ORANGE COUNTY LEGAL NOTICES

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

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

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant To Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Volvo Cars Central Florida located at 1051 West Webster Avenue in the City of Winter Park, Orange County, FL 32789 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 15th day of April 2025.
T.V.S., Inc.
April 17, 2025 25-01054W

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant To Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Alo Capital located at 3717 Spear Point Dr in the City of Orlando, Orange County, FL 32837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 14th day of April 2025.
Shan Vengada
April 17, 2025 25-01053W

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant To Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Vivo Healthcare West Orange located at 1556 Maguire Rd, in the County of Orange in the City of Ocoee, Florida 34761 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Orange, Florida, this 10 day of April 2025.
Ocoee OPCO LLC
April 17, 2025 25-01052W

FICTITIOUS NAME NOTICE

Notice is hereby given that Marsha Diamond, owner, desiring to engage in business under the fictitious name of MD Consultative Services located at 5201 Fieldview Court, Orlando, Florida 32819 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 17, 2025 25-01051W

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that BJ's Wholesale Club, Inc., 12190 Lake Underhill Road, Orlando, FL 32825, desiring to engage in business under the fictitious name of BJ's Wholesale Club #135, 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 17, 2025 25-01050W

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that BJ's Wholesale Club, Inc., 4697 Millenia Plaza Way, Orlando, FL 32839, desiring to engage in business under the fictitious name of BJ's Wholesale Club #130, 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 17, 2025 25-01049W

FICTITIOUS NAME NOTICE

Notice is hereby given that SUPER HOME SERVICES EXTERIOR CORP, owner, desiring to engage in business under the fictitious name of PROFESSIONAL HORTICULTURE located at 1200 Tilden Ave, Apopka, Florida 32703 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 17, 2025 25-01045W

FICTITIOUS NAME NOTICE

Notice is hereby given that SUPER HOME SERVICES EXTERIOR CORP., owner, desiring to engage in business under the fictitious name of Allstar Pest Control Services located at 1200 Tilden Ave, Apopka, Florida 32703 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 17, 2025 25-01044W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of ConversA+ located at 4847 Headlee Dr in the City of Orlando, Orange County, FL 32822 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 12th day of April, 2025.
David Maldonado
April 17, 2025 25-01048W

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: FREDRICK R. WARD
Case: CD202500822/D 3333882

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.
April 17, 24; May 1, 8, 2025
25-01039W

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant To Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Border Health Services located at: 12612 Challenger Pkwy., Ste. 365 in the city of Orlando, FL 32826 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 9th day of April 2025.
OWNER:
Loyal Source Government Services LLC
12612 Challenger Pkwy., Ste. 365
Orlando, FL 32826
April 17, 2025 25-01043W

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant To Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Walgreens Hub Solutions #21609 located at 7003 Presidents Drive, Ste 260, in the County of Orange in the City of Orlando, Florida 32809 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Orange, Florida, this 2nd day of April 2025.
Walgreens Specialty Pharmacy, LLC
April 17, 2025 25-01046W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Critical Thinking in Medicine located at 1483 Lake Baldwin lane. Suite A in the City of Orlando, Orange County, FL 32814 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 9th day of April, 2025.
Martin Cearras
April 17, 2025 25-01047W

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
LV20906_V6

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on May 6, 2025 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.

Locations of vehicles and The lienor's name, address and telephone number are: Cisco Auto Body and Mechanic Repair LLC, 525 North Mission Rd, Orlando, FL 32808. Phone 754-368-0267 or 407-730-5523. Florida Registration: MV-108709

Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only.

The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order.
2017 HONDA
VIN# 7FARW1H5XHE033083
$6091.80
SALE DAY 05/06/2025
April 17, 2025 25-01055W

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 9th, 2025 @ 10:00 AM at each individual repair facility.

40637 2004 Toyota VIN#:
JTKKT624840078009 Repair Facility: Gary Auto Repair & Services LLC 5515 S Orange Blossom Trl Orlando 321-239-0489 Lien Amt $3,887.03

40638 2011 Nissan VIN#:
1N4AL2AP0BC121525 Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333 Lien Amt $6,658.26

40639 2014 Nissan VIN#:
JN8AE2KP2E9104606 Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333 Lien Amt $3,081.85

40640 2016 Nissan VIN#:
3N1CN7AP4GL807608 Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333 Lien Amt $473.99

40641 2017 Nissan VIN#:
5N1DR2MM0HC671951 Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333 Lien Amt $4,114.64

40642 2017 Nissan VIN#:
3N1AB7AP7HY223823 Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333 Lien Amt $473.99
April 17, 2025 25-01042W

FIRST INSERTION

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 45-foot pole at the approx. vicinity of 8748 Seidel Road, Winter Garden, Orange County, FL 34787 [Lat: 28-26-13.15, Long: -81-36-18.24]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Brittany Sain, b.sain@trileaf.com, 1051 Winderley Place, Suite 201, Maitland, FL 32751, 407-660-7840.
April 17, 2025 25-01041W

FIRST INSERTION

Notice of public sale pursuant to Florida Statute Section 677-210 --- Notice is hereby given that public sale of the following property / vaults will be held at 9:00a.m.(ET) on Thursday, May 1, 2025 on behalf of All My Sons Moving & Storage of Orlando LLC --- Auction will be conducted online only – internet bidding with live audio – www.stampleraucitions.com --- Place of assets: 639 West Robinson Street | Orlando FL 32801 --- All of personal property remaining on the premises, including, but not limited to household items, furniture, clothing, tools & more of the following vaults: Gary Van Atta – 5 vaults / Maddison Yawn – 1 vault / Dwight Alexander – 1 vault / Link Space for Beitel – 2 vaults --- AUCTIONEER: STAMPLER AUCTIONS | 5412 STIRLING ROAD | DAVIE, FL 33314 | 954.921.8888 | AB196 - AU295
April 17, 24, 2025 25-01040W

FIRST INSERTION

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 37-foot pole at the approx. vicinity of 16056 Water Spring Blvd, Winter Garden, Orange County, FL 34787 [Lat: 28-24-9.98, Long: -81-38-41.7] Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Brittany Sain, b.sain@trileaf.com, 1051
Winderley Place, Suite 201, Maitland, FL 32751, 407-660-7840.
April 17, 2024 25-01056W

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-001274-O
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, vs.
PATRICIA A. SULLIVAN, et. al.
Defendant(s),

TO: PATRICIA A. SULLIVAN, UNKNOWN SPOUSE OF PATRICIA A. SULLIVAN,
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 33, CHARLES TOWNE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 13, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of this Court at County, Florida, this __ day of 4/11. 2025

Tiffany Moore Russell, Clerk of Courts
/s/ Brian Williams
CIVIL DIVISION
425 N. Orange Avenue
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
24-267364
April 17, 24, 2025 25-01060W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-000975-O
Division: 09
IN RE: ESTATE OF ALVIN MAURICE BELL
Deceased.

The administration of the estate of ALVIN MAURICE BELL, deceased, whose date of death was November 21, 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.

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 17, 2025.

Personal Representative:
ALVA BULLARD
4590 NW 67th Terrace
Lauderhill, FL 33319
Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Attorney for Personal Representative
E-mail Addresses:
trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
April 17, 24, 2025 25-01036W

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-009593-O
UNIVERSITY SUN ESTATES, LLC, A Florida limited liability company,
Plaintiff, vs.
SUYAPA SANCHEZ; et al.,
Defendants.

TO: SUYAPA SANCHEZ
Last Known Address: 1017 Smokey Lane, Orlando, FL 32833
Current Address: unknown

YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home, VIN# S61V142FB5560GA; Title #16434083, located at 1017 Smokey Lane, Orlando, FL 32833 in 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 Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mlspa.com, on or before 30 days from the first date of publication of this Notice of Action) 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..

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: ADA Coordinator, 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 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 said Court this 09 day of April, 2025.

TIFFANY MOORE RUSSELL
Clerk of the Court
By: /S/ Naline Bahadur
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
April 17, 24; May 1, 8, 2025
25-01030W

Q&A
LV18237_V13
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.

FIRST 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. 2018-CA-013612-O
NAVY FEDERAL CREDIT UNION,
Plaintiff, vs.
KENUTH ROBINSON A/K/A KENUTH T. ROBINSON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 24, 2020 in Civil Case No. 2018-CA-013612-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein NAVY FEDERAL CREDIT UNION is Plaintiff and Kenuth Robinson a/k/a Kenuth T. Robinson, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of May, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 140 AND THE EAST 10 FEET OF LOT 141, COUNTRY CLUB ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 110, 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
23-06565FL
April 17, 24, 2025 24-01059W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024-CA-006090-O
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT`S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-1
Plaintiff(s), vs.
OLGA ELIZABETH CHAVEZ CEPEDA; FERNANDO DEWITT SMITH; LAKE PRESERVE HOMEOWNERS` ASSOCIATION, INC.; THE UNKNOWN SPOUSE OF OLGA ELIZABETH CHAVEZ CEPEDA
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 2, 2025 in the above-captioned action, the Clerk of Court, Tiffany Moore Russel, will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of May, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 150, LAKE PRESERVE - PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE(S) 139 THROUGH 145, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE.

Property address: 14247 Ward Road, Orlando, FL 32824

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.

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: 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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlaw.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

Respectfully submitted,
BETZY FALGAS, ESQ.
Florida Bar # 76882
PADGETT LAW GROUP
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-005486-1
April 17, 24, 2025 25-01031W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2022-CA-008860-O
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,
Plaintiff, v.
STEVE ROMAN, JR.; TANYA SANES; BFIRA, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Order dated March 4, 2025 entered in Civil Case No. 2022-CA-008860-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and STEVE ROMAN, JR. and TANYA SANES are defendants, Tiffany Moore Russell, Clerk of Court, will sell the property at public sale at www.myorangeclerk.realforeclose.com beginning at 11:00 AM on May 6, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 117, MEADOWBROOK ACRES, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 136, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 5513 Riordan Way, Orlando, FL 32808

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN A COURT PROCEEDING OR EVENT, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: ADA COORDINATOR, HUMAN RESOURCES, ORANGE COUNTY COURTHOUSE, 425 N. ORANGE AVENUE, SUITE 510, ORLANDO, FLORIDA, (407) 836-2303, FAX: 407-836-2204; AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING NOIFICATION IF THE TIME BEFORE YOUR SCHEDULED COURT APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING IMPAIRED OR VOICE IMPAIRED, CALL 711 TO REACH THE TELECOMMUNICATIONS RELAY SERVICE.

/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 5296.000006
April 17, 24, 2025 25-01029W

ORANGE COUNTY

--- ESTATES / SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-000903-O
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC6,
Plaintiff, vs.
CYNTHIA K. SMITH A/K/A CYNTHIA L. SMITH; OSBOURNE HOWE A/K/A OSBOURNE A. HOWE;
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated March 27, 2025, and entered in Case No. 2024-CA-000903-O, of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC6 (hereafter "Plaintiff"), is Plaintiff and CYNTHIA K. SMITH A/K/A CYNTHIA L. SMITH; OSBOURNE HOWE A/K/A OSBOURNE A. HOWE, are defendants. Tiffany Moore Russell, Clerk of the Circuit Court for ORANGE County, Florida will sell to the highest and best bidder for cash Via the Internet at www.myorangeclerk.realforeclose.com at 11:00 a.m., on the 20TH day of MAY, 2025, the following described property as set forth in the final judgment, to wit:

LOT 250, LAUREL HILLS SUBDIVISION, UNIT 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 80, 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 a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

Dated this 20TH day of MAY, 2025.

/ s / Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
PHH18537-23/sap
April 17, 24, 2025 25-01066W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000745-O
Division Probate
IN RE: ESTATE OF DEYSI ORTIZ
a/k/a DEYSI MARIA ORTIZ
a/k/a DAISY MARIA ORTIZ
a/k/a DAISY ORTIZ
Deceased.

The administration of the estate of Deysi Ortiz, deceased, whose date of death was December 30, 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 17, 2025.

Personal Representative:
Elizabeth Bertrand
2500 S. Bumby Avenue
Orlando, Florida 32806
Attorney for Personal Representative
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 17, 24, 2025 25-01037W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000456-O
IN RE: ESTATE OF RAMONITA TORRES
Deceased.

The administration of the estate of Ramonita Torres, deceased, whose date of death was December 10, 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.

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 17, 2025.

Personal Representative:
Marta Kelly Cruz
3426 Pinebrook Ct
Orlando, FL 32822
FAMILY FIRST FIRM
Counsel for Petitioner
Ryan Saboff
Ryan Saboff, Esquire
Florida Bar Number: 1010852
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
Joseph K. Fabbi, 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 17, 24, 2025 25-01035W

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 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.

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 Are there different types of legal notices?

A 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.

LV18237_V39

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

ORANGE COUNTY

--- ESTATES / SALES ---

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. 2019-CA-000501-O
Wells Fargo Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC1,
Plaintiff, vs.
Ada Ramos a/k/a Ada L. Ramos, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019-CA-000501-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Wells Fargo Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC1 is the Plaintiff and Ada Ramos a/k/a Ada L. Ramos; Julio Castro a/k/a Julio A. Castro; Southport Homeowners Association, Inc. are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangeclerk.realforeclose.com, beginning at 11:00 AM on the 20th day of May, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 43, BLOCK 3, VILLAGES OF SOUTHPORT, PHASE 1E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 113 THROUGH 120, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TAX ID: 06-24-30-8221-03-430.

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 11th 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 # 18-F03078
April 17, 24, 2025 25-01027W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000654-O
Division 09
IN RE: ESTATE OF TONY ALLEN Deceased.

The administration of the estate of Tony Allen, deceased, whose date of death was June 25, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is P.O. Box 4994, Orlando, FL 32802. 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. The 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 17, 2025.

Personal Representative:
Marc Walsh
39 Orchil Street
Giltbrook, Nottingham, NG16 2WS
United Kingdom
Attorney for Personal Representative:
R. Nadine David, Esq. Attorney
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
April 17, 24, 2025 25-01062W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025 CP 000739 O
IN RE: ESTATE OF JUDITH CUMBIE BERRY Deceased.

The administration of the estate of Judith Cumbie Berry, deceased, whose date of death was January 5, 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.

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:
Fred H. Cumbie, Jr.
1875 Saha Court
Kissimmee, Florida 34744
Attorney for Personal Representative:
Michelle L. Rivera
Florida Bar Number: 85325
Overstreet Law, P.A.
100 Church Street
Kissimmee, FL 34741
Telephone: (407) 847-5151
E-Mail: mrivera@kisslawyer.com
Secondary E-Mail:
grodriguez@kisslawyer.com
April 17, 24, 2025 25-01034W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001018-O
IN RE: ESTATE OF LARRY VERNON CHIZEK Deceased.

The administration of the estate of Larry Vernon Chizek, deceased, whose date of death was December 7, 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 17, 2025.

Personal Representative:
/s/ Dorethea Faye Chizek
Dorethea Faye Chizek
19668 Glen Elm Way
Orlando, Florida 32833
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. Hiawassee Rd., Suite 207
Orlando, Florida 32835
Telephone: (407) 955-4595
April 17, 24, 2025 25-01033W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025-CP-001035-O
Division: Probate
IN RE: ESTATE OF GEORGE HENRY TUCKER, III Deceased.

The administration of the Estate of George Henry Tucker, III, deceased, whose date of death was August 24, 2023, 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 Ancillary Personal Representative and the Ancillary 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 Ancillary 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.

Personal Representative:
Jennifer L. Tucker Mottes
1505 Paseo De La Paz
San Dimas, CA 91773
Attorney for Personal Representative:
Daniel Medina, B.C.S., Attorney
Florida Bar Number: 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
April 17, 24, 2025 25-01063W

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. 48-2025-CA-000818-O
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-3,
Plaintiff, vs.
JAMES M. STEWART, JR., et al.
Defendant(s),

TO: UNKNOWN BENEFICIARIES OF THE DAVID MOALLEM TRUST DATED 05/10/06,
whose residence is unknown if he/she/they be living; and if he/she/they be 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 9, ISLE OF OSPREY AT DR. PHILLIPS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 4 AND 5, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of this Court at County, Florida, this 09 day of APRIL, 2025.

Tiffany Moore Russell, Clerk of Courts
/s/ Naline Bahadur
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
24-265102
April 17, 24, 2025 25-01032W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024-CA-004998-O
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR12, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR12,
Plaintiff, vs.
FRANKLYN GREENAWAY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 14, 2025, and entered in 2024-CA-004998-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR12, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR12 is the Plaintiff and FRANKLYN GREENAWAY; CAROLENE K. GREENAWAY A/K/A CAROLENE KINSEY GREENWAY; HERBERT A. PIPER; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-F; 1510 EAST COLONIAL, INC.; STONEYBROOK MASTER ASSOCIATION OF ORLANDO, 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 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 74, BLOCK 3, STONEYBROOK UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 90-92, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 2543 WINDSORGATE LN, 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 15 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
23-094761 - MiM
April 17, 24, 2025 25-01061W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-001285-O
WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2,
Plaintiff, VS.
KATHRYN OSBORNE A/K/A KATHY OSBORNE; BRETT OSBORNE; ORANGE COUNTY, FLORIDA; ISLE OF PINES PROPERTY OWNERS' ASSOCIATION,INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 3, 2025 in Civil Case No. 2024-CA-001285-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2 is the Plaintiff, and KATHRYN OSBORNE A/K/A KATHY OSBORNE; BRETT OSBORNE; ORANGE COUNTY, FLORIDA; ISLE OF PINES PROPERTY OWNERS' ASSOCIATION,INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on May 7, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 314, FIFTH ADDITION TO ISLE OF PINES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK V, PAGE 5 AND 6, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

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

IMPORTANT

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

Dated this 7th day of April, 2025.

Digitally Signed by John J. Cullaro
FNB: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
ALDRIDGE | PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1221-15689B
April 17, 24, 2025 25-01025W

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 DIVISION
CASE NO. 2023-CA-001910-O
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3,
Plaintiff, vs.
ANDREW RAMNARAIN A/K/A ANDREW SINGH RAMNARAIN; STONEYBROOK WEST MASTER ASSOCIATION, INC.; MIDLAND FUNDING LLC; 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 the Summary Final Judgment of Foreclosure dated March 31, 2025, and entered in Case No. 2023-CA-001910-O of the Circuit Court in and for Orange County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3 is Plaintiff and ANDREW RAMNARAIN A/K/A ANDREW SINGH RAMNARAIN; STONEYBROOK WEST MASTER ASSOCIATION, INC.; MIDLAND FUNDING LLC; 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 May 13, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 82, BLOCK 16, OF STONEYBROOK WEST UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 68, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property address: 2610 Balforn Tower Way; 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED April 14, 2025

By: /s/ Kathleen Achille
Kathleen Achille
Florida Bar No.: 166200
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail:
answers@dallegal.com
1496-185940 / TM1
April 17, 24, 2025 25-01057W

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**

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
CASE NO.: 2023-CA-018007-O
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR4, Plaintiff, VS.
DENIS ROY; CLAIRE M. S. ROY A/K/A CLAIRE ROY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR; MV REALTY PBC, LLC; FALCON TRACE PROPERTY OWNERS' ASSOCIATION, INC.; SOUTHCHASE-WEST PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A SOZO MOON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 7, 2025 in Civil Case No. 2023-CA-018007-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR4 is the Plaintiff, and DENIS ROY; CLAIRE M. S. ROY A/K/A CLAIRE ROY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR; MV REALTY PBC, LLC; FALCON TRACE PROPERTY OWNERS' ASSOCIATION, INC.; SOUTHCHASE-WEST PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A SOZO MOON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on July 15, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 145 OF FALCON TRACE UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 65 THROUGH 68, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

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

IMPORTANT

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

Dated this 9th day of April, 2025.

Digitally Signed by John J. Cullaro
FNB: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
ALDRIDGE | PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1221-15675B
April 17, 24, 2025 25-01026W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2023-CA-013464-O
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, VS.
SCOTT MICHAEL MITCHEM; UNKNOWN SPOUSE OF SCOTT MICHAEL MITCHEM; CROWN ASSET MANAGEMENT, LLC; FORD MOTOR CREDIT COMPANY; LVNV FUNDING LLC; BANK OF AMERICA, N.A.; ROCK SPRINGS RIDGE HOMEOWNERS ASSOCIATION, INC.- PRIME; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 30, 2024 in Civil Case No. 2023-CA-013464-O, of the Circuit Court of the Judicial Circuit in and for Orange County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and SCOTT MICHAEL MITCHEM; UNKNOWN SPOUSE OF SCOTT MICHAEL MITCHEM; CROWN ASSET MANAGEMENT, LLC; FORD MOTOR CREDIT COMPANY; LVNV FUNDING LLC; BANK OF AMERICA, N.A.; ROCK SPRINGS RIDGE HOMEOWNERS ASSOCIATION, INC.- PRIME; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on June 4, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT(S) 1098, ROCK SPRINGS RIDGE PHASE VII-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 83 THROUGH 88, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 14th day of April, 2025.

Digitally Signed by Zachary Ullman
FBN 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
ALDRIDGE | PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1092-13162B
April 17, 24, 2025 25-01064W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025-CA-000774-O
UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs.
EDUARDO VIVES; SARAH MOJICA VIVES; HARVEY MOJICA VIVES; AMANDA WISE; TATIANE OLIVEIRA; CYPRESS CREEK VILLAGE, UNIT TWO, INC.; STATE OF FLORIDA; CLERK OF THE COURT OF ORANGE COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

To the following Defendant(s):
SARAH MOJICA VIVES
(LAST KNOWN ADDRESS)
5101 CYPRESS CREEK DRIVE, UNIT #102
ORLANDO, FLORIDA 32811
HARVEY MOJICA VIVES
(LAST KNOWN ADDRESS)
5101 CYPRESS CREEK DRIVE, UNIT #102
ORLANDO, FLORIDA 32811
AMANDA WISE
(LAST KNOWN ADDRESS)
5101 CYPRESS CREEK DRIVE, UNIT #102
ORLANDO, FLORIDA 32811

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

UNIT 102, OF JASON BUILDING, OF CYPRESS CREEK VILLAGE UNIT TWO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 1408, AND BEING FURTHER DESCRIBED IN CONDOMINIUM PLAT BOOK 3, PAGE 68, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
A/K/A 5101 CYPREES CREEK DRIVE, UNIT #102, ORLANDO, FLORIDA 32811

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 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 10 day of APRIL, 2025.

TIFFANY MOORE RUSSELL
As Clerk of the Court
By: /s/ Naline Bahadur
As 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
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
23-01533 NML
April 17, 24, 2025 25-01028W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2022-CA-003789-O
CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA GILBERT, DECEASED; KAMAAL T. GILBERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARTHA GILBERT, DECEASED; KAMAAL T. GILBERT; KEVON GORHAM; THE ENCLAVE AT MOSS PARK HOMEOWNERS ASSOCIATION, INC.; MOSS PARK MASTER HOMEOWNERS ASSOCIATION, INC,; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, Defendants.

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA GILBERT, DECEASED
(LAST KNOWN ADDRESS)
12104 CITRUSWOOD DRIVE
ORLANDO, FLORIDA 32832
KAMAAL T. GILBERT,
Current Address
12104 CITRUSWOOD DRIVE
ORLANDO, FLORIDA 32832

who is evading service of process and 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 defendant(s), 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 NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 452, ENCLAVE AT MOSS PARK PHASE 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 98 THROUGH 101, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
a/k/a 12104 CITRUSWOOD DRIVE, ORLANDO, FLORIDA 32832

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before _____, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any 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 APR 07 2025.

TIFFANY MOORE RUSSELL
As Clerk of the Court
By: /s Yamira Arroyo
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
23-00074 CMS
April 17, 24, 2025 25-01058W

FIRST INSERTION

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 24-CA-003637-O #35
OLLAF 2020-1, LLC Plaintiff, vs.
BERRY ET AL., Defendant(s).

COUNT	DEFENDANTS	Type/Points/Contract#
I	JO HATTON BERRY A/K/A JO E. BERRY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JO HATTON BERRY A/K/A JO E. BERRY	STANDARD / 100000/ 6820464
II	GLENN DALE FREEMAN, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GLENN DALE FREEMAN, JR.	STANDARD / 150000/ 6819494
III	BERNARD HERMAN MCCAULEY, JR. A/K/A BARNARD HERMAN MCCAULEY, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BERNARD HERMAN MCCAULEY, JR. A/K/A BARNARD HERMAN MCCAULEY, JR.	SIGNATURE / 65000/ 6786728

Notice is hereby given that on May 20, 2025 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 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-003637-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 15rd day of April, 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 17, 24, 2025 25-01065W

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 DIVISION
CASE NO. 2024-CA-006143-O
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF FARAWAY SG TRUST, Plaintiff, vs.
GO GO HOMES LLC; FEDERICO GONELL; 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 A SUMMARY FINAL JUDGMENT OF FORECLOSURE DATED MARCH 21, 2025, AND ENTERED IN CASE NO. 2024-CA-006143-O OF THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA, WHEREIN WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF FARAWAY SG TRUST IS PLAINTIFF AND GO GO HOMES LLC; FEDERICO GONELL; 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, THE CLERK OF THE CIRCUIT COURT, WILL SELL TO THE HIGHEST AND BEST BIDDER FOR CASH ONLINE AT WWW.MYORANGECLERK.REALFORECLOSE.COM, AT 11:00 A.M., ON MAY 1, 2025, THE FOLLOWING DESCRIBED PROPERTY AS SET FORTH IN SAID ORDER OR FINAL JUDGMENT, TO-WIT:

BEGIN 150 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE EAST 230 FEET, NORTH 70 FEET TO THE POINT OF BEGINNING; THENCE EAST 130 FEET NORTH 99.86 FEET, NORTH 17 DEGREES EAST 36.85 FEET, WEST 130 FEET SOUTH 7 DEGREES WEST 117.23 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS THAT PART OF NORTHWEST ONE-QUARTER OF NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 29 EAST IDENTIFIED AS TAX PARCEL 187 ACCORDING TO THE 1980 TAX ROLL; 60 FEET WIDE EXTENDING FROM THE WEST END OF DRUMMOND LANE TO NORTHEAST CORNER OF PARCEL 99 DESCRIBED ABOVE. SAID PROPERTY BEING IN 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 DESCRETION, 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 April 8, 2025.

By: /s/ Lisa A. Woodburn
Lisa A. Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo Lindberg 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
8010-202321 / BJB
April 17, 24, 2025 25-01038W

Q&A

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

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.

How much do legal notices cost?

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

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

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

LV18237_V36

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- SALE ---

SECOND 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, INGLESIDE, 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 ST APT 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 WANJIHIA 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, NY 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 RUNNINGBROOK 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 VEYTOWN, 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 # 6925659 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 STONE CREEK RIDGE DR, MC GREGOR, TX 76657-4160 SIGNATURE Interest(s) / 500000 Points, contract # 6990867 NIKKI DENISE JOHNSON-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 JONATHON 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 SHANTELLE LEVERETTE A/K/A NIKA LEVERETTE 5885 EDENFIELD RD APT O2, 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 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 HANDDY DIAZ SARDINAS 8522 N HIGHL AVE, TAMPA, FL 33604 STANDARD Interest(s) / 150000 Points, contract # 6849502 DIESHIA MONIQUE MCALLISTER A/K/A DMCA 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 # 6989485 ASHLEY DOROTHY MENDALL and DAMIAN MICHAEL DANGELO 10 SATURN CT, SAINT HELENA ISL, SC 29920 STANDARD Interest(s) / 75000 Points, contract # 6663893 ANDRE LAVON MILLIGAN 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, MUNCIE, 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 # 6991609 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 # 6836435 ERIKA DENISE PEDEN 4388 W 77TH PL APT 3A, MERRILLVILLE, IN 46410 STANDARD Interest(s) / 100000 Points, contract # 6928905 JAMES M PETERS and LISA MICHELLE KERRY 9417 SALLYS WAY, ALVARADO, TX 76009 9417 SALLYS 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, LANSING, MI 48917 STANDARD Interest(s) / 150000 Points, contract # 6858525 SHERI LYNN SMITH 7920 COUNTRY 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 # 6585318 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 TAMIRIUL 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 ANNETTE 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 BISSONET, 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 KARANJA 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 ARCHIE A. WILSON and RICHLINE SAPOLUCIA 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) / 100000 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 8TH ST, NEWINGTON, CT 06111 STANDARD Interest(s) / 200000 Points, contract # 6826575 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 20220614304 $ 30,590.38 $ 11.91 DONQUEA NICOLE BROWN 20240052197 $ 13,603.26 $ 5.35 BRITTNEY DANIELLE BROWN 20210037674 $ 20,735.43 $ 8.06 RACHAEL ANNE BULLARD 20220299161 $ 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 WANJIHIA WAJOROGE CHEGE and LENISE SARANN CHEGE 20190190479 $ 83,326.19 $ 25.98 ISABEL ROSEANNE CONNER and VICTAVIOUS DEQUAN JOHNSON 20230708471 $ 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 $ 29,525.14 $ 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 20230480614 $ 13,799.39 $ 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 $ 5.26 DENISE MARCELL HINES 20240000012 $ 13,270.55 $ 5.33 CALEB ANTHONY HOELSCHER and CHELSIE LYNN NICHOLS 20190394524 $ 13,564.37 $ 5.26 MATTHEW LEE HOSKINS and MONICA LYNN HOSKINS 20220231896 $ 39,108.22 $ 14.53 WALTER R HUMPHRIES 20240106436 $ 22,917.07 $ 9.17 EDWARD LEE JENKINS and SHERITA DENISE JENKINS 20240072407 $ 34,767.18 $ 14.04 VALTON VAN JENNINGS and JUANA JEANETTE JENNINGS and EVERETT VAN JENNINGS 20220760791 $ 20,434.00 $ 7.89 QUINN KENNETH JOHNSON and KHADIJAH AALIYA JOHNSON 20230064786 $ 18,789.53 $ 6.66 JUDITH DONALDSON JOHNSON 20230724775 $ 110,877.91 $ 44.40 NIKKI DENISE JOHNSON-RANSOM and JAMES MICHAEL RANSOM, II 20240072523 $ 17,052.68 $ 6.88 DWIGHT FITZGERALD JOSEPH 20240063147 $ 19,765.40 $ 7.90 PAULA NEZRA JOSEPH 20240074196 $ 14,576.88 $ 5.53 BRITTNEY RAE KOHL and JONATHON HAROLD KOHL 20220577720 $ 26,900.16 $ 10.41 ABBY N. LATIMER and NICHOLAS D. LATIMER 20240082266 $ 17,701.49 $ 6.98 CHRIS ANN LESSLY 20230064969 $ 18,105.83 $ 7.00 SHANIKA SHANTELLE LEVERETTE A/K/A NIKA LEVERETTE 20220777317 $ 9,085.60 $ 3.32 LACREASHA B. LEVY and HERBERT DARRELL LEVY 20200417592 $ 17,569.96 $ 5.13 MELISSA A. MACK 20220060898 $ 23,882.94 $ 9.24 TONI LYNN MARLETT and PHILLIP STEVEN MARLETT, JR. 20220598528 $ 13,112.31 $ 4.83 LASHONDA HILEY MATHIS and DERRICK DURAND MATHIS A/K/A DERRICK MATHIS, SR. 20220034979 $ 11,152.88 $ 3.90 LIANET MAY NOA HANDDY DIAZ SARDINAS 20210705931 $ 27,647.65 $ 10.70 DIESHIA MONIQUE MCALLISTER A/K/A DMCA and DARRYL BRADLEY MCALLISTER A/K/A DM 20240130775 $ 24,173.15 $ 9.68 ANN MARIE MCCOY 20200608595 $ 27,851.76 $ 10.83 SHARI BELFONTE MCDONALD and JERRY MARCUS ELIJAH HENDERSON 20230431467 $ 23,503.22 $ 9.04 MINDY SUE MCFARLAND and LARRY LEE LONGORIA 20220523465 $ 26,477.43 $ 10.26 CRYSTAL MARIE MCMILLAN 20240045328 $ 13,825.61 $ 5.55 ASHLEY DOROTHY MENDALL and DAMIAN MICHAEL DANGELO 20190324746 $ 15,781.03 $ 5.63 ANDRE LAVON MILLIGAN 20240130078 $ 18,533.16 $ 7.45 JESSICA KATHLEEN MITCHELL 20230550942 $ 15,874.96 $ 6.23 CHRISTINE ELIZABETH MOORE and RYAN JAMES MOORE 20220534710 $ 82,375.30 $ 32.15 DARLENE ELIZABETH MOORE-PARKER and ROBERT LEE PARKER A/K/A ROBERT L PARKER SR 20190091663 $ 10,175.62 $ 3.16 RICARDO MORENO and CHRISTINA MORENO 20230551152 $ 92,453.29 $ 36.78 YVETTE OCASIO 20240096135 $ 20,709.80 $ 7.29 DARELL L. PALMER 20230705418 $ 13,722.43 $ 5.47 JAMEKIA NATAE PARSON and MICHAEL JEROME CANNON 20240072657 $ 13,643.32 $ 5.45 GARRICK KENNARD PAYTON and NATASHA DANIELLE PAYTON 20210573042 $ 20,935.26 $ 7.38 ERIKA DENISE PEDEN 20230063406 $ 21,673.04 $ 8.37 JAMES M PETERS and LISA MICHELLE KERRY 20230657871 $ 59,644.40 $ 21.85 AARON ELIJAH PRESLEY 20230676901 $ 14,051.73 $ 5.61 SHEENA MARIE QUICK 20220353319 $ 27,422.51 $ 10.55 MARCO A. RAMIREZ MASCORRO 20220418796 $ 47,010.01 $ 17.30 MARCO A. RAMIREZ MASCORRO 20220688537 $ 56,158.26 $ 20.33 MARIAN REID and WILLIS FORTSON, III , , 20220767972 $ 14,227.83 $ 5.15 RICHARD P. ROBINSON and CARMELETTA ROBINSON 20220078560 $ 25,289.45 $ 9.79 ROOSEVELT MARELL ROSE 20240130340 $ 30,614.19 $ 12.22 JENNIFER MICHELLE SHARPS 20220107302 $ 19,235.47 $ 6.85 SHERI LYNN SMITH 20230094212 $ 14,177.68 $ 5.49 MILETTE JENELL SMITH and TODD ROSHAWN BYERS A/K/A TODD ROSHAWN SMITH A/K/A TODD ROSHAWN SMITH 20220058763 $ 24,615.04 $ 9.53 ASHLEY MCKAY SORDELET and NICHOLAS LEE SORDELET 20190111830 $ 4,573.12 $ 1.75 CHRISTOPHER DAVID STALEY and CHARITI LEA DANYEL STALEY 20230473927 $ 24,330.31 $ 9.14 THOMAS H. STORY, SR and MARGUERITE ELIZABETH FUCHS 20220140841 $ 18,935.13 $ 6.79 HOWARD O. STOUFFER and TIFFANY NICOLE STOUFFER 20240159605 $ 22,500.22 $ 9.02 TAMIRIUL JOY TARVER and TRAVIS ANTONIO RUFFIN 20230634239 $ 77,648.64 $ 30.38 EDWARD W. TAYLOR, III and JUANITA G. WOODS 20220428665 $ 13,251.09 $ 5.03 ROBIN ANNETTE THURSTON 20230685150 $ 60,788.56 $ 24.42 JESUS JAIME TORRES SALA-

Continued on next page

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- SALES ---

Continued from previous page

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 SAPOLUCIA 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 AFFIANT 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

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. 2022-CA-007740-O
BANK OF AMERICA, N.A., Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, 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 pursuant 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 ISAIAH SMITH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHNNIE M. ADAMS, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, 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 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
22-050516 - SaR
April 10, 17, 2025 25-01020W

SECOND 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 "II"; 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 NORTHWESTERLY, 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 NORTHWESTERLY, 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"E 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 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 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 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 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 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

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 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

SECOND 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, GRANTEES, 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, GRANTEES, 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 THEREOF, 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

SECOND 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

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. 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; HIAWASSEE 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, HIAWASSEE 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 HIAWASSEE 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

SECOND 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 STATED.

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

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. 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

SECOND 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 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 HIAWASSEE 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

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. 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

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- ACTIONS/SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIRCUIT 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 CWHEQ 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:
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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024-CA-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 it, 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

SECOND 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

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-005298-O #35
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
LESLIE ET AL.,
Defendant(s).

COUNT	DEFENDANTS	WEEK /UNIT
I	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. 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 10, 17, 2025 25-01010W

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 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.REALFORECLOSE.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

SECOND 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 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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2019-CA-014309-O
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff,
vs.
ENEIDA RODRIGUEZ; UNKNOWN SPOUSE OF ENEIDA 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 rescheduling 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 ENEIDA RODRIGUEZ; UNKNOWN SPOUSE OF ENEIDA 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.REALFORECLOSE.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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2024-CA-006497-O
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, 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 CWALT, 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

SUBSEQUENT INSERTIONS

--- SALES / ESTATE ---

SECOND INSERTION

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

SECOND 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
482025CP000962A001OX
IN RE: ESTATE OF
CARLOS LUIS BAEZ, a/k/a
CARLOS L. BAEZ, a/k/a
CARLOS BAEZ, deceased.
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 unmatured, 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 unmatured, 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.

YAHAIDA FREDEVINDA BAEZ, a/k/a YAHAIDA F. BAEZ, a/k/a YAHAIDA BAEZ, a/k/a YAHAIDA BAEZ BATISTA, a/k/a YAHAIDA FREDEVINDA BATISTA, a/k/a YAHAIDA F. BATISTA, a/k/a YAHAIDA 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 (facsimile)
Jonathan@RuizLawyers.com; and
Guillermo@RuizLawyers.com
April 10, 17, 2025 25-01008W

SECOND INSERTION

RE-NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 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.

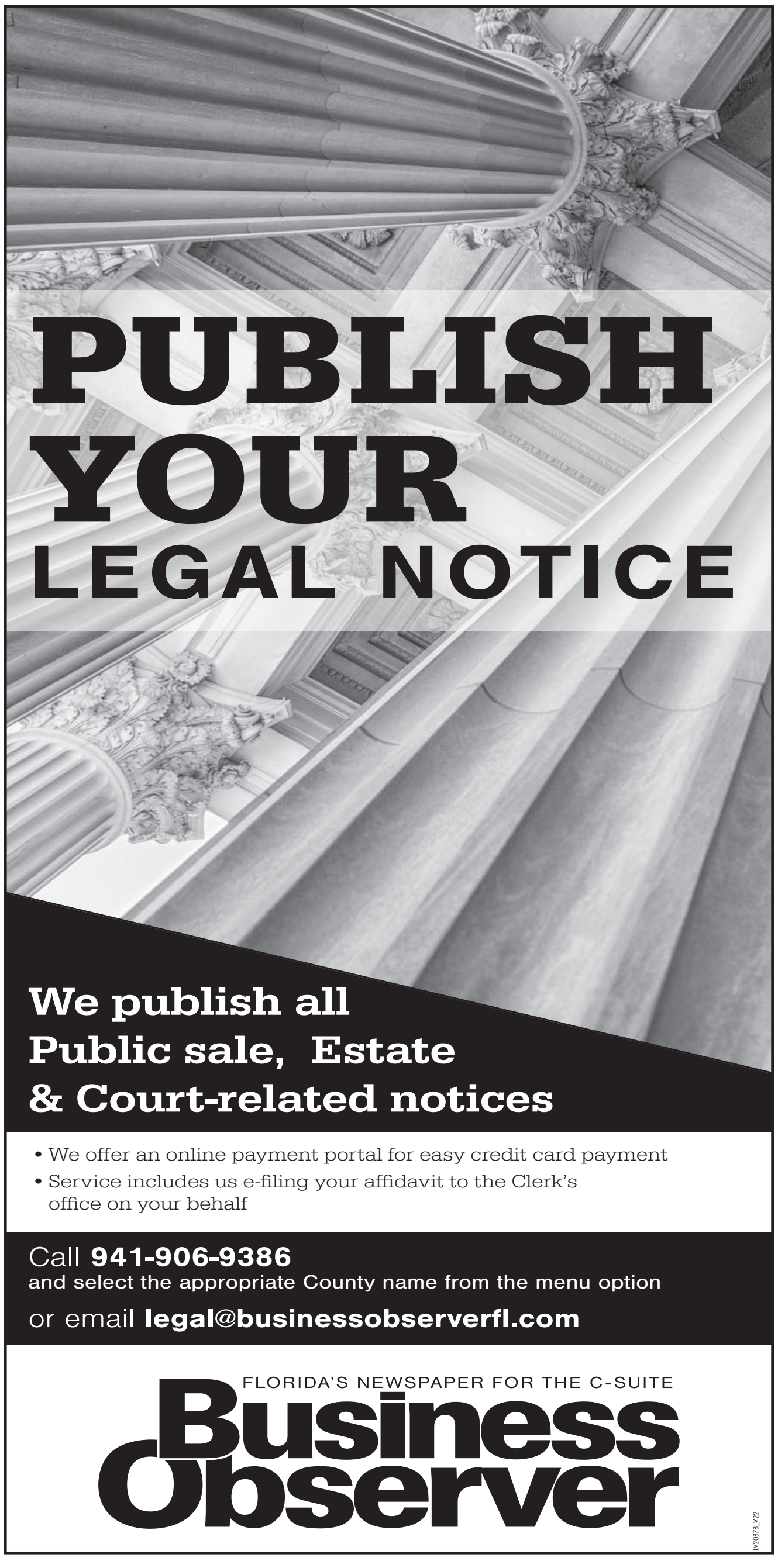
Property Address: 3860 WEETAMOO CIR, ORLANDO, FL 32818

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



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.

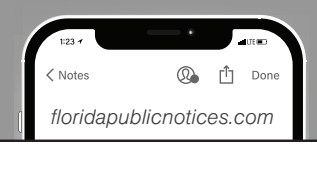
Are internet-only legal notices sufficient?

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**



LV20890_V7

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- ESTATES / ACTIONS / SALES ---

SECOND 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. Fabbi, 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

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 representatives have 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

SECOND 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

SECOND 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

SECOND 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 the 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 the 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

SECOND INSERTION

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

SECOND 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

SECOND 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, 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.

INNOCENTKNESIAH 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

SECOND 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.

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

The date of the first publication of this notice is January 30, 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

SECOND 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, 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@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 10, 17, 2025 25-00984W

SECOND 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, 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@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 10, 17, 2025 25-01007W

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

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

The date of the first publication of this notice is January 30, 2025.

Personal Representative:
Mauricio Molinari
13849 Budworth Circle
Orlando, FL 32832
Attorney for Personal Representative:
Joseph K. Fabbi, Esquire
Florida Bar Number: 1022503
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
1030 W. Canton Ave., Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: joe.fabbi@familyfirstfirm.com
E-Mail:
rebekah.davis@familyfirstfirm.com
Secondary E-Mail:
probate@familyfirstfirm.com
April 10, 17, 2025 25-00974W

Q&A

What is a public notice?

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

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

LV18237_V34

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- ACTION / SALE / ESTATE ---

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. 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 1; 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024-CA-010079-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, 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 STATED.

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. Gufford, 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

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
LV18878_V3

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

SECOND 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

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-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

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

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: SHHFK8G79JU201824)

ALL PERSONS who claim an interest in the following property: One (1) 2018 Honda Civic Type R (VIN: SHHFK8G79JU201824), 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 10, 17, 2025 25-00987W

SECOND 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#: 1N4AA5AP3EC459979
Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333
Lien Amt $7,139.44

April 10, 17, 2025 25-00992W

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities.
LV18237_V8

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-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 unmatured, 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 unmatured, 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

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-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-000977-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 unmatured, 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 unmatured, 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

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