered in Case No. 2023-CA-000786-O of the Circuit Court in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST is Plaintiff and SEDONA LEAF, LLC; EDEN ISLE HOMEOWNERS' ASSOCIATION, INC.; VIVIANA CRUZ; 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 April 16, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 17, OF EDEN ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGE 9 THROUGH 18, INCLUSIVE OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED 4/1/25
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
By: Greg H. Rosenthal
Florida Bar No.: 955884
Roy Diaz, Attorney of Record
Florida Bar No. 767700
1491-187785 / TM1
April 3, 10, 2025 25-00950W

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- SALES---

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011397 #40
CASCADE FUNDING LP SERIES II Plaintiff, vs. BARCAS et al., Defendant(s).
NOTICE OF ACTION
Count II
To: DONNA ORENDACH BLOM and RONALD JOHANNES BLOM AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RONALD JOHANNES BLOM and all parties claiming interest

by, though, under or against Defendant(s) DONNA ORENDACH BLOM and RONALD JOHANNES BLOM AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RONALD JOHANNES BLOM and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 150000 points,

which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplement-

ed from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron,

Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources,

Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Nancy Garcia,
3.19.2025
DEPUTY CLERK
April 3, 10, 2025 25-00893W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011402 #37
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GROEBLI ET AL., Defendant(s).
NOTICE OF ACTION
Count VIII
To: JOSE ELMER LOPEZ RESTREPO and YURI VIVIANA OSORIO HENAO and all parties claiming interest by, though, under or against Defendant(s) JOSE ELMER LOPEZ RESTREPO and YURI VIVIANA OSORIO HENAO 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:
38 ODD/87861
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described

Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3/25/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00948W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011402 #37
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GROEBLI ET AL., Defendant(s).
NOTICE OF ACTION
Count VII
To: MICHAEL LILLIS and CHARLENE MARGARET RATH and all parties claiming interest by, though, under or against Defendant(s) MICHAEL LILLIS and CHARLENE MARGARET RATH 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:
49 ODD/86626
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described

Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3/25/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00947W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011402 #37
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GROEBLI ET AL., Defendant(s).
NOTICE OF ACTION
Count V
To: RITA GLORIA GRANT SAVOURY and SAMANTHA NICOLE SAVOURY and all parties claiming interest by, though, under or against Defendant(s) RITA GLORIA GRANT SAVOURY and SAMANTHA NICOLE SAVOURY 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:
21 ODD/87565
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described

Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3/25/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00945W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011402 #37
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GROEBLI ET AL., Defendant(s).
NOTICE OF ACTION
Count III
To: FIONA KAYE BAIRD and JEFFREY PAUL BOURNE and all parties claiming interest by, though, under or against Defendant(s) FIONA KAYE BAIRD and JEFFREY PAUL BOURNE 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:
39 EVEN/86746
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described

Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3/25/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00943W

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024-CA-003398-O FLA MORTGAGE CAPITAL 3 LLC, Plaintiff, v. MARISELLA ESTRADA, et al., Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated December 12, 2024 and an Agreed Order Granting Defendant's Emergency Motion to File an Extension of Time dated March 08, 2025, issued in and for Orange County, Florida, in Case No. 2024-CA-003398-O, wherein FLA MORTGAGE CAPITAL 3 LLC is the Plaintiff, and MARISELLA ESTRADA, THE CLERK OF THE COURT FOR THE FOURTH JUDICIAL CIRCUIT FOR DUVAL COUNTY, BRENDA L. ARANA, UNIFUND CCR, LLC, SOUTHPORT HOMEOWNERS ASSOCIATION, INC. and UNKNOWN TENANT #1 N/K/A MARISELLA ESTRADA are the Defendants.
And all parties claiming interest by, though, under or against Defendant(s) GLENN E. GROEBLI AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, AND OTHER CLAIMANTS OF GLENN E. GROEBLI AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, AND OTHER CLAIMANTS OF GLENN E. GROEBLI AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, AND OTHER CLAIMANTS OF GLENN E. GROEBLI 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:
38 ODD/86642
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , 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

THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 8670 Oak Bluff Drive, Orlando, FL 32827
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
IMPORTANT
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 31st day of March, 2025.
By: /s/ Matthew Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLawFL.com
HOWARD LAW GROUP
4755 Technology Way,
Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
April 3, 10, 2025 25-00951W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011402 #37
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GROEBLI ET AL., Defendant(s).
NOTICE OF ACTION
Count IV
To: JOSE ITALO FERNANDEZ NECIOSUP and NORA MARISOL MENDOZA VEGA and all parties claiming interest by, though, under or against Defendant(s) JOSE ITALO FERNANDEZ NECIOSUP and NORA MARISOL MENDOZA VEGA 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:
40 ODD/87763
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described

Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3/25/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00944W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011402 #37
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GROEBLI ET AL., Defendant(s).
NOTICE OF ACTION
Count VI
To: LISA H. LEINNINGER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, AND OTHER CLAIMANTS OF LISA H. LEINNINGER and all parties claiming interest by, though, under or against Defendant(s) LISA H. LEINNINGER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, AND OTHER CLAIMANTS OF LISA H. LEINNINGER and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
18/87913
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with

the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3/25/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00946W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011402 #37
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GROEBLI ET AL., Defendant(s).
NOTICE OF ACTION
Count I
To: GLENN E. GROEBLI AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, AND OTHER CLAIMANTS OF GLENN E. GROEBLI and all parties claiming interest by, though, under or against Defendant(s) GLENN E. GROEBLI AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, AND OTHER CLAIMANTS OF GLENN E. GROEBLI 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:
38 ODD/86642
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with

the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3/25/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00941W

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 2024-CA- 009153-O WILMINGTON SAVINGS FUND SOCIETY, FS, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs. J3 EQUITIES LLC, JAVIER SAUL LINARES, CHRISTOPHER CANCEL, EDGAR LEONARDO SILVA SINISTERRA, MICHELLE DOUCKAS, JENARO VALENCIA, LUISA ELIZABETH VALENCIA, UNKNOWN TENANT IN POSSESSION 1, AND UNKNOWN TENANT IN POSSESSION 2, Defendants.
To: JAVIER SAUL LINARES 6925 Lake Ellenor Drive, Suite 625-A Orlando, FL 32809
JAVIER SAUL LINARES 1115 Vermont Ave Saint Cloud, FL 34769
EDGAR LEONARDO SILVA SINISTERRA 1404 SW 33rd Court Fort Lauderdale, Florida 33315
JENARO VALENCIA 67 Alma Avenue Rohnert Park, California 94928
LUISA ELIZABETH VALENCIA 67 Alma Avenue Rohnert Park, California 94928
CHRISTOPHER CANCEL 5710 Joyce Street Orlando, Florida 32839
CHRISTOPHER CANCEL 5701 Pitch Pine Drive

Orlando, Florida 32819
LAST KNOWN ADDRESSES STAT-ED.
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 6, BLOCK B, MACY'S ADDITION TO PINE CASTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK L, PAGE(S) 141, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PARCEL NUMBER: 24-23-29-5416-02-060
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Curtis Wilson, Esq., McCalla Rayment Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of this Court this 26 day of MARCH, 2025
Tiffany Moore Russell
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Naline Bahadur
Deputy Clerk
Civil Court Seal
425 North Orange Ave.
Suite 350
Orlando, Florida 32801
MCCALLA RAYMER LEIBERT PIERCE, LLC
225 E. Robinson St. Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
24-10529FL
April 3, 10, 2025 25-00917W

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS/SALES ---

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011397 #40
CASCADE FUNDING LP SERIES II Plaintiff, vs. BARCAS et al., Defendant(s).
NOTICE OF ACTION
Count IX
To: OBED MILIEN and WILCHINA MILIEN and all parties claiming interest by, though, under or against Defendant(s) OBED MILIEN and WILCHINA MILIEN and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 100000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/S/ Nancy Garcia,
3.19.2025
DEPUTY CLERK
April 3, 10, 2025 25-00900W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011397 #40
CASCADE FUNDING LP SERIES II Plaintiff, vs. BARCAS et al., Defendant(s).
NOTICE OF ACTION
Count I
To: SEAN SIDNEY BARCAS and RACHAEL ANN BARCAS and all parties claiming interest by, though, under or against Defendant(s) SEAN SIDNEY BARCAS and RACHAEL ANN BARCAS and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/S/ Nancy Garcia,
3.19.2025
DEPUTY CLERK
April 3, 10, 2025 25-00892W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011397 #40
CASCADE FUNDING LP SERIES II Plaintiff, vs. BARCAS et al., Defendant(s).
NOTICE OF ACTION
Count III
To: MANUEL MARTINEZ BONDOC and EDITH GRACE QUITORIANO BONDOC and all parties claiming interest by, though, under or against Defendant(s) MANUEL MARTINEZ BONDOC and EDITH GRACE QUITORIANO BONDOC and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 75000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/S/ Nancy Garcia,
3.19.2025
DEPUTY CLERK
April 3, 10, 2025 25-00894W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011397 #40
CASCADE FUNDING LP SERIES II Plaintiff, vs. BARCAS et al., Defendant(s).
NOTICE OF ACTION
Count X
To: LAMAR EVERICK TURNER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LAMAR EVERICK TURNER and all parties claiming interest by, though, under or against Defendant(s) LAMAR EVERICK TURNER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LAMAR EVERICK TURNER and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 150000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/S/ Nancy Garcia,
3.19.2025
DEPUTY CLERK
April 3, 10, 2025 25-00901W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011397 #40
CASCADE FUNDING LP SERIES II Plaintiff, vs. BARCAS et al., Defendant(s).
NOTICE OF ACTION
Count VIII
To: JEANETTE MARTINEZ AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JEANETTE MARTINEZ and all parties claiming interest by, though, under or against Defendant(s) JEANETTE MARTINEZ AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JEANETTE MARTINEZ and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 100000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/S/ Nancy Garcia,
3.19.2025
DEPUTY CLERK
April 3, 10, 2025 25-00899W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011397 #40
CASCADE FUNDING LP SERIES II Plaintiff, vs. BARCAS et al., Defendant(s).
NOTICE OF ACTION
Count VII
To: IRONA CLAIRE LINDER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF IRONA CLAIRE LINDER and all parties claiming interest by, though, under or against Defendant(s) IRONA CLAIRE LINDER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF IRONA CLAIRE LINDER and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 455000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/S/ Nancy Garcia,
3.19.2025
DEPUTY CLERK
April 3, 10, 2025 25-00898W

SECOND INSERTION

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-005303-O #35
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BRENNAN ET AL., Defendant(s).
COUNT DEFENDANTS WEEK /UNIT
I PATRICIA A. BRENNAN 12/086264
KATHLEEN L. KERTESZ
Notice is hereby given that on 5/2/25 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. 2024-CA-005303-O #35.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED this 1st day of April, 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
April 3, 10, 2025 25-00965W

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-009341-O
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-ATH3 TRUST, A DELAWARE STATUTORY TRUST, Plaintiff, vs. GARCIA REALTY & PROPERTIES, LLC, et al., Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 12, 2025, and entered in 2024-CA-009341-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-ATH3 TRUST, A DELAWARE STATUTORY TRUST is the Plaintiff and GARCIA REALTY & PROPERTIES, LLC 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 April 22, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 22, BLOCK A, PINE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 1024 TUCKER AVENUE, ORLANDO, FL 32807
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 1 day of April, 2025.
By: \S/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-211316 - NaC
April 3, 10, 2025 25-00961W

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. 48-2022-CA-000097-O
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. PEARL O. BORENS, et al., Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 26, 2023, and entered in 48-2022-CA-000097-O of the Circuit Court of the NINTH 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 PEARL O. BORENS; WEST SIDE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on April 22, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 7, IN BLOCK 19, OF WESTSIDE TOWNHOMES-PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, AT PAGE 135, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 1402 CARDINAL LANE, WINTER GARDEN, FL 34787
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 28 day of March, 2025.
By: \S/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
20-079797 - MIM
April 3, 10, 2025 25-00960W

SAVE TIME

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

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PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE COURTS
Business Observer

10/09/2025

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000780-O
IN RE: ESTATE OF
EDWARD JEROME PAIGE
Deceased.

The administration of the estate of EDWARD JEROME PAIGE, deceased, whose date of death was December 30, 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.

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.

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 §§ 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under § 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 April 3, 2025.

/s/ Donald Gervase
Attorney for Personal Representative
Florida Bar No. 95584
Provision Law PLLC
310 S. Dillard St. Ste 140
Winter Garden, FL 34787
Telephone: 407-287-6767
Email: dgervase@provisionlaw.com
April 3, 10, 2025 25-00958W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000853-O
Division Probate
IN RE: ESTATE OF
JOHN HILTON KING
a/k/a **JOHN H. KING**
a/k/a **JACK H. KING**
Deceased.

The administration of the estate of John Hilton King, deceased, whose date of death was February 11, 2025, 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.

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 first publication of this notice is April 3, 2025.

Personal Representative:
Homer Hartage
1405 S. Orange Avenue, Ste. 324
Orlando, Florida 32806
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
April 3, 10, 2025 25-00927W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002824-O
Division Probate
IN RE: ESTATE OF
JASON MILBURN
Deceased.

The administration of the estate of Jason Milburn, deceased, whose date of death was February 25, 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 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.

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 first publication of this notice is April 3, 2025.

Personal Representative:
Vivian Dwyer
PO Box 141
Seneca Castle, New York 14547
Attorney for Personal Representative:
Jeffrey M. Backo
Attorney
Florida Bar Number: 0086426
MELLOR & BACKO LLP
13801 Tamiami Trail, Suite D
North Port, Florida 34287
Telephone: (941) 426-1193
Fax: (941) 426-5413
E-Mail: jeff@northportlaw.com
Secondary E-Mail:
shelly@northportlaw.com
April 3, 10, 2025 25-00926W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP003894-O
Division Probate
IN RE: ESTATE OF
WILLIAM J. DWYER
Deceased.

The administration of the estate of William J. Dwyer, deceased, whose date of death was April 9, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 335, 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.

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 date of first publication of this notice is April 3, 2025.

Personal Representative:
James Ingersoll
4037 Conway Place Court
Orlando, Florida 32812
Attorney for Personal Representative:
Craig S. Pearlman, Esquire
Florida Bar No. 245501
Melissa Wheaton, Esquire
Florida Bar No. 641324
Killgore, Pearlman, P.A.
Post Office Box 1913
Orlando, Florida 32802-1913
Telephone: 407-425-1020
Email: mwheaton@kpsds.com
Secondary Email: esagar@kpsds.com
April 3, 10, 2025 25-00924W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025-CP-000887-O
IN RE: ESTATE OF
NAOMI LOIS ADAMS
a/k/a **LOIS ADAMS,**
a/k/a **N. LOIS ADAMS,**
Deceased.

The administration of the estate of Naomi Lois Adams, deceased, whose date of death was August 21, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 date of first publication of this notice is April 3, 2025.

Personal Representative:
Sean Lynn Calhoun
1042 Martin Blvd.
Orlando, FL 32825
Attorney for Personal Representative:
/s/ Joseph K. Fabbri
Beth K. Roland, Esquire
Florida Bar Number: 103674
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
Joseph K. Fabbri, Esquire
Florida Bar Number: 1022503
1030 W. Canton Ave.,
Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: beth.roland@fff.law
E-Mail:
rebekah.davis@fff.law
E-Mail:
joe.fabbri@familyfirstfirm.com
Secondary E-Mail:
probate@familyfirstfirm.com
April 3, 10, 2025 25-00923W

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000497-O
IN RE: ESTATE OF
ROY ARTHUR MEADOR
a/k/a **ROY A. MEADOR,**
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of ROY ARTHUR MEADOR a/k/a ROY A. MEADOR, deceased, File Number CP-2025-000497-O, by the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801; that the decedent's date of death was September 3, 2024; that the total value of the estate is \$20,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name and Address
MEADOR FAMILY REVOCABLE TRUST DATED THE 29th DAY OF AUGUST, 1997, c/o Betty Meador, Trustee, 9789 Lake Georgia Drive, Orlando, Florida 32817

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN 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 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.

The date of first publication of this Notice is April 3, 2025.

Personal Giving Notice:
BETTY MEADOR
9789 Lake Georgia Drive
Orlando, Florida 32817
Attorney for Personal Giving Notice:
LANCE A. RAGLAND, ESQ.
Florida Bar Number: 0122440
5750 Canton Cove
Winter Springs, FL 32708
Telephone: (407) 960-6069
Fax: (407) 960-6091
E-Mail: Lance@LRaglandLaw.com
April 3, 10, 2025 25-00922W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000767-O
IN RE: ESTATE OF
LUIS B CATALA RODRIGUEZ
Deceased.

The administration of the estate of Luis B Catala Rodriguez, deceased, whose date of death was November 25, 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. 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.

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 first publication of this notice is April 3, 2025.

Personal Representative:
/s/ Damaris C Rivera Llano
Damaris C Rivera Llano
3213 Rosebud Lane #14207
Winter Park 32792
Attorney for Personal Representative:
/s/ Bradley J. Busbin
Bradley J. Busbin
E-mail Addresses:
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
April 3, 10, 2025 25-00955W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000961-O
IN RE: ESTATE OF
MARGUILTA CHEREMOND
Deceased.

The administration of the estate of Marguilta Cheremond, deceased, whose date of death was May 8, 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. 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.

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 first publication of this notice is April 3, 2025.

Personal Representative:
/s/Joel Cheremond
Joel Cheremond
319 Red Rose Circle
Orlando, Florida 32835
Attorney for Personal Representative:
/s/ Bradley J. Busbin
Bradley J. Busbin
E-mail Addresses:
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
April 3, 10, 2025 25-00954W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000973-O
IN RE: ESTATE OF
BARBARA H CANTRELL
Deceased.

The administration of the estate of Barbara H Cantrell, deceased, whose date of death was June 15, 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. 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.

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 first publication of this notice is April 3, 2025.

Personal Representative:
/s/ Amy Bates
Amy Bates
312 Columbo Circle
Orlando, Florida 32804
Attorney for Personal Representative:
/s/ Bradley J. Busbin
Bradley J. Busbin
E-mail Address:
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
April 3, 10, 2025 25-00921W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No.
2025-CP-000092-O
IN RE: ESTATE OF
NELL PAULINE CALHOON
a/k/a **NELL CALHOON**
a/k/a **NELL P.**
CALHOON,
Deceased.

The administration of the estate of Nell Pauline Calhoun a/k/a Nell Calhoun a/k/a Nell P. Calhoun, deceased, whose date of death was August 22, 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 date of first publication of this notice is April 3, 2025.

Personal Representative:
Sean Lynn Calhoun
1042 Martin Blvd.
Orlando, FL 32825
Attorney for Personal Representative:
/s/ Joseph K. Fabbri
Beth K. Roland, Esquire
Florida Bar Number: 103674
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
Joseph K. Fabbri, Esquire
Florida Bar Number: 1022503
1030 W. Canton Ave.,
Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: beth.roland@fff.law
E-Mail:
rebekah.davis@fff.law
E-Mail:
joe.fabbri@familyfirstfirm.com
Secondary E-Mail:
probate@familyfirstfirm.com
April 3, 10, 2025 25-00923W

written demand must be filed with the clerk.

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 April 3, 2025.

Personal Representative:
Sean Lynn Calhoun
1042 Martin Blvd.
Orlando, FL 32825
Attorney for Personal Representative:
/s/ Joseph K. Fabbri
Beth K. Roland, Esquire
Florida Bar Number: 103674
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
Joseph K. Fabbri, Esquire
Florida Bar Number: 1022503
1030 W. Canton Ave.,
Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: beth.roland@fff.law
E-Mail:
rebekah.davis@fff.law
E-Mail:
joe.fabbri@familyfirstfirm.com
Secondary E-Mail:
probate@familyfirstfirm.com
April 3, 10, 2025 25-00923W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR THE NINTH JUDICIAL
CIRCUIT IN AND FOR ORANGE
COUNTY FLORIDA
PROBATE DIVISION
CASE NO. 2025-CP-000354-O
IN RE: THE ESTATE OF **WILLIAM**
ANDRES MOREJON
Deceased.

The administration of the estate of WILLIAM ANDRES MOREJON Deceased, Case Number 2025-CP-000354-O is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, the address of which is 425 N. Orange Ave, Orlando, FL 32801. The names and addresses of the personal representatives and personal representative's attorney are set forth below.

All creditors are required to file all claims of the estate with this Court within the later of THREE (3) MONTHS AFTER THE DATE OF FIRST PUBLICATION OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Publication of this Notice began on April 3, 2025.

Personal Representative:
Martha Maria Morejon
20823 Nettleton Street
Orlando, FL 32833
Attorney for Personal Representative:
/s/ Barbara Sanjurjo
BARBARA SANJURJO, ESQ.
BARBARA SANJURJO P.A.
2630 SW 28TH STREET, SUITE 61
COCONUT GROVE, FL 33133
(305) 370-3990 Phone
(305) 370-3999 Fax
Fla. Bar. No. 0478636
Email: Barbara@sanjurjolaw

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS/SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 2025-CA-000976-O DATA MORTGAGE, INC DBA ESSEX MORTGAGE, Plaintiff, vs. LEGNA L CAMACHO SOTO A/K/A LEGNA L CAMACHO, et al., Defendants.
To: LEGNA L CAMACHO SOTO A/K/A LEGNA L CAMACHO 14061 TURNING LEAF DRIVE, ORLANDO, FL 32828
HECTOR DIAZ A/K/A HECTOR M. DIAZ
14061 TURNING LEAF DRIVE, ORLANDO, FL 32828
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 11, VILLAGE B, AVALON LAKES PHASE 3, VILLAGES A & B, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 81

THROUGH 86, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B. Lea, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of this Court on the ___ day of 3/26/25, 2025
Tiffany Moore Russell
Clerk of Courts
BY: /s/ Brian Williams
Deputy Clerk
Civil Court Seal
425 North Orange Ave.
Suite 350
Orlando, Florida 32801
MCCALLA RAYMER LEIBERT PIERCE, LLC
225 E. Robinson St. Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
24-10529FL
April 3, 10, 2025 25-00918W

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2024CA-008721-0 SOUTHSTATE BANK, N.A., a national banking association, Plaintiff, vs. MELANICE COPELAND, UNKNOWN SPOUSE OF MELANICE COPELAND, UNKNOWN TENANT 1 and UNKNOWN TENANT 2, Defendants.
Notice is hereby given that pursuant to the summary final judgment of foreclosure entered March 31, 2025 in case number 2024CA008721-0 in the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida, wherein SOUTHSTATE BANK, N.A., a national banking association, as Plaintiff, and MELANICE COPELAND, UNKNOWN SPOUSE OF MELANICE COPELAND, UNKNOWN TENANT 1 and UNKNOWN TENANT 2, are Defendants, I will sell to the highest and best bidder for cash online at www.myorangelclerk.realforeclose.com., at 11:00 a.m. on the 27th day of May, 2025, the following described real property as set forth in said final judgment, to wit:
Lot 52, HOLIDAY HEIGHTS,

according to the plat thereof as recorded in Plat Book 3, Page 93, 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 within sixty (60) days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Orange County ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204, at least 7 days before your scheduled court appearance, or, immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Submitted by:
Krista Mahalak, Esquire
Peterson & Myers, P.A.
Post Office Drawer 7608
Winter Haven, Florida 33883-7608
Attorney for Plaintiff
April 3, 10, 2025 25-00952W

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2019-CC-011972-O RIVER PARK PHASE 1 COMMUNITY ASSOCIATION, INC., Plaintiff, vs. MICHELE ROOT, Defendant(s).
Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/6/2025, in Case No.: 2019-CC-011972-O of the County Court in and for Orange County, Florida, wherein RIVER PARK PHASE 1 COMMUNITY ASSOCIATION, INC., is the Plaintiff and MICHELE ROOT, is/are the Defendant(s). Tiffany Moore Russell, the Clerk of Court for Orange County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., online at www.myorangelclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 5/13/2025, the following described property set forth in the Final Judgment of Foreclosure:
Lot 37, River Park Phase II, according to the map or plat there-

of, as recorded in Plat Book 28, Page(s) 148 and 149, of the Public Records of Orange County, Florida
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRATION AT 425 N. ORANGE AVENUE, ROOM 2130, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 836-2303 WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS DOCUMENT. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771.
DATED: March 28, 2025
By: /s/Jennifer L. Davis
Jennifer L. Davis, Esquire
Florida Bar No.: 879681
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
April 3, 10, 2025 25-00914W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011402 #37 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GROEBLI ET AL., Defendant(s).
NOTICE OF ACTION
Count IX
To: ABDULLAH TAREK M. MASOUD and DHELAL SAMI ALI YACCOUB and all parties claiming interest by, though, under or against Defendant(s) ABDULLAH TAREK M. MASOUD and DHELAL SAMI ALI YACCOUB 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:
49 ODD/3732
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described

Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3/25/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00949W

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 WHOLESALE 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 WHOLESALE 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 28th day of April, 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.: 146803
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: MRService@mccalla.com
24-09444FL
April 3, 10, 2025 25-00959W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011328 #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BABOOLAL et al., Defendant(s).
NOTICE OF ACTION
Count VIII
To: TARA LOUISE HIEROMS-CANNEGETER and IGORR GREGORY ALEXANDER HIEROMS and all parties claiming interest by, though, under or against Defendant(s) TARA LOUISE HIEROMS-CANNEGETER and IGORR GREGORY ALEXANDER HIEROMS 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:
41/005514
of 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 , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit

weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3.14.25
Brian Williams
Deputy Clerk
425 N Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00907W

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
Case No. 2024-CA-011451-O Filo Mortgage LLC Plaintiff, vs. Janice Marie Ziesig a/k/a Janice M. Ziesig a/k/a Janice Adams Ziesig a/k/a Janice Ziesig; et al Defendants.
TO: The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Carol Ziesig a/k/a Carol A. Ziesig a/k/a Carol Ann Ziesig, Deceased Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida:
LOT 18, BLOCK "B", VILLAGE E, AVALON LAKES PHASE 2, VILLAGES E & H, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 68 THROUGH 73, INCLUSIVE, 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 Julie York, Esquire, Broek & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before _____, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
DATED on 3/28/25
Tiffany Moore Russell
As Clerk of the Court
By: /s/ Brian Williams
Deputy Clerk
Civil Court Seal
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
File # 23-F01249
April 3, 10, 2025 25-00966W

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 C.AMPOS 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: UNKNOWN TENANT
2461 Woodbark Street, Apopka, FL 32712
Notice is hereby given to UNKNOWN TENANT that an action of foreclosure on the following property in Orange 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 Plaintiff's 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 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 03/27/2025.
Tiffany Moore Russell
County Clerk of Circuit Court
By: /s/ Naline Bahadur
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00916W

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL ACTION
Case No. 2024-CA-007140-O SECURITY NATIONAL LIFE INSURANCE COMPANY, A Utah corporation, Plaintiff, v. LIUQUING HUANG; UNKNOWN SPOUSE OF LIUQUING HUANG; WESTMINSTER LANDING HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation; UNKNOWN PARTY IN POSSESSION #1; and UNKNOWN PARTY IN POSSESSION #2, Defendants.
NOTICE IS HEREBY GIVEN, pursuant to the Order Granting Plaintiff's Motion for Final Summary Judgment in Foreclosure entered in this cause on or about February 17, 2025, and the Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered in this cause on or about March 31, 2025, in the Circuit Court of Orange County, Florida, the Clerk shall offer for sale the property situated in Orange County, Florida, described below, at public sale to the highest bidder for cash, except as set forth hereinafter, on May 27, 2025 at 11:00 a.m. at www.myorangelclerk.realforeclose.com in accordance with Chapter 45 Florida Statutes.
LOT 96, WESTMINSTER LANDING PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 91 THROUGH 94, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
Parcel No.:
10-23-28-8241-00-960
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.
Dated this 31st day of March, 2025.
By: /s/ Tamsen Hays
Tamsen Hays, Esq.
Florida Bar No. 44126
Wotitzky, Wotitzky & Young, P.A.
1107 West Marion Avenue, Unit 111
Punta Gorda, FL 33950
(941) 639-2171; Fax (941) 639-8617
thays@wotitzkylaw.com
donna@wotitzkylaw.com
Attorneys for Plaintiff
April 3, 10, 2025 25-00953W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025-CP-000788-O IN RE: ESTATE OF JOANE DURAND, Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the estate of JOANE DURAND, deceased, File Number 2025-CP-000788-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 THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
The date of the first publication of this Notice is April 3, 2025.
JERRY JEANNITE, Personal Representative
2605 Ocala Court
Orlando, FL 32839
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
April 3, 10, 2025 25-00957W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2024-CA-011328 #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BABOOLAL et al., Defendant(s).
NOTICE OF ACTION
Count II
To: CARLOS H. BARNEY AMORES and MA. DE LOURDES GUARDADO DE BARNEY and all parties claiming interest by, though, under or against Defendant(s) CARLOS H. BARNEY AMORES and MA. DE LOURDES GUARDADO DE BARNEY 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:
30/2605
of 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 , Page , in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book , page until 12:00 noon on the first Saturday , at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit

weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
3.14.25
Brian Williams
Deputy Clerk
425 N Orange Ave
Room 350
Orlando, FL 32801
April 3, 10, 2025 25-00903W

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

Are internet-only legal notices sufficient?
No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified. Newspaper legal notices fulfills all of those standards.
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTION / SALE / TAX DEEDS ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000934-O
IN RE: ESTATE OF
GEORGE KUHNEN a/k/a
GEORGE H. KUHNEN,
Deceased.

The administration of the estate of George Kuhn, deceased, whose date of death was January 8, 2025 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.

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

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 the first publication of this notice is April 3, 2025.

Personal Representative:
Garrett Kuhn
8 Dominus Way
Highland Mills, NY 10930
FAMILY FIRST FIRM
Counsel for Petitioner
Ryan Saboff, Esquire
Florida Bar Number: 1010852
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
Joseph K. Fabb, Esquire
Florida Bar Number: 1022503
1030 W. Canton Ave., Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: ryan.saboff@fff.law
E-Mail: rebekah.davis@familyfirstfirm.com
E-Mail: joe.fabbi@familyfirstfirm.com
Secondary E-Mail: probate@familyfirstfirm.com
April 3, 10, 2025 25-00956W

SECOND INSERTION

SALE NOTICE
PERSONAL PROPERTY OF THE FOLLOWING TENANT WILL BE SOLD FOR CASH TO SATISFY RENTAL LIENS IN ACCORDANCE WITH FLORIDA STATUTES, SELF STORAGE FACILITY ACT, SECTIONS 83.806 AND 83.807 AUCTION WILL START THURSDAY APRIL 10TH, 2025 AT 9:00 A.M. VIEWING AND BIDDING WILL ONLY BE AVAILABLE ONLINE AT WWW.STORAGETREASURES.COM
IT IS ASSUMED TO BE HOUSEHOLD GOODS, UNLESS OTHERWISE NOTED
UNIT 631 MARIO WILSON
April 3, 10, 2025 25-00931W

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
Case Number: 2025-CA-000744
IN RE: FORFEITURE OF:
ONE (1) 2018 HONDA CIVIC TYPE R (VIN: SHHF8G79JU201824)
ALL PERSONS who claim an interest in the following property: One (1) 2018 Honda Civic Type R (VIN: SHHF8G79JU201824), which was seized because said property is alleged to be contraband as defined by Sections 932.701 and 932.7062, Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about January 19, 2025 in Orange County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the currency when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 3247 Lakeland Hills Blvd, Lakeland, FL 33805, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.
April 3, 10, 2025 25-00962W

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of Maria E. Patino and Guillermo Martinez will on the 22nd day of April 2025, at 10:00 a.m., on property at 4164 Mau Mau Lane, Lot #392, Orlando, Orange County, Florida 32822, in Mai Tai Village be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1981 RENE
Mobile Home
VIN No: GDWSGA26817144
Title No: 21106725
and all other personal property located therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
April 3, 10, 2025 25-00930W

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of BARBARA DAVIS, if deceased any unknown heirs or assigns, JAMES DAVIS, if deceased any unknown heirs or assigns, and STEVEN DANIEL DAVIS, will, on April 15, 2025, at 10:00 a.m., at 2270 Pebble Beach Blvd., Lot #838, Orlando, Orange County, Florida 32826; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1986 FLEE MOBILE HOME,
VIN: FLFL2AF337906139,
TITLE NO.: 0042122575, and
VIN: FLFL2BF337906139,
TITLE NO.: 0042149596
and all other personal property located therein
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#4080-72059)
April 3, 10, 2025 25-00929W

THIRD INSERTION

Effective April 20, 2025,
Luis Correa Luna, MD
will transfer from
Optum - Lake Ivanhoe
to
Optum - Sanford.

Patients of Dr. Correa Luna may continue care at
Optum - Lake Ivanhoe.

Patients can obtain copies of their medical records at:
Optum - Lake Ivanhoe
609 Virginia Drive
Orlando, FL 32803
Phone: 1-407-841-7730

March 27; April 3, 10, 17, 2025
25-00878W

FOURTH INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT
To: DANIEL P. DONAT
Case: CD202500839/D 3101524
An Administrative Complaint to revoke your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
Mar. 20, 27; Apr. 3, 10, 2025
25-00796W

FOURTH INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT
To: OLIVER H. HERRING, JR
Case: CD202403135/D 3317822
An Administrative Complaint to revoke your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
Mar. 20, 27; Apr. 3, 10, 2025
25-00795W

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO: 2024-CA-011583-O
BNACK INVESTMENTS, LLC,
Plaintiff, v.
WILLARD A. DAQUE, MICHAEL A. AKERS, DISCOVER BANK, and JS#2 INVESTMENT COMPANY, INC,
Defendants.
WILLARD A. DAQUE, Current address unknown:
YOU ARE HEREBY NOTIFIED that an action to quiet title to the following real property located in Orange County, Florida:

The Land referred to herein below is situated in the County of ORANGE, State of Florida, and is described as follows:
The South 125.0 feet of the North 250.0 feet of Lot 211, and the North 20.0 feet of the South 173.0 feet of the North 346.0 feet of Lot 212, EAST ORLANDO ESTATES, SECTION A, according to the plat thereof as recorded in Plat Book X, Page 57, of the Public Records of Orange County, Florida.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on: Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, whose address is: 425 W. Colonial Drive, Suite 204, Orlando, FL 32804, on or before 30 days from the first date of publication and file a copy with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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.
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
By: /s/ Nancy Garcia, 3.13.2025
As Deputy Clerk
(SEAL) CLERK CIRCUIT COURT
ORANGE COUNTY FLORIDA
March 20, 27; April 3, 10, 2025
25-00782W

OFFICIAL COURTHOUSE WEBSITES

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

SAVE TIME

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

Q&A

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

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

Rarely do consumers specifically search online for public notices.

Q Who benefits from legal notices?

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

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q How much do legal notices cost?

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

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

Q What is a public notice?

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

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