## ORANGE COUNTY LEGAL NOTICES

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

### --- PUBLIC NOTICES ---

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of hcvc.net located at 5764 N. Orange Blossom Trail #91973 in the City of Orlando, Orange County, FL 32810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of May, 2025.

Enbarca Inc

May 8, 2025 25-01254W

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sunshine Millwork located at 4016 Golfside Dr in the City of Orlando, Orange County, FL 32808 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of April, 2025.

Khandoker Ahmed

May 8, 2025 25-01252W

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that United Seating and Mobility, L.L.C., 7558 Southland Blvd, Orlando, FL 32809, desiring to engage in business under the fictitious name of Numotion, 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.

May 8, 2025 25-01277W

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 The Beacon at Creative Village located at 470 Putnam Avenue, in the County of Orange in the City of Orlando, Florida 32801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Orange, Florida, this 29th day of April 2025.

Beacon At Creative Village Partners, Ltd.

May 8, 2025 25-01275W

FICTITIOUS NAME NOTICE

Notice is hereby given that THE FOSTERS A&A CORP, owner, desiring to engage in business under the fictitious name of TROPICAL SMOOTHIE located at Tropical smoothie cafe, orlando, Florida 32828 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.

May 8, 2025 25-01272W

FICTITIOUS NAME NOTICE

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

NOTICE IS HEREBY GIVEN that Raymond J Schalk III / ROLL SCREEN SOLUTIONS, LLC will engage in business under the fictitious name OUTDOOR PERGOLA SOLUTIONS, with a physical address 5434 RUSTIC PINE COURT ORLANDO, FL 38219, with a mailing address 5434 RUSTIC PINE COURT ORLANDO, FL 38219, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 8, 2025 25-01274W

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Ebony Allison located at 2150 Aaron Ave in the City of Orlando, Orange County, FL 32811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of May, 2025.

Ebony Coleman

May 8, 2025 25-01253W

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Twisted Trough located at 738 Wildview Drive in the City of Apopka, Orange County, FL 32712 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of May, 2025.

Hailey Waller

May 8, 2025 25-01276W

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09

NOTICE IS HEREBY GIVEN that Kayli Walker will engage in business under the fictitious name KELUSIONAL, with a physical address 3350 Janet St Apopka, FL 32712, with a mailing address 3350 Janet St Apopka, FL 32712, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 8, 2025 25-01250W

FICTITIOUS NAME NOTICE

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

NOTICE IS HEREBY GIVEN that Ankitkumar Patel / Bansil Patel / Chirag Patel will engage in business under the fictitious name DOSBROS FRESH MEXICAN GRILL, with a physical address 11871 University Blvd, 110 Orlando, Fl 32817, with a mailing address 11871 University Blvd, 110 Orlando, Fl 32817, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 8, 2025 25-01273W

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Viana Robles located at 800 nicole blvd in the City of Ocoee, Orange County, FL 34761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of April, 2025.

Viana Robles

May 8, 2025 25-01251W

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 30th, 2025 @ 10:00 AM at each individual repair facility.

40712 2008 GMC VIN#: 1GTEK19068Z141168 Repair Facility: Central Florida Toyota 11020 S Orange Blossom Trl Orlando 407-472-5200 Lien Amt $1,967.06

40713 2022 Honda VIN#: 1HGCV3F20NA014377 Repair Facility: In and Out Autobody and Repairs LLC 6363 E Colonial Dr Suite G Orlando 407-341-5055 Lien Amt $24,932.90

40714 2017 Honda VIN#: 2HKRW2H98HH615589 Repair Facility: Tito Auto Body & Paint LLC 9765 S Orange Blossom Trl Suite #45 Orlando 813-787-2178 Lien Amt $16,913.35

40715 2009 Nissan VIN#: 1N4AL21E39N427535 Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333 Lien Amt $473.99

40716 2014 Nissan VIN#: 5N1AR2MN4EC631170 Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333 Lien Amt $473.99

40717 2013 Nissan VIN#: 3N1AB7AP9DL651738 Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333 Lien Amt $473.99

40718 2016 Nissan VIN#: 3N1AB7AP8GY268669 Repair Facility: Reed Nissan 3776 W Colonial Dr Orlando 407-297-7333 Lien Amt $467.80

May 8, 2025 25-01249W

FIRST INSERTION

**CITY OF OCOEE**
**NOTICE OF PUBLIC HEARING TO CONSIDER THE 283 10TH AVENUE - COX PROPERTY REZONING FROM COUNTY R-2 (RESIDENTIAL DISTRICT) TO CITY R-1 (SINGLE-FAMILY DWELLING DISTRICT)**
**CASE NUMBER: RZ-25-02-01**

**NOTICE IS HEREBY GIVEN**, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, MAY 20, 2025, AT 6:15 P.M.** or as soon thereafter as practical, the **OCOEE CITY COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Rezoning for the 283 10th Avenue - Cox Property. The property is assigned Parcel ID # 08-22-28-5960-22-010 and consists of approximately 0.36 acres. The property is located at the northwest corner of the 10th Avenue and Peters Avenue intersection.

**AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM COUNTY R-2 (RESIDENTIAL DISTRICT) TO CITY R-1 (SINGLE-FAMILY DWELLING DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.36 ACRES LOCATED AT 283 10TH AVENUE AT THE NORTHEAST CORNER OF THE 10TH AVENUE AND PETERS AVENUE INTERSECTION, AND ASSIGNED PARCEL IDENTIFICATION NUMBER 08-22-28-5960-22-010; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The City Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

May 8, 2025 25-01248W

CHECK OUT YOUR **LEGAL NOTICES**

floridapublicnotices.com

LV20890_V17

FIRST INSERTION

**CITY OF OCOEE**
**NOTICE OF PUBLIC HEARING TO CONSIDER THE PARTIAL VACATION OF THE FRONT 34 FT OF THE 5 FT UTILITY EASEMENTS LOCATED ON LOTS 1, 12, 13, 24, 25, 36, 37, AND 48 OF MAGNOLIA RESERVE TOWNHOMES SUBDIVISION**
**PROJECT NO.: VAC-25-037**

**NOTICE IS HEREBY GIVEN**, pursuant to Chapter 153, Article II of the Code of Ordinances of the City of Ocoee, that on **TUESDAY, MAY 20, 2025, AT 6:15 P.M.** or as soon thereafter as practical, the **OCOEE CITY COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the partial vacation of the front 34 ft of the 5 ft utility easements located on lots 1, 12, 13, 24, 25, 36, 37, and 48 of Magnolia Reserve Townhomes Subdivision and to consider the adoption of the following resolution:

**A RESOLUTION OF THE CITY OF OCOEE, FLORIDA, ABANDONING AND VACATING THE FRONT 34 FT OF THE 5 FT UTILITY EASEMENTS LOCATED ON LOTS 1, 12, 13, 24, 25, 36, 37, AND 48 OF MAGNOLIA RESERVE TOWNHOMES SUBDIVISON; PROVIDING FOR RECORDATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

Interested parties may appear at the public hearing and be heard with respect to the proposed actions. The complete case file, including a complete legal description by meets and bounds, may be inspected at the Ocoee Development Services Department, 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays.

The City Commission may continue the public hearings to other dates and times, as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

May 8, 2025 25-01255W

**PUBLISH YOUR LEGAL NOTICE**

Call **941-906-9386** and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

LV20878_V13

FIRST INSERTION

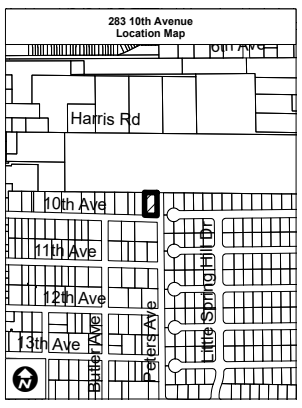
**CITY OF OCOEE**
**NOTICE OF PUBLIC HEARING**
**283 10TH AVENUE – COX PROPERTY ANNEXATION**
**CASE NUMBER: AX-02-25-01**

**NOTICE IS HEREBY GIVEN**, pursuant to Article I, Section 1-10A(1), and Article V, Section 5-9 of the City of Ocoee Land Development Code, that on **TUESDAY, MAY 20, 2025, AT 6:15 P.M**. or as soon thereafter as practical, the **OCOEE CITY COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation for 283 10th Avenue – Cox Property. The property is assigned Parcel ID # 08-22-28-5960-22-010 and consists of approximately 0.36 acres. The property is located at the northwest corner of the 10th Avenue and Peters Avenue intersection.

If the applicant's request is approved, the annexation would incorporate the property into the City of Ocoee.

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.36 ACRES LOCATED AT 283 10TH AVENUE ON THE NORTHWEST CORNER OF THE 10TH AVENUE AND PETERS AVENUE INTERSECTION AND ASSIGNED PARCEL ID NUMBER 08-22-28-5960-22-010, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; AND PROVIDING FOR AN EFFECTIVE DATE.**




Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The City Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

May 8, 15, 2025 25-01247W

FIRST INSERTION

**PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT**

Florida Department of Environmental Protection
Orange County Environmental Protection Division
Draft Air Permit No. 0951424-002-AC
United Airlines, Inc. Orlando International Airport Facility
Orange County, Florida

**Applicant:** The applicant for this project is United Airlines, Inc. The applicant's authorized representative and mailing address is: Steve Tanzella, General Manager, Airport Operations, 9403 Jeff Fuqua Boulevard, Orlando, Florida 32827.

**Facility Location:** United Airlines, Inc. conducts airline maintenance activities at the existing Orlando International Airport Facility, which is located in Orange County at 9809 Tradeport Drive in Orlando, Florida.

**Project:** The applicant has applied for authorization to install a sanding booth to be used for surface preparation of repaired aircraft parts which will subsequently be surface coated at the facility. Emissions of regulated air pollutants from this activity are primarily particulate matter. The facility was issued Air Construction Permit No. 0951424-001-AC on March 7, 2025 in order to authorize expanded aircraft maintenance operations in an additional second maintenance hanger to accommodate an increase in aircraft maintenance activities at the Orlando Facility. Details of the project are provided in the application and the enclosed Technical Evaluation and Preliminary Determination.

**Permitting Authority:** Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the F.A.C. The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Orange County Environmental Protection Division (EPD). The Permitting Authority's physical and mailing address is: 3165 McCrory Place, Suite 200, Orlando, FL 32803. The Permitting Authority's phone number is (407) 836-1400 and the email address is AirPermitsOrangeCounty@ocfl.net.

**Project File:** A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.

**Notice of Intent to Issue Air Permit:** The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

**Comments:** The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

**Petitions:** A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Office of the Orange County Attorney, 201 South Rosalind Avenue, Third Floor, Orlando, Florida 32801 (Telephone 407-836-7320) before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

**Extension of Time:** Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the EPD's action may also request an extension of time to file a petition for an administrative hearing. The EPD may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of the Orange County Attorney, 201 South Rosalind Avenue, Third Floor, Orlando, Florida 32801 (Telephone 407-836-7320) before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

**Mediation:** Mediation is not available in this proceeding.

May 8, 2025 25-01256W

**SAVE TIME**

**Email your Legal Notice**

*legal@businessobserverfl.com*

*Deadline Wednesday at noon • Friday Publication*

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

LV20906_V12

# ORANGE COUNTY

## --- ESTATE / ACTION ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISISDICTION DIVISION
**CASE NO.: 2025-CA-1241**
**FLORIDA PROPERTY FLIPS LLC a Florida Limited Liability Company And**
**ESTATECO LLC, As Trustee of the 7072 Scrub Oak Ln Land Trust**
**Plaintiffs, -vs-**
**UNKNOWN HEIRS AND/OR BENEFICIARIES OF CYNTHIA JACK BARTHOLOMEW; and JENNA PAYNE,**
**Defendants.**

TO: UNKNOWN HEIRS AND/OR BENEFICIARIES OF CYNTHIA JACK BARTHOLOMEW AND JENNA PAYNE and all parties claiming interests by, through, under or against Defendant, UNKNOWN HEIRS AND/OR BENEFICIARIES OF CYNTHIA JACK BARTHOLOMEW AND JENNA PAYNE and all parties having or claiming to have any right, title or interest in the property herein.

YOU ARE HEREBY NOTIFIED that an action has been commenced against you to quiet title on real property, lying and being and situated in Orange County, Florida, which is more particularly described as follows:

Lot 87, Bel-Aire Woods, Eighth Addition, according to the plat thereof as recorded in Plat Book 4, Page 103, of the Public Records of Orange County, Florida.
(hereinafter the "Property")

This action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Stuart Glenn, Esquire, attorney for Plaintiff, whose address is 1728 Salem Drive, Orlando, Florida 32807, within thirty days after the first publication of this notice, and to file the original with the Clerk of Court, either before service on the Plaintiffs attorney or immediately thereafter otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on the 09 day of APRIL, 2025.

Tiffany Moore Russell
Clerk of Courts
BY: /S/Naline Bahadur
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 8, 15, 22, 29, 2025 25-01267W


PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- 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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878



Q&A

**Are there different types of legal notices?**

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

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

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

**VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com**

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

LV18237_V20


FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-CP-1311**
**Division 02**
**IN RE: ESTATE OF BRIAN SHAW, A/K/A BRIAN WILLIAM SHAW Deceased.**

The administration of the estate of Brian Shaw, a/k/a Brian William Shaw, deceased, whose date of death was February 8, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 525 North Orange Avenue, Ste. 335, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 May 8, 2025.

**Personal Representative:**
**/s/ Nancy Burgess**
**Nancy Burgess**
112 Pleasant Street
Portsmouth, Rhode Island 02871
Attorney for Personal Representative:
/s/ Brian P. Buchert
Brian P. Buchert, Esquire
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com

May 8, 15, 2025 25-01235W

FIRST INSERTION

**SUMMONS: PERSONAL SERVICE ON AN INDIVIDUAL**
**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA**
**Case No.: 2025-DR-000930-O**
**Division 29**

AMANDA SCHEIRER,
Petitioner, and,
HUGO IAN MARTINEZ,
Respondent.

TO: TO/PARA/A: HUGO IAN MARTINEZ
1265 Winter Garden Way
Winter Garden,
Florida 34787

IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached complaint/ petition with the clerk of this circuit court, located at: 425 NORTH ORANGE AVE., Suite 320, Orlando, Florida 32801.

If you do not file your written response on time, you may lose the case, and your wages, money, and property may be taken thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also mail or take a copy of your written response to the party serving this summons at:

Corrie Ellen Graham, Esq., 1030 Vineland Road, Winter Garden, Florida 34787.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents, upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, □ Florida Supreme Court Approved Family Law Form 12.915.)

Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED: January 28, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
By: /s/ Tyeia Owens
Deputy Clerk
425 North Orange Ave.
Suite 320
Orlando, Florida 32801

May 8, 15, 22, 29, 2025 25-01221W

FIRST INSERTION

**NOTICE TO CREDITORS**
(**intestate**)
IN THE NINTH JUDICIAL CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA
**FILE NO.: 2025-CP-001360-O**
**PROBATE DIVISION**
**IN RE: ESTATE OF DAVE AGLIPAY CABANAYAN Deceased.**

The administration of the estate of Dave Aglipay Cabanayan, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Orange County, Probate Division, File Number 2025-CP-001360-O, the address of which is 425 N Orange Ave Ste 340, Orlando, FL 32801. The names and addresses of the Petitioner and the Petitioner'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 has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO 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 May 8, 2025, in the West Orange Times.

Filed on this April 30, 2025.

**Personal Representative:**
**Karizma Cabanayan**
**c/o Jonathan J. A. Paul**
**WEISSMAN | PAUL, PLLC**
999 Douglas Avenue, Suite 2214
Altamonte Springs, FL 32714
Telephone: (321)384-0515
Email/Eservice:
jonathan@weissmanpaul.com
Attorney for Personal Representative:
/s/Jonathan J. A. Paul
Fla. Bar No.: 0041845
WEISSMAN | PAUL, PLLC
999 Douglas Avenue, Suite 2214
Altamonte Springs, FL 32714
Telephone: (321)384-0515
Email/Eservice:
jonathan@weissmanpaul.com

May 8, 15, 2025 25-01243W

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025-CP-001229-O**
**IN RE: ESTATE OF SAMMY LAHIK, Deceased.**

The administration of the estate of SAMMY LAHIK, deceased, whose date of death was March 1, 2025, 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: May 8, 2025.

**REDOUANE LAHIK**
**Personal Representative**
13238 Zori Lane
Windermere, FL 34788
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

May 8, 15, 2025 25-01240W

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025-CP-001239-O**
**IN RE: ESTATE OF JOHN RICHARD LYTTLE, Deceased.**

The administration of the estate of JOHN RICHARD LYTTLE, deceased, whose date of death was December 22, 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: May 8, 2025.

**BARBARA LAYTON**
**Personal Representative**
647 Wears Valley Road
Pigeon Forge, TN 37863
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

May 8, 15, 2025 25-01241W

FIRST INSERTION

**NOTICE TO CREDITORS**
(**intestate**)
IN THE NINTH JUDICIAL CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA
**FILE NO.: 2025-CP-001374-O**
**PROBATE DIVISION**
**IN RE: ESTATE OF EDWIN MEJIA Deceased.**

The administration of the estate of Edwin Mejia, deceased, whose date of death was March 21, 2025, is pending in the Circuit Court for Orange County, Probate Division, File Number 2025-CP-001374-O, the address of which is 425 N Orange Ave Ste 340, Orlando, FL 32801. The names and addresses of the Petitioner and the Petitioner'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 has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO 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 May 8, 2025, in the West Orange Times.

Filed on this April 30, 2025.

**Personal Representative:**
**Errin Baccari**
**c/o Jonathan J. A. Paul**
**WEISSMAN | PAUL, PLLC**
999 Douglas Avenue, Suite 2214
Altamonte Springs, FL 32714
Telephone: (321)384-0515
Email/Eservice:
jonathan@weissmanpaul.com
Attorney for Personal Representative:
/s/Jonathan J. A. Paul
Fla. Bar No.: 0041845
WEISSMAN | PAUL, PLLC
999 Douglas Avenue, Suite 2214
Altamonte Springs, FL 32714
Telephone: (321)384-0515
Email/Eservice:
jonathan@weissmanpaul.com

May 8, 15, 2025 25-01242W

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2024-CP-003987-O**
**Division Probate 2**
**IN RE: ESTATE OF NAVEED JOHNSON Deceased.**

The administration of the estate of NAVEED JOHNSON, deceased, whose date of death was Mach 1, 2023, File Number 2024-CP-003987-O, is pending in the Circuit Court for Orange County, Florida, Probate Division; the address of which is 425 N. Orange Avenue, #340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 May 8, 2025.

**Personal Representative:**
**Roseline Roper**
2760 Summerset Drive, Apt.# S316
Fort Lauderdale, FL
Attorneys for Personal Representative:
Dominic F. DeCesare, Esq.
Florida Bar No. 1017764
Attorney for Personal Representative
Foster & Fuchs, P.A.
4425 Military Trail Suite 109
Jupiter, FL 33458
Telephone: (561) 799-6797
Facsimile: (561) 799-6551
Email: Ddecesare@fosterfuchs.com
Lfuchs@fosterfuchs.com

May 8, 15, 2025 25-01239W

FIRST INSERTION

SALE NOTICE

PERSONAL PROPERTY OF THE FOLLOWING TENANT WILL BE SOLD FOR CASH TO SATISFY RENTAL LIENS IN ACCORDANCE WITH FLORIDA STATUTES, SELF STORAGE FACILITY ACT, SECTIONS 83.806 AND 83.807 AUCTION WILL START THURSDAY MAY 8TH, 2025 AT 9:00 A.M. VIEWING AND BIDDING WILL ONLY BE AVAILABLE ONLINE AT WWW.STORAGETREASURES.COM

IT IS ASSUMED TO BE HOUSEHOLD GOODS, UNLESS OTHERWISE NOTED

IT 516 DANIEL JACKSON

May 8, 15, 2025 25-01246W

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**Case Number: 2025-CA-002154**
**IN RE: FORFEITURE OF:**
**One (1) 2021 Dodge Charger (VIN: 2C3CDXGJ9MH654719)**

ALL PERSONS who claim an interest in the following property: One (1) 2021 Dodge Charger (VIN: 2C3CDXGJ9MH654719), 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 March 24, 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 Nathan Ross, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Blvd., Jacksonville, FL 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

May 8, 15, 2025 25-01245W


PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V29

# ORANGE COUNTY

## --- ESTATES / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File Number: 2025-CP-001101-O**
**In Re The Estate Of:**
**JASPER ALONZO SMITH,**
**Deceased.**

The formal administration of the Estate of JASPER ALONZO SMITH, deceased, File Number 2025-CP-001101-O, has commenced in the Probate Division of the Circuit Court, Orange County, Florida, the address of which is 425 N. Orange Avenue, Suite 335, Orlando, FL 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent, and other persons having claims or demands against the decedent's estate on whom a copy of this notice has been served must file their claims with this Court at the address set forth above WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON SUCH CREDITOR.

All other creditors or persons having claims or demands against decedent's estate on whom a copy of this notice has not been served must file their claims with this Court at the address set forth above WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS SET FORTH BELOW.

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

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

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

The date of the first publication of this notice is May 8, 2025.

**Personal Representative:**
**MERRIA QUETTA SULLIVAN-SMITH**
1652 E. Spring Ridge Circle
Winter Garden, FL 34787
Attorney for Personal Representative:
CLAIRE J. HILLIARD
C.J. Hilliard Law, P.A. P
ost Office Box 771268
Winter Garden, FL 34777-1268
(407) 656-1576
E-mail: claire@cjhilliardlaw.com Florida Bar Number: 1019723
May 8, 15, 2025 25-01237W

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2024-CP-004070-O**
**Division Probate**
**IN RE: ESTATE OF TIMOTHY MICHAEL RATHBURN, I**
**Deceased.**

The administration of the estate of TIMOTHY MICHAEL RATHBURN, I, deceased, whose date of death was December I 6, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 335, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The personal 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 (if any) is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statute Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes section 732.2211.

The date of first publication of this notice is May 8, 2025.

**Personal Representatives:**
**/s/ Timothy Michael Rathburn, II**
**TIMOTHY MICHAEL RATHBURN, II**
588 NW 9th Avenue
Webster, Florida 33597
Attorney for Personal Representative:
Justin Ford, Esquire
E-mail Addresses:
justin.ford@nelsonmullins.com
chris.perez@nelsonmullins.com
Florida Bar No. 1045598
Nelson Mullins Riley & Scarborough LLLP
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801
Telephone: (407) 669-4209
May 8, 15, 2025 25-01244W

FIRST INSERTION

**NOTICE OF ACTION**
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: Lucila Hernandez Perez, 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 6/16/2025 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
May 8, 15, 22, 29, 2025 25-01223W

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-001652-O**
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,**
**Plaintiff, vs.**
**KARINA ESCOBAR A/K/A KARINA B. ESCOBAR AND DIEGO ESCOBAR A/K/A DIEGO F. ESCOBAR, et. al.**
**Defendant(s),**

TO: KARINA ESCOBAR A/K/A KARINA B. ESCOBAR,
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:

APARTMENT NO. 148, ACLOT 63, WYNDHAM LAKES ESTATES UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 29-38, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 6/2/2025/ 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 2 day of May, 2025.

Tiffany Moore Russell, Clerk of Courts
/s/ Scrolan Bradac
Deputy Clerk
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
25-268807
May 8, 15, 2025 25-01261W

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025-CP-000770**
**Division: 2**
**IN RE: ESTATE OF HECTOR LUIS MALDONADO II**
**Deceased.**

The administration of the estate of Hector Luis Maldonado II, deceased, whose date of death was April 16, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All 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 May 8, 2025.

**Personal Representative:**
**Hector Luis Maldonado III**
4739 Huron Bay Circle
Kissimmee, Florida 34759
FAMILY FIRST FIRM
Counsel for Petitioner
/s/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
May 8, 15, 2025 25-01238W

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2024-CP-001746-O**
**IN RE: ESTATE OF RAMONA LISA CARR a/k/a RAMONIA LISA \CARR**
**Deceased.**

The administration of the estate of Ramona Lisa Carr, 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 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 May 8, 2025.

**Personal Representative:**
**/s/ Shamina N Carr**
**Shamina N Carr**
3508 Portersfield Road
Orlando, Florida 32808
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
May 8, 15, 2025 25-01236W

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-007100-O**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**Michael Brothers, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024-CA-007100-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Michael Brothers; Ranie Brothers a/k/a Rainie Brothers; SFR Services L.L.C.; Dockside at Ventura Condominium 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 9th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 202, BUILDING 11, DOCKSIDE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4208, PAGE(S) 249, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TAX ID: 03-23-30-2113-11-202

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 6th day of May, 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 # 24-F01620
May 8, 15, 2025 25-01258W

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025 CP 001204-O**
**IN RE: ESTATE OF Timothy David Romberg**
**Deceased.**

The administration of the estate of Timothy David Romberg, deceased, whose date of death was December 17, 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.

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

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

The personal representative 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 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 or a beneficiary as specified under s. 732.2211.

The date of first publication of this notice is May 8, 2025.

**Personal Representative[s]:**
**Jonathan Romberg**
1929 Willow Wood Drive
Kissimmee, FL 34746
Attorney for Personal Representative:
Jennifer R. Bondy
Attorney
Florida Bar Number: 105461
Bondy Law, P.A.
815 N. Magnolia Avenue
Orlando, Florida 32803
Telephone: (407) 720-9350
E-Mail: jennifer@bondy.law
May 8, 15, 2025 25-01234W

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025-CP-001412-O**
**IN RE: ESTATE OF JOHN D. HOFFMAN,**
**Deceased.**

The administration of the estate of JOHN D. HOFFMAN, deceased, whose date of death was March 25, 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 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 May 8, 2025.

Attorney for Personal Representative and Personal Representative:
LANCE A. RAGLAND, ESQ.
5750 Canton Cove
Winter Springs, FL 32708
Telephone: (407) 960-6069
Fax: (407) 960-6091
E-Mail: Lance@LRaglandLaw.com
Secondary E-Mail:
Debbie@LRaglandLaw.com
Florida Bar Number: 0122440
May 8, 15, 2025 25-01257W

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. 2023-CA-011849-O**
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**
**Plaintiff, vs.**
**HERBERT L. WASHINGTON, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered on March 28, 2024, in Civil Case No. 2023-CA-011849-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Herbert L. Washington, 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 5th day of June, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 12, Grove Park at Stone Crest, according to the Plat thereof, as recorded in Plat Book 66, Pages 46 through 49, inclusive, of the Public Records of Orange County, Florida.

Being the same premises M/I Home of Orlando, LLC conveyed unto Herbert L. Washington and Stormy C. Washington, husband and wife, by Deed dated March 26, 2007 and recorded April 6, 2007 at Book 9200 Page 924, Orange County Records.

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
23-05601FL
May 8, 15, 2024 24-01268W

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO. 2024-CA-006161-O**
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL6 TRUST,**
**Plaintiff, vs.**
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY JEAN KELLEY, DECEASED, et. al.**
**Defendant(s),**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PASCO CLEVELAND COOPER, DECEASED,
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.

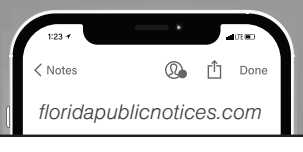
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 3, PINAR HEIGHTS UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 114, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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

Tiffany Moore Russell, Clerk of Courts
/s/ Naline Bahadur
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL:
flmail@raslg.com
23-139697
May 8, 15, 2025 25-01231W

CHECK OUT YOUR **LEGAL NOTICES**


LV20890_V7

SAVE TIME

**Email your Legal Notice**
*legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication*
LV20906_V24
SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

# ORANGE COUNTY

## --- ACTIONS / SALES ---

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-000866-O**
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,**
**Plaintiff, vs.**
**PATRICIA A. SULLIVAN; SUMMERWINDS HOME OWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**
**Defendants.**
To the following Defendant(s):
PATRICIA A. SULLIVAN
(LAST KNOWN ADDRESS)
618 EAST CHURCH STREET
ORLANDO, FLORIDA 32801

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

LOT 19, SUMMER WINDS TOWNHOUSES, SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 103, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. a/k/a 618 EAST CHURCH STREET, ORLANDO, FLORIDA 32801

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 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 25th day of April, 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
25-00030 JPC
May 8, 15, 2025 25-01228W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO: 2025-CA-003977-O**
**BNACK INVESTMENTS, LLC,**
**Plaintiff, v.**
**UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST M. H. EVANS, A/K/A MAYNARD H. EVANS, SR., DECEASED, J. W. REX A/K/A J. WALTER REX, DECEASED and FREDDIA LEE SMITH, A/K/A FREDIA LEE SMITH F/K/A FREDDIA LEE JENKINS, DECEASED.**
**Defendants.**
TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST M. H. EVANS, A/K/A MAYNARD H. EVANS, SR., DECEASED, DECEASED, J. W. REX A/K/A J. WALTER REX, DECEASED and FREDDIA LEE SMITH, A/K/A FREDIA LEE SMITH F/K/A FREDDIA LEE JENKINS, DECEASED
Current addresses unknown:

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following real property located in Orange County, Florida:

BEGIN 44 feet West of the Southeast corner of Lot 4, Block M, of JAMES B. PARRAMORE'S ADDITION TO THE TOWN OF ORLANDO, according to the plat thereof, as recorded in Plat Book C, Page 66, of the Public Records of Orange County, Florida, and run North 90 feet; then West 44 feet; thence South 90 feet; thence East to the POINT OF BEGINNING.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on: Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, whose address is: 425 W. Colonial Drive, Suite 204, Orlando, FL 32804, on or before 30 days from the first date of publication and file a copy with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED this 05/02, 2025.

Tiffany Moore Russell, Clerk Of Courts
By: /S/ Natasha Ortiz
Deputy Clerk
(SEAL) CLERK CIRCUIT COURT
ORANGE COUNTY FLORIDA

May 8, 15, 22, 29, 2025
25-01222W

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO. 2023-CA-017021-O**
**CITIMORTGAGE, INC.,**
**Plaintiff, vs.**
**JORGE ANDRES RAMIREZ AND MARGARITA DAVILA, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 25, 2025, and entered in 2023-CA-017021-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein CITIMORTGAGE, INC. is the Plaintiff and JORGE ANDRES RAMIREZ; MARGARITA DAVILA; SUTTON RIDGE HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; ALEXANDRA BENJUMEA 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 28, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 126, SUTTON RIDGE PHASE THREE UNIT III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 1089 MARTIN BLVD, ORLANDO, FL 32825

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 6 day of May, 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
23-147564 - MiM
May 8, 15, 2025 25-01270W

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO.: 2019-CA-014729-O**
**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V,**
**Plaintiff, v.**
**ESTATE OF MICHELE ROOT, et al,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 21, 2023 and entered in Case No. 2019-CA-014729-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein ESTATE OF MICHELE ROOT, are the Defendants. The Clerk of the Court, TIFFANY MOORE RUSSELL, will sell to the highest bidder for cash at https://myorangeclerk.realforeclose.com on May 27, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 37, RIVER PARK PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 148 AND 149, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
and commonly known as: 2102 RIVER PARK BLVD, ORLANDO, FL 32817 (the "Property").

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

"IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN A COURT PROCEEDING OR EVENT, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: IN ORANGE COUNTY, ADA COORDINATOR, HUMAN RESOURCES, ORANGE COUNTY COURTHOUSE, 425 N. ORANGE AVENUE, SUITE 510, ORLANDO, FLORIDA, (407) 836-2303, FAX: 407-836-2204; AND IN OSCEOLA COUNTY: ADA COORDINATOR, COURT ADMINISTRATION, OSCEOLA COUNTY COURTHOUSE, 2 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." .

By: /s/ Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
May 8, 15, 2025 25-01266W

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-001545-O**
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC6,**
**Plaintiff, vs.**
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HAMDHA A. MUHAMMED A/K/A HAMDHA A. MUHAMMAD, et al.,**
**Defendants.**
TO:
JIBRIIL I. MUHAMMED A/K/A JIBRIL I. MUHAMMAD
HAMIYD A. MUHAMMAD

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

LOT 19, BLOCK B, WEST COLONIAL HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK S, PAGE 35, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before 30 days from the first date of publication of this Notice in the (Please publish in 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.

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.

WITNESS my hand and the seal of this Court this 1st day of May, 2025.

TIFFANY MOORE RUSSELL
As Clerk of the Court
By /s/ Naline S. Bahadur
As Deputy Clerk
425 North Orange Ave.
Suite 350
Orlando, Florida 32801

24-03202
May 8, 15, 2025 25-01226W

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE No. 2020-CA-007901-O**
**REVERSE MORTGAGE FUNDING LLC**
**Plaintiff, vs.**
**VELAZQUEZ, MARGARITA, et. al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2020-CA-007901-O of the Circuit Court of the 9TH Judicial Circuit in and for ORANGE County, Florida, wherein, LONGBRIDGE FINANCIAL LLC, Plaintiff, and VELAZQUEZ, MARGARITA, et. al., are Defendants, Clerk of Court, Tiffany Moore Russell, will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com, at the hour of 11:00 A.M., on the 24th day of June, 2025, the following described property:

CONDOMINIUM UNIT 108, BUILDING 7, THATCHER'S LANDING CONDOMINIUM NO. 9, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 5172, PAGE 4381, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Any person claiming an interest in the surplus from the sale, if any, 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 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 6 day of May, 2025.

By: /s/Michele R. Clancy
Michele R. Clancy, Esq.
Florida Bar No. 498661

GREENSPOON MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1: Michele.Clancy@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
58341.0746 / JSchwartz
May 8, 15, 2025 25-01260W

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE No. 2025-CA-002753-O**
**FINANCE OF AMERICA REVERSE 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 RONALD C. MACK, JR. AKA RONALD C. MACK AKA RONALD MACK AKA RONALD CORNELIUS MACK, JR., DECEASED, et al.,**
**Defendants**
TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RONALD C. MACK, JR. AKA RONALD C. MACK AKA RONALD MACK AKA RONALD CORNELIUS MACK, JR., DECEASED
4536 PIEDMONT ST
ORLANDO, FL 32811
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Orange County, Florida:

LOT 16, BLOCK 18, WASHINGTON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 151, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 30 days from the first date of publication, 2025; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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.

WITNESS MY HAND AND SEAL OF SAID COURT on this __ day of 4/28/25.

Tiffany M Russell
As Clerk of said Court
By: /s/Brian Williams
As Deputy Clerk
425 North Orange Ave.
Room 350
Orlando, Florida 32801

Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(25-000475-01)
May 8, 15, 2025 25-01227W

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO. 2019-CA-014309-O**
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,**
**Plaintiff,**
**vs.**
**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 April 29, 2025 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 May 27, 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 May 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
May 8, 15, 2025 25-01229W

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO.: 2024-CA-002729-O**
**FRANKLIN CREDIT MANAGEMENT CORPORATION,**
**Plaintiff, v.**
**PEDRO TORRES; UNKNOWN SPOUSE OF PEDRO TORRES; COLONIAL IMPACT FUND-II, LLC A DELAWARE LIMITED LIABILITY COMPANY BY ITS MANAGER COLONIAL CAPITAL MANAGEMENT, LLC; NATIONAL ASSET MORTGAGE; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**
**Defendant(s),**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 13, 2025 entered in Civil Case No. 2024-CA-002729-O in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein FRANKLIN CREDIT MANAGEMENT CORPORATION, Plaintiff and PEDRO TORRES; UNKNOWN SPOUSE OF PEDRO TORRES; COLONIAL IMPACT FUND-II, LLC A DELAWARE LIMITED LIABILITY COMPANY BY ITS MANAGER COLONIAL CAPITAL MANAGEMENT, LLC 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 June 11, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOT 6, BLOCK B, MEADOWBROOK ANNEX, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 144, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 5807 Flori Lane, 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: 02310730-JMV
May 8, 15, 2025 25-01278W


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 ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO.: 2022-CA-000666-O**
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,**
**Plaintiff, VS.**
**JOSE ANTONIO TORRES; UNKNOWN SPOUSE OF JOSE ANTONIO TORRES; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ORANGE COUNTY, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 15, 2023 in Civil Case No. 2022-CA-000666-O, of the Circuit Court of the Judicial Circuit in and for Orange County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff, and JOSE ANTONIO TORRES; UNKNOWN SPOUSE OF JOSE ANTONIO TORRES; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ORANGE COUNTY, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

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

LOT 2, BLOCK F, OF CRESCENT HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK X, PAGE 46, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

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

IMPORTANT

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

Dated this 6th day of May, 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
1190-1468B
May 8, 15, 2025 25-01263W

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO. 2024-CA-008035-O**
**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-FM1, ASSET BACKED PASS-THROUGH CERTIFICATES,**
**Plaintiff, vs.**
**DINORAH LINARES; POINT TITLING TRUST; THE LAKES AT EAST PARK HOMEOWNERS ASSOCIATION, INC.;**
**Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated April 21, 2025, and entered in Case No. 2024-CA-008035-O, of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida. HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-FM1, ASSET BACKED PASS-THROUGH CERTIFICATES (hereafter "Plaintiff"), is Plaintiff and DINORAH LINARES; POINT TITLING TRUST; THE LAKES AT EAST PARK HOMEOWNERS ASSOCIATION, INC., are defendants. Tiffany Moore Russell, Clerk of the Circuit Court for ORANGE County, Florida will sell to the highest and best bidder for cash Via the Internet at www.myorangeclerk.realforeclose.com at 11:00 a.m., on the 5TH day of JUNE, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 106, OF THE LAKES AT EASTPARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGES 44 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 5th day of May, 2025.

/ s / Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
Email: MElia@vanlawfl.com
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
PHH19844-24/sap
May 8, 15, 2025 25-01262W

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-017208-O**
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR4,**
**Plaintiff, VS.**
**MARIE F. MESIDOR A/K/A MARIE MESIDOR A/K/A MARY F. MESIDOR; ORESTE MESIDOR; 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 28, 2025 in Civil Case No. 2023-CA-017208-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 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR4 is the Plaintiff, and MARIE F. MESIDOR A/K/A MARIE MESIDOR A/K/A MARY F. MESIDOR; ORESTE MESIDOR; 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 12, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 12 OF KAIETEUR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE(S) 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.

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 29th day of April, 2025.

Digitally Signed by John J. Cullaro
FL Bar No. 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
1221-15594B
May 8, 15, 2025 25-01224W

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-003652-O #35**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**MAKUCH ET AL.,**
**Defendant(s).**

| COUNT | DEFENDANTS | WEEK /UNIT |
|---|---|---|
| I | CHRISTINE M. MAKUCH | 9/086265 |
| II | NICOLE DAWN MELDRUM | 48/087745 |
| III | ADELINO LUIS PEREIRA LUZIA IRENE PEREIRA | 38/086231 |
| IV | DALE G. PETTES | 50/086217 |
| VII | VIRGINIA ROMAN CARMELO ROMAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CARMELO ROMAN | 36/003663 |
| VIII | GEORGE GORDON TAYLOR HELEN DAVIDSON TAYLOR | 16/086426 |
| IX | EDWARD M. WARD DOREEN M. WARD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DOREEN M. WARD | 40/086736 |

Notice is hereby given that on 6/4/25 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 28, page 84-92, until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 24-CA-003652-O #35.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

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

DATED this 1st day of May, 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
May 8, 15, 2025 25-01225W

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-011782-O**
**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT,**
**Plaintiff, vs.**
**MARIBEL MARTINEZ-GUZMAN; BEACON PARK MASTER HOMEOWNERS ASSOCIATION, INC., F/K/A BEACON PARK PHASE 1 MASTER HOMEOWNERS ASSOCIATION, INC.; GREENEWAY PARK DRI PROPERTY OWNERS ASSOCIATION, INC. F/K/A GINN PROPERTY DRI PROPERTY OWNERS ASSOCIATION, INC.; BEACON PARK PHASE 3 HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 25, 2025, and entered in Case No. 2023-CA-011782-O of the Circuit Court 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 2018 G-CTT is Plaintiff and MARIBEL MARTINEZ-GUZMAN; BEACON PARK MASTER HOMEOWNERS ASSOCIATION, INC., F/K/A BEACON PARK PHASE 1 MASTER HOMEOWNERS ASSOCIATION, INC.; GREENEWAY PARK DRI PROPERTY OWNERS ASSOCIATION, INC. F/K/A GINN PROPERTY DRI PROPERTY OWNERS ASSOCIATION, INC.; BEACON PARK PHASE 3 HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, 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 28, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 33, BEACON PARK PHASE 3. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 40 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS 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 May 6, 2025.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
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
1460-184034 / TM1
May 8, 15, 2025 25-01264W

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO. 2022-CA-008424-O**
**DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-QA9,**
**Plaintiff, vs.**
**JASON CROSS; CAPITAL FIRST MANAGEMENT, LLC, AS TRUSTEE UNDER 2312 S. BUMBY AVENUE LAND TRUST DATED JULY 26, 2007; ORANGE COUNTY, FLORIDA; CAPITAL ONE BANK (USA), N.A.; PORTFOLIO RECOVERY ASSOCIATES, LLC; LAW OFFICE OF MICHAEL BREHNE, P.A., AS FLORIDA PROFESSIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE OF 2312 S BUMBY AVENUE LAND TRUST DATED JULY 26, 2007;**
**Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated April 2, 2025, and entered in Case No. 2022-CA-008424-O, of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida. DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-QA9 (hereafter "Plaintiff"), is Plaintiff and JASON CROSS; CAPITAL FIRST MANAGEMENT, LLC, AS TRUSTEE UNDER 2312 S. BUMBY AVENUE LAND TRUST DATED JULY 26, 2007; ORANGE COUNTY, FLORIDA; CAPITAL ONE BANK (USA), N.A.; PORTFOLIO RECOVERY ASSOCIATES, LLC; LAW OFFICE OF MICHAEL BREHNE, P.A., AS FLORIDA PROFESSIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE OF 2312 S BUMBY AVENUE LAND TRUST DATED JULY 26, 2007, 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 22ND day of MAY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK A, ADIRONDACK HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK J, PAGE 108, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

/ s / Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
Email: MElia@vanlawfl.com
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
PHH17430-22/sap
May 8, 15, 2025 25-01233W


Q&A

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

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

Rarely do consumers specifically search online for public notices.

**Q How much do legal notices cost?**

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

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

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

LV18237_V36

# ORANGE COUNTY

## --- SALES / ACTIONS ---

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-001651-O**
**LONGBRIDGE FINANCIAL, LLC,**
**Plaintiff, vs.**
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CORDELE MCDUFFIE, DECEASED, et. al.**
**Defendant(s),**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CORDELE MCDUFFIE, DECEASED,
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.
TO: WHISTERIA A. ALLEN,
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.
TO: PARK LAKE TOWNHOUSES, INC., whose business address is unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

APARTMENT NO. 148, ACCORDING TO THE FLOOR PLAN WHICH IS PART OF THE PLAT PLAN AND SURVEY WHICH ARE EXHIBITS "A" AND "B" TO THE DECLARATION OF RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS, PARK LAKE TOWNHOUSES, PHASE II, INC., A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2388, PAGE 417, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND SAID EXHIBITS TO THE AFORESAID DECLARATION RECORDED IN CONDOMINIUM EXHIBIT BOOK 2, PAGE 40, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION AND SAID EXHIBITS THERETO.

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 30 day of APRIL, 2025.

Tiffany Moore Russell, Clerk of Courts
/s/ Naline Bahadur
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-268038
May 8, 15, 2025 25-01230W

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION:
**CASE NO.: 2024-CA-002241-O**
**NATIONSTAR MORTGAGE LLC,**
**Plaintiff, vs.**
**MICHAEL J THOMPSON A/K/A MICHAEL THOMPSON; ALISSA THOMPSON; UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE; DISCOVER BANK; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,**
**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; ALISSA THOMPSON; UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE; DISCOVER BANK; 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, 11:00am on the 19th day of June 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 30TH day of April 2025.

By: /s/ Tephaine Whitmore
Tephaine Whitmore, Esq.
Bar Number: 57938
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 -1
May 8, 15, 2025 25-01259W

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. 2022-CA-005555-O**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**YVONNE SMITH; STEVEN SMITH; ROCK SPRINGS RIDGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 25, 2025, and entered in Case No. 2022-CA-005555-O of the Circuit Court in and for Orange County, Florida, wherein Lakeview Loan Servicing, LLC is Plaintiff and YVONNE SMITH; STEVEN SMITH; ROCK SPRINGS RIDGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, 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 28, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 884, ROCK SPRINGS RIDGE PHASE V-C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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 May 5, 2025.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
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
6706-184222 / TM1
May 8, 15, 2025 25-01265W

FIRST INSERTION

**NOTICE OF SALE**
**PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL ACTION
**CASE NO.: 2024-CA-001604-O**
**DIVISION: DIV 35**
**BOF HOLDINGS I, LLC,**
**Plaintiff, vs.**
**T14-15, LLC, ET AL,**
**Defendants.**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 12, 2024, and entered in Case No. 2024-CA-001604-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which BOF HOLDINGS I, LLC, is the Plaintiff and T14-15, LLC are defendants, Tiffany Moore Russell, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.myorangeclerk.realforeclose.com in accordance with chapter 45 Florida Statutes, Orange County, Florida on May 29, 2025 at 11:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 22 South, Range 28 East, Orange County, Florida, including a portion of former Maine Street, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of said Section 20; run thence N00°28'58"W along the West line of said Southwest 1/4 of Section 20, a distance of 1892.56 feet to the East right-of-way line of Bluford Avenue; thence S25°08'41"E along said East right-of-way line of Bluford Avenue, a distance of 65.01 feet to the North right-of-way line of former Maine Street, being a point of curvature on a curve concave Northeasterly, having a radius of 300.00 feet, a chord bearing of S43°34'45"E, and a chord distance of 189.73 feet; thence run Southeasterly along the arc of said curve and said North right-of-way line of former Maine Street, through a central angle of 36°52'08", a distance of 193.05 feet; thence S62°00'49"E along said North right-of-way line of former Maine Street, a distance of 470.22 feet to a point of curvature on a curve concave Northeasterly, having a radius of 480.78 feet, a chord bearing of S75°45'29"E, and a chord distance of 228.46 feet; thence run Southeasterly along the arc of said curve and said North right-of-way line of former Maine Street, through a central angle of 27°29'19", a distance of 230.66 feet; thence S89°30'08"E along said North right-of- way line of former Maine Street, a distance of 220.88 feet for a Point of Beginning; thence N00°28'46"W a distance of 646.40 feet to the North line of the South half of the Northwest 1/4 of the Southwest 1/4 of said Section 20; thence S89°20'13"E along said North line, a distance of 317.19 feet to the Northeast corner of said South half of the Northwest Quarter of the Southwest Quarter; thence S00°31'16"E along the East line of said Northwest 1/4 of the Southwest 1/4 of Section 20 and the West right-of-way line of Richmond Avenue, a distance of 381.50 feet to the Eastern most corner of the lands described in Official Records Book 9841, Page 1413, Public Records of Orange County, Florida; thence N25°46'17"W along the Easterly boundary· of said lands, a distance of 60.00 feet to the Northern most corner of said lands; thence S64°13'43"W along the Northerly boundary of said lands, a distance of 60.00 feet to the Western most corner of said lands; thence S25°46'17"E along the Westerly boundary of said lands, a distance of 60.00 feet to the Southern most corner of said lands; thence N64°13'43"E along the Southerly boundary of said lands, a distance of 60.00 feet to said Eastern most corner of said lands; thence S00°31' 13"E along said East line of the Northwest 1/4 of the Southwest 1/4 of Section 20 and said West right-of-way line of Richmond Avenue, a distance of 264.00 feet to said North right-of-way line of former Maine Street; thence N89°30'08"W along said North right-of-way line of former Maine Street, a distance of 30.00 feet; thence S00°31'16"E a distance of 20.75 feet to the North right-of-way line of relocated Maine Street as depicted on Ocoee Town Center - Phase I, as recorded in Plat Book 77, Pages 37 through 41, Public Records of Orange County, Florida,; thence the following three courses along said North right-of-way line of relocated Maine Street: ( 1) S83° 21'13"W a distance of 62.05 feet to a point of curvature on a curve concave North, having a radius of 810.00 feet, a chord bearing of S86°51'13"W, and a chord distance of 98. 90 feet; ( 2) thence run Southwesterly along the arc of said curve, through a central angle of 06°59'59", a distance of 98.96 feet; (3) N89°38'47"W a distance of 127.14 feet;. thence N00°28'46"W a distance of 35.07 feet to the Point of Beginning.

AND,

Part of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 22 South, Range 28 East, Orange County, Florida, including a portion of Former Maine Street, being more particularly described as follows: Commence at the Southwest corner of the Southwest 1/4 of said Section 20; run thence N00°28'58"W along the west line of said Southwest 1/4, of Section 20, a distance of 1892.56 feet to the East right-of-way line of Bluford Avenue; thence S25°08'41 "E along said East right-of-way line of Bluford Avenue, a distance of 65.01 feet to the North right-of-way line of Former Maine Street, being a point of curvature on a curve concave Northeasterly, having a radius of 300.00 feet, a Chord Bearing of along S43°34'45"E, and a Chord distance of 189.73 feet; thence run Southeasterly along the arc of said curve and said North right-of-way line of Former Maine Street, through a Central Angle of 36°52'08", a distance 193.05 feet; thence S62°00'49"E of along said North right-of-way line of Former Maine Street, a distance of 470.22 feet to a point of curvature on a curve concave Northeasterly, having a radius of 480.78 feet, a Chord Bearing of S67°11'22"E, and Chord distance of 86.74 feet; thence run Southeasterly along the arc of said curve and said North right-of-way line of Former Maine Street, though a Central Angle of 10°21'06", a distance of 86.86 feet to a point of intersection with the Southerly extension of the East boundary of the lands described in Official Records Book 2957, Page 668, Public Records of Orange County, Florida for a Point of Beginning; thence N00°28'46"W along said South extension and said East boundary, a distance of 80.84; thence S86°06'20"E a distance of 150.88 feet; thence N72°17'53°E a distance of 221.63 feet; thence S00°28'40"E a distance of 197.55 feet to a point on the North right-of-way line of Relocated Maine Street as depicted on Ocoee Town Center - Phase I, as recorded In Plat Book 77, Pages 37 through 41, Public Records of Orange County, Florida; thence the following two courses along said North right-of-way line of Relocated Maine Street: (1) N89°38'47"W a distance of 282.47 feet to a point of curvature on a curve concave Southerly, having a radius of 540.00 feet; a Chord Bearing of S86°06'52"W, and a Chord distance of 79.83 feet; (2) thence run Southwesterly along the arc of said curve, through a Central Angle of 08°28'40", a distance of 79.90 feet;. thence N00°28'46" along said Southerly extension of the East boundary of lands described in Official Records Book 2957, Page 668, a distance of 63.23 feet to the Point of Beginning.

PARCEL IDENTIFICATION NUMBER:
20-22-28-0000-00015 and
20-22-28-0000-00-082
A/K/A 251 Maine Street, Ocoee, FL 34761 and Maine St, Ocoee, FL 34761 (VACANT PARCEL)

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

**See Americans with Disabilities Act**

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 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.

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
May 8, 15, 2025 25-01232W

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. 48-2024-CA-008719-O**
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,**
**Plaintiff, vs.**
**CONRAD J. JAMILLA, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 28, 2025, and entered in 48-2024-CA-008719-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and CONRAD J. JAMILLA; UNKNOWN SPOUSE OF CONRAD J. JAMILLA 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 28, 2025, the following described property as set forth in said Final Judgment, to wit:

THE WEST 35.20 FEET OF LOT 8, PERSHING VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 112, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 8, PERSHING VILLAS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 112, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°06'07" EAST, ALONG THE WEST LINE OF SAID LOT 8, 18.12 FEET; THENCE SOUTH 89°51'52" EAST, 18.12 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 8, 122.0 FEET; THENCE NORTH 00°08'08" EAST, 23.23 FEET TO A CORNER ON THE EASTERLY LINE OF SAID LOT 8; THENCE RUN SOUTH 52°26'18" EAST, ALONG THE EASTERLY LINE OF SAID LOT 8, 74.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE RUN SOUTHWESTERLY ALONG THE RIGHT OF WAY OF JON JON COURT AND ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 30°00'00" AND A CHORD BEARING OF SOUTH 52°33'42" WEST FOR AN ARC DISTANCE OF 26.18 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 8; THENCE RUN NORTH 52°26'18" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8, 31.84 FEET TO A CORNER OF SAID LOT 8; THENCE RUN NORTH 89°51'52" WEST ALONG THE SOUTH LINE OF SAID LOT 8, 135.00 FEET TO THE POINT OF BEGINNING.

Property Address: 3018 JON JON CT, ORLANDO, FL 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 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 5 day of May, 2025.

By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-216198 - EuE
May 8, 15, 2025 25-01271W

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-000679-O**
**REVERSE MORTGAGE FUNDING LLC,**
**Plaintiff, vs.**
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PHILOSANE FRANCIOS, DESEASED, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 17, 2023, and entered in 2019-CA-000679-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein CELINK is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PHILOSANE FRANCIOS, DESEASED; EDESSE EDOUARD; STATE OF FLORIDA, DEPARTMENT OF REVENUE; ORANGE COUNTY, FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ENOUL EDOUARD; KENDY FRANCIOS; ROSEMARY EDOUARD; KENIA ETIENNE 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 28, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK B, OF ORANGE BLOSSOM PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK S, PAGE 19, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 1924 BLOSSOM TERRACE, ORLANDO, FL 32839

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 5 day of May, 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
18-232904 - NaC
May 8, 15, 2025 25-01269W

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V33

# ORANGE COUNTY

SUBSEQUENT INSERTIONS

## --- ACTIONS ---

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2024-CA-011364 #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**MORRIN ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count I**

To: ANTHONY DAVID MORRIN

And all parties claiming interest by, though, under or against Defendant(s) ANTHONY DAVID MORRIN 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:
26/3756
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Rasheda Thomas
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01164W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000222-O #40**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**KEATING et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count I

To: THOMAS MICHAEL KEATING

And all parties claiming interest by, though, under or against Defendant(s) THOMAS MICHAEL KEATING and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
38/081110AB
of Orange Lake Country Club Villas IV, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 9040, Page 662, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 43, page 39 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Scrolan Bradac
4/23/2025
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801

May 1, 8, 2025 25-01141W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2024-CA-011364 #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**MORRIN ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count X**

To: ENRIQUE ZAPATA DUARTE

And all parties claiming interest by, though, under or against Defendant(s) ENRIQUE ZAPATA DUARTE and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
41 ODD/87637
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Rasheda Thomas
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01170W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2024-CA-011364 #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**MORRIN ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count II**

To: DONALD M. MCCARTNEY and BETTY L. MCCARTNEY

And all parties claiming interest by, though, under or against Defendant(s) DONALD M. MCCARTNEY and BETTY L. MCCARTNEY 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:
48 ODD/87554
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Rasheda Thomas
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01165W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2024-CA-011364 #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**MORRIN ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count III**

To: MUHAMAD FIRAS OMAR AL BACH and KHADIJA BELIYD

And all parties claiming interest by, though, under or against Defendant(s) MUHAMAD FIRAS OMAR AL BACH and KHADIJA BELIYD and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
49 ODD/86421
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Rasheda Thomas
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01166W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2024-CA-011364 #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**MORRIN ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count VII**

To: IAN CHARLES ROWE and NARELLE LESLEY ROWE

And all parties claiming interest by, though, under or against Defendant(s) IAN CHARLES ROWE and NARELLE LESLEY ROWE 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:
48 ODD/87657
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Rasheda Thomas
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01169W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2024-CA-011364 #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**MORRIN ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count VI**

To: ALEXANDER E. QUIEL GONZALEZ

And all parties claiming interest by, though, under or against Defendant(s) ALEXANDER E. QUIEL GONZALEZ 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:
42 ODD/087527
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Rasheda Thomas
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01168W

LV18237_V13

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.

OFFICIAL COURTHOUSE WEBSITES

1:23 Notes

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

LV20890_V29

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

## --- ESTATE / SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 1071 Marshall Farms Rd, Ocoee, FL 34761, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 5/22/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

2138 Tara Walker
Furniture, Go-Kart
2153 Pauline Prince
Appliances Boxes Bags Totes
4025 Justin Henselin
Boxes Bags Totes Furniture
4213 Tanisha Claxton
Boxes Bags Totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions (407)955-0609

May 1, 8, 2025 25-01191W

SECOND INSERTION

**NOTICE OF ACTION**

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

**Case Number: 2025-CA-007145**

**IN RE: FORFEITURE OF: ONE (1) 2020 Yamaha YZ 450F (VIN: JYACJ26C0LA005586**

TO: James Carwell Trotter, II
Last known Address: 3750 Lake Horn Rd., Malabar, FL 32950

YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above described currency by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the Clerk of the Court and to serve a copy of the answer and defenses on or before the 9 day of June, 2025 on Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Blvd., Jacksonville, FL 32205. Failure to file your answer and defenses will result in a default being entered against you.

WITNESSED by hand and the Seal of the Court on this 25 April 2025.

Tiffany Moore Russell, Clerk of Courts
/s/ Scrolan Bradac
Deputy Clerk
Civil Division
425 N Orange Ave Room 350
Orlando, FL 32801

May 1, 8, 15, 22, 2025 25-01206W

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 2200 Coral Hills Rd Apopka, FL 32703 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 5/22/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

1205 Cameron Campbell
Boxes Bags Totes
1253 Paul Ramsey
Boxes Bags Totes Furniture
1263 Princess McMath
Boxes Bags Totes Sports Outdoors
1268 Arielle Dwyer
Boxes Bags Totes Furniture
C100 Terri Vaniwarnden
Appliances Tools
D121 Cassandra Ayala
Boxes Bags Totes Furniture Toys
D168 Demetrius Jackson
Boxes Bags Totes Furniture
D224 Alphanso Wilson
Boxes Bags Totes Furniture
E121 Althea Hyaltt
Boxes Bags Totes Furniture
E172 James Eddington
Boxes Bags Totes Appliances
C126 Thai Nguyen
Wood, Metal, Shelves

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions (407)-902-3258

May 1, 8, 2025 25-01190W


**PUBLISH YOUR LEGAL NOTICE**

Call **941-906-9386** and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

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-0001119-O**
**IN RE: ESTATE OF SHERYL FRASER, Deceased.**

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

The administration of the estate of SHERYL FRASER, deceased,

File Number 2025-CP-001119-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 May 1, 2025.

**CHARLESE DANIELE CLINE, Personal Representative**
3640 N. Goldenrod Road Apt #104
Winter Park, FL 32792

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

May 1, 8, 2025 25-01181W

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.: 2023-CA-013771-O**
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,**
**Plaintiff, vs.**
**TARA LAMANTIA, et al,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 2, 2025, and entered in Case No. 2023-CA-013771-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, is the Plaintiff and Tara LaMantia, United States of America Acting through Administrator of the Small Business Administration, Ashlin Park Homeowners Association, Inc., Aqua Finance, Inc, Unknown Party#1 N/K/A Mario Peters, 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 25, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 141 OF ASHLIN PARK PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE (S) 144, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
A/K/A 11806 WATER RUN ALY WINDERMERE FL 34786

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 10 day of April, 2024.

By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
IN/23-003324

May 1, 8, 2025 25-01172W

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025-CP-001258-O**
**IN RE: ESTATE OF RICHARD HENRY JAMESON, Deceased.**

The administration of the estate of RICHARD HENRY JAMESON, deceased, whose date of death was 01/31/2025, 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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is May 1, 2025.

Personal Representative/Attorney
Attorney for Personal Representative
Pamela Grace Martini, Esq.
Florida Bar No. 100761
Law Office of Pamela G. Martini, PLLC
7575 Dr. Phillips Blvd., Suite 305
Orlando, FL 32819
Telephone: (407) 955-4955
Email: pam@pamelamartinilaw.com

May 1, 8, 2025 25-01214W

SECOND INSERTION

**NOTICE OF ACTION**

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL ACTION
**CASE NO.: 48-2024-CA-006776-O**
**BANK OF AMERICA, N.A.,**
**Plaintiff, vs.**
**JACK REGULAR, et al,**
**Defendant(s).**

To: FELICIA WATSON
Last Known Address:
3450 Coleman Place
Orlando, FL 32805
Current Address: Unknown
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BLANCHE J. REGULAR, DECEASED
Last Known Address: unknown
Current Address: Unknown

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

LOT 1, BLOCK C, LAKE MANN ESTATES, UNIT SEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
A/K/A 3450 COLEMAN PL ORLANDO FL 32805

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

**See the Americans 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 on this 22 day of April, 2025.

Tiffany Moore Russell
Clerk of the Circuit Court
By /s/ Scrolan Bradac
Deputy Clerk
Civil Division
425 N. Orange Ave.
Room 350
Orlando, FL 32801

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 24-010288

May 1, 8, 2025 25-01171W

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**Case No.: 2025-CP-000789-O**
**Division: PROBATE**
**IN RE: THE ESTATE OF TOMAS D. HERNANDEZ Deceased.**

The administration of the estate of Tomas D. Hernandez, deceased, whose date of death was September 22, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave Orlando, FL 32801.

The names and addresses of the petitioner and the petitioner'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 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.

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

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 day of first publication of this notice is May 1, 2025.

**Victor D. Hernandez**
**Juan C. Hernandez**

Skiles K. Jones, Esq.
Attorney for Victor D. Hernandez and Juan C. Hernandez
Florida Bar Number: 1000367
Patriot Legal Group
10 Bobby Green Plaza
Auburndale, FL 33823
Telephone: (407) 737-7222
E-Mail: Jasmine@patriotlegal.com
Secondary E-Mail:
service@patriotlegal.com

May 1, 8, 2025 25-01179W

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**Case No.: 2025-CP-000850-O**
**Division: Probate**
**IN RE: THE ESTATE OF HAROLD WILLIAM DECARR A/K/A HAROLD WILLIAM DECARR, JR. Deceased.**

The administration of the estate of Harold William Decarr, deceased, whose date of death was January 15. 2025, is pending in the Ninth Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave Suite 355, Orlando, FL 32801.

The names and addresses of the petitioner and the petitioner'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 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.

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

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 day of first publication of this notice is May 1, 2025.

Signed on 04/25/2025.

**Charlie Mitcham, Petitioner.**

Skiles K. Jones, Esq.
Attorney for Charlie Mitcham
Florida Bar Number: 1000367
Patriot Legal Group
10 Bobby Green Plaza
Auburndale, FL 33823
Telephone: (407) 737-7222
E-Mail:
Jasmine@patriotlegal.com
Secondary E-Mail:
service@patriotlegal.com

May 1, 8, 2025 25-01180W

SECOND INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO.: 2024-CA-007683-O**
**LAKEVIEW LOAN SERVICING, LLC,**
**Plaintiff, vs.**
**CHRISTOPHER BRIAN MULLINS A/K/A CHRISTOPHER MULLINS, CINDY MICHELLE MULLINS A/K/A CINDY MULLINS; et. al.,**
**Defendants.**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on April 10, 2025 in the above-styled cause, Tiffany Moore Russell, Orange county clerk of court shall sell to the highest and best bidder for cash on May 27, 2025 at 11:00 A.M., at www.myorangeclerk.realforeclose.com, the following described property:

LOT 26, BLOCK 173, FOREST RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 91 THROUGH 93, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 1722 Wood Violet Drive, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

AMERICANS 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 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."

Dated: April 28, 2025

/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194

Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Matter No.: FL-006125-24

May 1, 8, 2025 25-01185W

SECOND INSERTION

NOTICE TO CREDITORS

IN THE NINTH CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**CASE NO. 2025-CP-000776-0**
**IN RE: ESTATE OF BRODY AHLEFELD, Deceased.**

The administration of the estate of Brody Ahlefeld, 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 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.

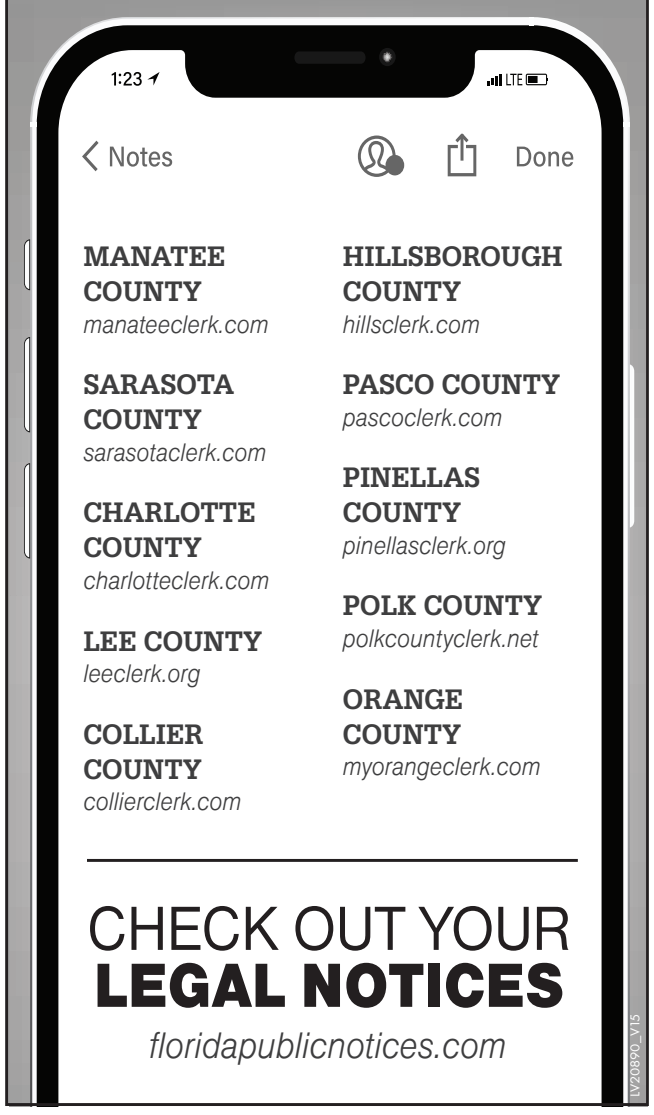
The date of first publication of this notice is May 1, 2025.

**Personal Representative:**
**Nikki Hantira**
**c/o Kelley Kronenberg, P.A.**
20 North Orange Ave., Ste. 704
Orlando, Florida 32801

Attorney for Personal Representative:
Robert C. Segear, Esq.
Florida Bar Number: 93818
Kelley Kronenberg, P.A.
20 North Orange Ave., Ste. 704
Orlando, Florida 32801
Telephone: (305) 503-0850
Fax: (786) 228-2951
E-Mail: rsegear@kklaw.com
Secondary E-Mail:
probateservice@kklaw.com

May 1, 8, 2025 25-01178W


OFFICIAL **COURTHOUSE** WEBSITES




CHECK OUT YOUR **LEGAL NOTICES**

*floridapublicnotices.com*

LV20890_V15



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

## --- SALE ---

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000226-O #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**BRICENO LEMUS et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count VI

To: MILVA AGATHA JOB HOEVE and MELINDA NATASHA AGATHA HOEVE
and all parties claiming interest by, though, under or against Defendant(s) MILVA AGATHA JOB HOEVE and MELINDA NATASHA AGATHA HOEVE and
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 in Orange County, Florida:

WEEK/UNIT:
47/081122
of Orange Lake Country Club Villas IV, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 9040, Page 662, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 43, page 39 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Naline Bahadur
04/17/2025
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801

May 1, 8, 2025 25-01152W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000227-O#36**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**FLOR VERA ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count VII**

To: VENARD BERNARD LOVE and SHAYLON DEAU WILLIAMS-LOVE

And all parties claiming interest by, though, under or against Defendant(s) VENARD BERNARD LOVE and SHAYLON DEAU WILLIAMS-LOVE 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:
36 ODD/86236
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

If you are a person with 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
4/23/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01162W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000227-O#36**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**FLOR VERA ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count V**

To: JANICE MARJORIE KIVIMAKI and HENRY JOSEPH MORIN

And all parties claiming interest by, though, under or against Defendant(s) JANICE MARJORIE KIVIMAKI and HENRY JOSEPH MORIN and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
23 ODD/86366
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

If you are a person with 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
4/23/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01160W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000226-O #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**BRICENO LEMUS et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count IV

To: YAHAIRA KEMBERLY GIRIGORIA CORNELIS and HENMARIGILA XIANAMARIE AUGUSTINA BERNARDUS
and all parties claiming interest by, though, under or against Defendant(s) YAHAIRA KEMBERLY GIRIGORIA CORNELIS and HENMARIGILA XIANAMARIE AUGUSTINA BERNARDUS and
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 in Orange County, Florida:

WEEK/UNIT:
30 ODD/5248
of Orange Lake Country Club Villas IV, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 9040, Page 662, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 43, page 39 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Naline Bahadur
04/17/2025
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801

May 1, 8, 2025 25-01150W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000226-O #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**BRICENO LEMUS et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count II

To: VIVIEN I. ADAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VIVIEN I. ADAMS
and all parties claiming interest by, though, under or against Defendant(s) VIVIEN I. ADAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VIVIEN I. ADAMS and 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 in Orange County, Florida:

WEEK/UNIT:
19/081128
of Orange Lake Country Club Villas IV, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 9040, Page 662, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 43, page 39 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Naline Bahadur
04/17/2025
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801

May 1, 8, 2025 25-01149W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000221**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**ALIBHAI ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count XI**

To: FATIH MEHMET KIRMIZCI and ASLIHAN GOKCE

And all parties claiming interest by, though, under or against Defendant(s) FATIH MEHMET KIRMIZCI and ASLIHAN GOKCE and all parties having or claiming to have any right, title or interest in the property herein described.

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 100000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
4/16/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01163W


Q&A

**Are there different types of legal notices?**

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

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

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

**VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com**

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

LV18237_V20


SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000227-O#36**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**FLOR VERA ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count I**

To: LUIBER NILES FLOR VERA and HAYDI ALCIRA BARRON NORIEGA

And all parties claiming interest by, though, under or against Defendant(s) LUIBER NILES FLOR VERA and HAYDI ALCIRA BARRON NORIEGA and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
38 ODD/86822
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

If you are a person with 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
4/23/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01156W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2024-CA-011364 #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**MORRIN ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count IV**

To: ARTURO GERARDO ORNELAS ELIZONDO and ROSA ELENA RODRIGUEZ QUIROZ

And all parties claiming interest by, though, under or against Defendant(s) ARTURO GERARDO ORNELAS ELIZONDO and ROSA ELENA RODRIGUEZ QUIROZ and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
21 ODD/87512
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Rasheda Thomas
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01167W


SAVE TIME

**Email your Legal Notice**

*legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication*

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V24

# ORANGE COUNTY

SUBSEQUENT INSERTIONS

## --- SALES ---

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000227-O#36**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**FLOR VERA ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count IV**

To: KATHLEEN GLASS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KATHLEEN GLASS

And all parties claiming interest by, though, under or against Defendant(s) KATHLEEN GLASS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KATHLEEN GLASS 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:
20/003516
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

If you are a person with 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
4/23/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01159W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000227-O#36**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**FLOR VERA ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count III**

To: YAHAIRA KEMBERLY GIRIGORIA CORNELIS and HENMARIGILA XIANAMARIE AUGSTINA BERNARDUS A/K/A HENMARIGILA BERNARDUS

And all parties claiming interest by, though, under or against Defendant(s) YAHAIRA KEMBERLY GIRIGORIA CORNELIS and HENMARIGILA XIANAMARIE AUGSTINA BERNARDUS A/K/A HENMARIGILA BERNARDUS and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
38 EVEN/3424
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

If you are a person with 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
4/23/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01158W

SECOND INSERTION

**NOTICE OF SALE AS TO:**
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO. 24-CA-002123-O #40**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**LETHWAITE ET AL.,**
**Defendant(s).**

| COUNT | DEFENDANTS | WEEK /UNIT |
|---|---|---|
| IX | CARLOS A. VILLAMIZAR | 1/08814 |

Notice is hereby given that on 5/28/25 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 28, page 84-92, until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 24-CA-002123-O #40.

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 29th 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

May 1, 8, 2025 25-01184W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000227-O#36**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**FLOR VERA ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count VI**

To: DIANA BRAUN LOOMIS and JOHN MICHAEL LOOMIS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN MICHAEL LOOMIS

And all parties claiming interest by, though, under or against Defendant(s) DIANA BRAUN LOOMIS and JOHN MICHAEL LOOMIS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN MICHAEL LOOMIS 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:
14/003434
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

If you are a person with 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
4/23/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01161W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000221**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**ALIBHAI et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count V

To: MICHAEL L. DOBSON

and all parties claiming interest by, though, under or against Defendant(s) MICHAEL L. DOBSON and all parties having or claiming to have any right, title or interest in the property herein described.

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Brian Williams
4/16/25
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801

May 1, 8, 2025 25-01144W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000221**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**ALIBHAI et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count IV

To: REDENTOR DELA CRUZ and AREN DALE DELA CRUZ

And all parties claiming interest by, though, under or against Defendant(s) REDENTOR DELA CRUZ and AREN DALE DELA CRUZ and all parties having or claiming to have any right, title or interest in the property herein described.

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 150000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Brian Williams
4/16/25
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801

May 1, 8, 2025 25-01143W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO. 2024-CA-003136-O**
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-2,**
**Plaintiff, vs.**
**ISABEL GONZALEZ, LAZARO DURAN AND NELSON PEREZ, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 19, 2024, and entered in 2024-CA-003136-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 SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-2 is the Plaintiff and ISABEL GONZALEZ; LAZARO DURAN; NELSON PEREZ; UNKNOWN SPOUSE OF NELSON PEREZ 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 20, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 389, SKYLAKE UNIT TWO REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK X, PAGE 111-112, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 1219 EVANGELINE AVE, ORLANDO, FL 32809

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 29 day of April, 2025.

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-180777 - NaC

May 1, 8, 2025 25-01209W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000221**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**ALIBHAI et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count X

To: WILLIAM TYRICE HOLT and LAURI MICHELLE SMITH

and all parties claiming interest by, though, under or against Defendant(s) WILLIAM TYRICE HOLT and LAURI MICHELLE SMITH and all parties having or claiming to have any right, title or interest in the property herein described.

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Brian Williams
4/16/25
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801

May 1, 8, 2025 25-01147W

SECOND INSERTION

**NOTICE OF ADMINISTRATIVE COMPLAINT**

To: TAKIYA I. WHITLEY
Case: CD202501633/D 3419516/3500489

An Administrative Complaint to impose an administrative fine 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.

May 1, 8, 15, 22, 2025 25-01189W

SECOND INSERTION

**NOTICE OF ADMINISTRATIVE COMPLAINT**

To: JACQUENSON JULMEUS
Case: CD202502089/D 3205673

An Administrative Complaint to revoke your license(s) 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.

May 1, 8, 15, 22, 2025 25-01188W

SECOND INSERTION

**NOTICE OF ADMINISTRATIVE COMPLAINT**

To: ELISHA K. BUSH
Case: CD202501630/D3429838/3500493

An Administrative Complaint to impose an administrative fine 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.

May 1, 8, 15, 22, 2025 25-01187W

SECOND INSERTION

**NOTICE OF ADMINISTRATIVE COMPLAINT**

To: KATIA NAPOLEON
Case: CD202501184/D 3408785

A Notice of Suspension to suspend your license(s) 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.

May 1, 8, 15, 22, 2025 25-01186W

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

## --- SALES / ESTATE ---

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000226-O #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**BRICENO LEMUS et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count V

To: ROBERT S. GRIFFIN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT S. GRIFFIN and VIRGINIA ALICE GRIFFIN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VIRGINIA ALICE GRIFFIN
and all parties claiming interest by, though, under or against Defendant(s) ROBERT S. GRIFFIN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT S. GRIFFIN and VIRGINIA ALICE GRIFFIN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VIRGINIA ALICE GRIFFIN 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 in Orange County, Florida:

WEEK/UNIT:
51/082305
of Orange Lake Country Club Villas IV, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 9040, Page 662, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 43, page 39 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Naline Bahadur
04/17/2025
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801

May 1, 8, 2025 25-01151W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO. 2024-CA-008710-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.**
**LISA ANN MITCHELL, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 07, 2025, and entered in 2024-CA-008710-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 is the Plaintiff and LISA ANN MITCHELL; COLONIALTOWN NEIGHBORHOOD 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 19, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK G, COLONIAL MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 31, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 2301 VIRGINIA DR, ORLANDO, FL 32803

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 29 day of April, 2025.

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-175319 - NaC

May 1, 8, 2025 25-01210W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000221**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**ALIBHAI et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count VI

To: MISTY DOBSON and MICHAEL L. DOBSON
and all parties claiming interest by, though, under or against Defendant(s) MISTY DOBSON and MICHAEL L. DOBSON and all parties having or claiming to have any right, title or interest in the property herein described.

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 150000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Brian Williams
4/16/25
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801

May 1, 8, 2025 25-01145W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000227-O#36**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**FLOR VERA ET.AL.,**
**Defendant(s).**

**NOTICE OF ACTION**
**Count II**

To: RONALD W. CONAWAY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RONALD W. CONAWAY and RUTH M. CONAWAY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RUTH M. CONAWAY
And all parties claiming interest by, though, under or against Defendant(s) RONALD W. CONAWAY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RONALD W. CONAWAY and RUTH M. CONAWAY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RUTH M. CONAWAY and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
23 ODD/86347
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

If you are a person with 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
4/23/25
/s/ Brian Williams
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 2025 25-01157W

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-017010-O**
**UNITED WHOLESALE MORTGAGE, LLC,**
**Plaintiff, vs.**
**JOAO ROMUALDO GOMES A/K/A JOAO PAULO ROMUALDO GOMEZ, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 09, 2025, and entered in 2023-CA-017010-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and JOAO ROMUALDO GOMES A/K/A JOAO PAULO ROMUALDO GOMEZ; ADEINO BARRETO SANDES; UNKNOWN SPOUSE OF ADEINO BARRETO SANDES; ALINI LUMMERTS DA SILVA; GOODLEAP, LLC are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on May 20, 2025, the following described property as set forth in said Final Judgment, to wit:

THE EAST 264.00 FEET OF THE SOUTH 1/3 OF THE NORTH 3/8 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 30 EAST, TOGETHER WITH THE SOUTH 8 FEET OF LOT 4 AND THE NORTH 8 FEET OF LOT 5, TIFFANY ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK V, PAGE 94, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 2426 GRESHAM DRIVE, ORLANDO, FL 32807

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 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 29 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
23-154004 - NaC

May 1, 8, 2025 25-01211W

SECOND 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-001286-O**
**NATIONSTAR MORTGAGE LLC**
**Plaintiff, vs.**
**CHRISTIAN J. VANKIRK A/K/A CHRISTIAN JAMES VAN KIRK A/K/A CHRISTIAN J. VAN KIRK A/K/A CHRISTIAN VAN KIRK; UNKNOWN SPOUSE OF CHRISTIAN J. VANKIRK A/K/A CHRISTIAN JAMES VAN KIRK A/K/A CHRISTIAN J. VAN KIRK A/K/A CHRISTIAN VAN KIRK; CLUBHOUSE ESTATES OF DR. PHILLIPS HOMEOWNERS ASSOCIATION, INC; SOLAR MOSAIC, INC.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2**
**Defendants.**

To: CHRISTIAN J. VANKIRK A/K/A CHRISTIAN JAMES VAN KIRK A/K/A CHRISTIAN J. VAN KIRK A/K/A CHRISTIAN VAN KIRK
7958 GLEN ABBEY CIRCLE,
ORLANDO, FL 32819
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN
UNKNOWN SPOUSE OF CHRISTIAN J. VANKIRK A/K/A CHRISTIAN JAMES VAN KIRK A/K/A CHRISTIAN J. VAN KIRK A/K/A CHRISTIAN VAN KIRK
7958 GLEN ABBEY CIRCLE,
ORLANDO, FL 32819
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN
UNKNOWN TENANT #1
7958 GLEN ABBEY CIRCLE,
ORLANDO, FL 32819
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN
UNKNOWN TENANT #2
7958 GLEN ABBEY CIRCLE,
ORLANDO, FL 32819
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 35, CLUBHOUSE ESTATES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 64, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SITUATE IN THE COUNTY OF ORANGE, STATE OF FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before May 23 2025 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 4/23/25.

Tiffany Moore Russell,
Clerk of the Courts
/s/ Charlotte Appline
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801

DELUCA LAW GROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
23-05956

May 1, 8, 2025 25-01174W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000226-O #34**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**BRICENO LEMUS et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count XI

To: LEOPOLDO DE JESUS BRICENO LEMUS and MARGLEY MARIA ESTRADA REYNA and
DANIELA VERONICA HERNANDEZ MORENO and LEOPOLDO DE JESUSBRICENO BATISTA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LEOPOLDO DE JESUS BRICENO BATISTA
and all parties claiming interest by, though, under or against Defendant(s) LEOPOLDO DE JESUS BRICENO LEMUS and MARGLEY MARIA ESTRADA REYNA and DANIELA VERONICA HERNANDEZ MORENO and LEOPOLDO DE JESUS BRICENO BATISTA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LEOPOLDO DE JESUS BRICENO BATISTA-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:
4 EVEN/82325
of Orange Lake Country Club Villas IV, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 9040, Page 662, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 43, page 39 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Naline Bahadur
04/17/2025
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801

May 1, 8, 2025 25-01148W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000221**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**ALIBHAI et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count IX

To: MONIQUE DASHAWN HOLLAND AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MONIQUE DASHAWN HOLLAND
and all parties claiming interest by, though, under or against Defendant(s) MONIQUE DASHAWN HOLLAND AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MONIQUE DASHAWN HOLLAND and all parties having or claiming to have any right, title or interest in the property herein described.

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 150000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Brian Williams
4/16/25
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801

May 1, 8, 2025 25-01146W

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-013370-O**
**UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST I,**
**Plaintiff, vs.**
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NANCY I. CAPOBIANCO, DECEASED, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 09, 2025, and entered in 2023-CA-013370-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST I is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NANCY I. CAPOBIANCO, DECEASED; SONNY CAPOBIANCO; JACQUELINE CAPOBIANCO 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 20, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK A, AND AN UNDIVIDED 1/32 PART OF BLOCK C, ALL IN SPRINGVIEW MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK U, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 728 SPRINGVIEW DR, ORLANDO, FL 32803

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 29 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
22-064901 - NaC

May 1, 8, 2025 25-01212W

# ORANGE COUNTY

SUBSEQUENT INSERTIONS

## --- ACTIONS / SALES / ---

SECOND INSERTION

**NOTICE OF SALE**
**PURSUANT TO CHAPTER 45, FLORIDA STATUTES**
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO.: 2024-CA-005631-O**
**THE COLONIES CONDOMINIUM ASSOCIATION, INC.,**
**Plaintiff, vs.**
**CFREE SOLUTIONS, INC., et al.,**
**Defendant(s).**

Notice is given that pursuant to the Final Judgment of Foreclosure dated 1/16/2025, in Case No.: 2024-CA-005631-O of the Circuit Court in and for Orange County, Florida, wherein THE COLONIES CONDOMINIUM ASSOCIATION, INC., is the Plaintiff and CFREE SOLUTIONS, INC., et al., are the Defendant(s). The Clerk of Court, Tiffany Moore Russell, will sell to the highest and best bidder for cash at 11 :00 a.m., online at www.myorangeclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 5/29/2025, the following described property set forth in the Final Judgment of Foreclosure:

Parcel 1: Unit C-1, The Colonies, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2919, Page 1906, and all amendments thereto, of the Public Records of Orange County, Florida, together with an undivided interest in the common elements appurtenant thereto.
(11-22-30-8010-03-010)

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRATION AT 425 N. ORANGE AVENUE, ROOM 2130, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 836-2303 WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS DOCUMENT. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771.

DATED: April 29, 2025

By: /s/ Jennifer Sinclair
Jennifer Sinclair, Esquire
Florida Bar No.: 29559

ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
May 1, 8, 2025 25-01207W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
**CASE NO.: 2025-CA-000221**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**ALIBHAI et.al.,**
**Defendant(s).**

**NOTICE OF ACTION**
Count III

To: TANYA I. DANIS-MORENO and MIGUEL I. MORENO
And all parties claiming interest by, though, under or against Defendant(s) TANYA I. DANIS-MORENO and MIGUEL I. MORENO and all parties having or claiming to have any right, title or interest in the property herein described.

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 170000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Brian Williams
4/16/25
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801
May 1, 8, 2025 25-01142W

SECOND INSERTION

**NOTICE OF SALE AS TO:**
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO. 24-CA-003636-O #36**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**BOTT ET AL.,**
**Defendant(s).**

| COUNT | DEFENDANTS | WEEK /UNIT |
|---|---|---|
| I | CHRISTOPHER EDWIN BOTT MELANIE JOY BOTT | 31/002520 |
| II | OLUFEMI ABIDEMI ADEKEYE OMOLOLA OLUFUNMILOLA ADEKEYE | 5/004338 |
| III | JUAN JOSE BARRANTES ARAYA MARCELA BARRANTES CARVAJAL | 24/004283 |
| V | CANDY BRAUN | 19/002576 |
| VI | DAVID FENDER | 32/005665 |
| VII | VIELKA JUDITH HO-OSFAR FRANCO | 1/005463 |
| VIII | RONALD H. JAMES MARIAN C. JAMES | 24/002585 |
| IX | ARTURO J. JARQUE M BELINDA C. PAZ DE JARQUE | 34/004286 |
| X | EBTISSAM ASAAD I. JOHARJI | 5/005522 |
| XI | PATRICIA M. KELLY THOMAS S. KELLY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THOMAS S. KELLY | 8/004266 |
| XII | DERICK W. KING MARILYN M. KING | 33/002604 |
| XIII | DERICK W. KING MARILYN M. KING | 34/005438 |
| XIV | JAMES M. LE CLAIR SHARON G. FORSTER ROBERT MCGUFFIN LORETTA A. MCGUFFIN | 41/005412 |

Notice is hereby given that on May 29, 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 real property:

Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 4846, Page 1619 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 22, page 132-146, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 24-CA-003636-O #36.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

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

DATED this 28th 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
May 1, 8, 2025 25-01182W

SECOND INSERTION

**NOTICE OF ACTION;**
**CONSTRUCTIVE SERVICE - PROPERTY**
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR ORANGE COUNTY, CIVIL DIVISION
**CASE NO.: 2024-CA-004135-O**
**MATRIX FINANCIAL SERVICES CORPORATION,**
**Plaintiff, vs.**
**ROSE M. DESDUNES; et al.,**
**Defendants.**

TO: UNKNOWN SPOUSE OF PASCAL DESDUNES; 64 NE 167TH ST MIAMI, FL 33162
PASCAL DESDUNES; 64 NE 167TH ST MIAMI, FL 33162

YOU ARE NOTIFIED that an action to foreclose to the following properties in Orange County, Florida:

LOT 212, CEDAR BEND AT MEADOW WOODS - PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE(S) 150 - 152, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Also known as 2371 CEDAR GARDEN DR, ORLANDO, FL 32824 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before _____, 2024, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on April 23, 2025.

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
By: /s/ Stan Green
DEPUTY CLERK
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
May 1, 8, 2025 25-01177W

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO.: 2025-CA-002867-O**
**WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1,**
**Plaintiff, vs.**
**UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MANUEL HIDALGO, DECEASED; SONIA CASTRO A/K/A SONIA MARGARET CASTRO,**
**Defendant(s).**

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Manuel Hidalgo, deceased
7790 Toledo Street
Orlando, Florida 32822

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

LOT 60, VERONA PARK, SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 150, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Street Address: 7790 Toledo Street, Orlando, Florida 32822

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on April 23, 2025.

Tiffany Moore Russell
Clerk of said Court
By: Stan Green
Civil Court Seal
As Deputy Clerk
425 North Orange Ave.
Room 350
Orlando, Florida 32801

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400060
May 1, 8, 2025 25-01176W

SECOND INSERTION

**NOTICE OF SALE AS TO:**
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO. 24-CA-003648-O #33**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**ARBUCKLE ET AL,**
**Defendant(s).**

| COUNT | DEFENDANTS | WEEK /UNIT |
|---|---|---|
| I | BECKY L. ARBUCKLE MERRILL W. ARBUCKLE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MERRILL W. ARBUCKLE | 3/003872 |
| II | ROSE C. BISCHOFF AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROSE C. BISCHOFF | 15/086412 |
| III | JOSEPH E. BLODGETT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOSEPH E. BLODGETT | 8/003564 |
| IV | SYLVESTER CARL BOMPART AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SYLVESTER CARL BOMPART BERNICE BOMPART AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BERNICE BOMPART | 47/086161 |
| V | THOMAS R. BRASWELL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THOMAS R. BRASWELL | 2/087733 |
| VII | JULIE KAY FOX MARK A. FOX JAMES R. FOX AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JAMES R. FOX | 9/088064 |
| VIII | JULIE KAY FOX MARK A. FOX JAMES R. FOX AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JAMES R. FOX | 10/088064 |
| IX | CAROL D. GALLAGHER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CAROL D. GALLAGHER | 40/003642 |
| X | JESSELYN C. JACKSON HERMAN P. JACKSON, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HERMAN P. JACKSON, JR. | 22/086845 |

Notice is hereby given that on May 14, 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 real property:

Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 28, page 84-92, until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 24-CA-003648-O #33.

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 28th 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
May 1, 8, 2025 25-01183W

SECOND INSERTION

**NOTICE OF SALE AS TO:**
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO. 24-CA-003640-O #40**
**HOLIDAY INN CLUB VACATIONS INCORPORATED**
**Plaintiff, vs.**
**DANIELS ET AL.,**
**Defendant(s).**

| COUNT | DEFENDANTS | WEEK /UNIT |
|---|---|---|
| I | DAWN MARIE DANIELS DAVID FREDERICK DANIELS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DAVID F REDERICK DANIELS | 9/005742 |
| II | GERTRUDE V. DIFRANCESCO RAYMOND J. DIFRANCESCO AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RAYMOND J. DIFRANCESCO | 46/004324 |
| III | PHILLIP M. ENDERLE KATHERINE E. ENDERLE RUTH ANN ENDERLE, MICHAEL PAUL ENDERLE GEORGE A. ENDERLE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GEORGE A. ENDERLE | 39/002594 |
| IV | MARGEANN T. HAY MICHAEL LEWIS HAY | 15/002546 |
| V | JOANNE HEWSON A/K/A JOANNE L HORNBY-PARR STEPHEN D. PARR AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF STEPHEN D. PARR | 38/005763 |
| VI | JOANNE HEWSON A/K/A JOANNE L HORNBY-PARR STEPHEN D. PARR AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF STEPHEN D. PARR | 39/005763 |
| VII | EDWARD G. KING A/K/A EDDIE KING | 14/002596 |

Notice is hereby given that on June 2, 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 real property:

Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 4846, Page 1619 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 22, page 132-146, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining..

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 24-CA-003640-O #40

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 29th 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
May 1, 8, 2025 25-01215W

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
**CASE NO.: 2023-CA-014055-O**
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-10, ASSET-BACKED CERTIFICATES, SERIES 2006-10,**
**Plaintiff, VS.**
**M STEVEN KIRCHOF A/K/A MICHAEL STEVEN KIRCHOF; MARGARET H. KIRCHOF A/K/A MARGARET HANLEY KIRCHOF; UNKNOWN TENANT #1 N/K/A RANDOLPH KIRCHOF; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; 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 25, 2025 in Civil Case No. 2023-CA-014055-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 GSAA HOME EQUITY TRUST 2006-10, ASSET-BACKED CERTIFICATES, SERIES 2006-10 is the Plaintiff, and M STEVEN KIRCHOF A/K/A MICHAEL STEVEN KIRCHOF; MARGARET H. KIRCHOF A/K/A MARGARET HANLEY KIRCHOF; UNKNOWN TENANT #1 N/K/A RANDOLPH KIRCHOF; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; 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 August 19, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10 AND PART OF LOT 11, BLOCK 1, SPRING LAKE TERRACE, AS RECORDED IN PLAT BOOK N, PAGE 6, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERNMOST CORNER OF SAID LOT 10, BLOCK 1, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF SPRING LAKE DRIVE; THENCE S 48°43' 16" W, 80.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2285.01 FEET, A CENTRAL ANGLE OF 00° 07' 31", AND A CHORD OF 5.00 FEET THAT BEARS S 48° 47' 01" W, THENCE SOUTHWESTERLY 5.00 FEET ALONG SAID RIGHT-OF-WAY LINE AND ARC OF SAID CURVE TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 37° 54' 58" W 290.30 FEET TO A SET 5/8" IRON ROD WITH CAP STAMPED SSMC LS 4245, SAID IRON ROD BEING A POINT ON LINE 63 FEET MORE OR LESS SOUTHEASTERLY OF THE WATERS EDGE OF SPRING LAKE AS OF MARCH 9, 2000; THENCE ALONG A WITNESS BOUNDARY LINE N 48° 37' 51" E 74.80 FEET TO A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION NUMBER, BEING A POINT ON LINE 82 FEET MORE OR LESS SOUTHEASTERLY OF THE WATERS EDGE OF SAID SPRING LAKE; THENCE FROM THE CONCRETE MONUMENT, S 39° 55' 49" E, 290.01 FEET ALONG THE EASTERLY LINE OF SAID LOT 10, BLOCK 1, 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.

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 29th day of April, 2025.

Digitally Signed by John J. Cullaro
FBN: 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
1221-15187B
May 1, 8, 2025 25-01216W

# ORANGE COUNTY

SUBSEQUENT INSERTIONS

## --- ACTIONS / SALES / ---

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA
**CASE NO.: 2025-CA-001514-O**
**VRP HOMES 2 LLC,**
**Plaintiff, vs.**
**PATRICIA L. EVANS A/K/A LOUISE EVANS, LUCIOUS EVANS, JR., KENNETH EVANS, NORMAN L. EVANS, IRA ANDERSON, KATRINA JACKSON, MICHELLE THORNTON-TAYLOR, DELORIS YVONNE HARRIS, MARY ANNE HEAD, and all others claiming by, through and under MARY ANNE HEAD, SAMUEL EVANS, and all others claiming by, through and under SAMUEL EVANS, ESTATE OF ELLA MAE WILLIAMS, deceased and all others claiming by, through and under ESTATE OF ELLA MAE WILLIAMS, deceased, ESTATE OF CORENNER B. EVANS, deceased and all others claiming by, through and under ESTATE OF CORENNER B. EVANS, deceased, ESTATE OF LIZZIE RUTH THORNTON, deceased and all others claiming by, through and under ESTATE OF LIZZIE RUTH THORNTON, deceased, ESTATE OF INETHA HAMMONDS, deceased and all others claiming by, through and under ESTATE OF INETHA HAMMONDS, deceased, ESTATE OF LORRAINE DYER, deceased and all others claiming by, through and under ESTATE OF LORRAINE DYER, deceased, ESTATE OF MARTHA J. OWENS, deceased and all others claiming by, through and under ESTATE OF MARTHA J. OWENS, deceased and ESTATE OF CORETHA MACK, deceased and all others claiming by, through and under ESTATE OF CORETHA MACK, deceased, Defendant.**

TO: MARY ANNE HEAD, and all others claiming by, through and under MARY ANNE HEAD, SAMUEL EVANS, and all others claiming by, through and under SAMUEL EVANS, ESTATE OF ELLA MAE WILLIAMS, deceased and all others claiming by, through and under ESTATE OF ELLA MAE WILLIAMS, deceased, ESTATE OF CORENNER B. EVANS, deceased and all others claiming by, through and under ESTATE OF CORENNER B. EVANS, deceased, ESTATE OF LIZZIE RUTH THORNTON, deceased and all others claiming by, through and under ESTATE OF LIZZIE RUTH THORNTON, deceased, ESTATE OF INETHA HAMMONDS, deceased and all others claiming by, through and under ESTATE OF INETHA HAMMONDS, deceased, ESTATE OF LORRAINE DYER, deceased and all others claiming by, through and under ESTATE OF LORRAINE DYER, deceased, ESTATE OF MARTHA J. OWENS, deceased and all others claiming by, through and under ESTATE OF MARTHA J. OWENS, deceased and ESTATE OF CORETHA MACK, deceased and all others claiming by, through and under ESTATE OF CORETHA MACK, deceased

YOU ARE NOTIFIED that an action to quiet the title on the following described property in Orange County, Florida:

Lot 4, Block J, West Orlando Subdivision, according to the map or plat thereof, as recorded in Plat Book J, Page(s) 114, of the Public Records of Orange County, Florida. a/k/a 1228 W Anderson St, Orlando, FL 32805

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before June 8, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED this 4/24 day of April, 2025.

Tiffany Moore Russell
As Clerk of the Court
By /s/ Brian Williams
As Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

May 1, 8, 15, 22, 2025 25-01208W

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
**CASE NO.: 2022-CA-003472-O**
**MORTGAGE ASSETS MANAGEMENT, LLC,**
**Plaintiff, VS.**
**DOROTHY MERRICKS A/K/A DOROTHY MERRICK; CLARENCE COOPER; DONNELL COOPER; THE ESTATE OF CHARLES COOPER, DECEASED; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A PHYLLIS ARMSTEAD; BARBARA COOPER; QUENNA FENOT; CHARLES COOPER, JR.; ASHANTI COOPER; SHELEATRICE STEWART; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 15, 2024 in Civil Case No. 2022-CA-003472-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff, and DOROTHY MERRICKS A/K/A DOROTHY MERRICK; CLARENCE COOPER; DONNELL COOPER; THE ESTATE OF CHARLES COOPER, DECEASED; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A PHYLLIS ARMSTEAD; BARBARA COOPER; QUENNA FENOT; CHARLES COOPER, JR.; ASHANTI COOPER; SHELEATRICE STEWART; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS 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 29, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK A, LAKE MANN ESTATES, UNIT NUMBER THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 114, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: 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 24th 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
1395-488B

May 1, 8, 2025 25-01173W

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 DIVISION
**CASE NO. 2023-CA-014858-O**
**METROPOLITAN LIFE INSURANCE COMPANY,**
**Plaintiff, vs.**
**THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAMELA J. BREWER A/K/A PAMELA JEANNE RAJAH, DECEASED; BETTY J. CURTO; BRIANNA BREWER A/K/A BRIANNA PASSMORE; ELIJAH BREWER A/K/A ELIJAH PASSMORE; SAMUEL RAJAH NIEVES; KAITLYN RAJAH NIEVES; 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 April 9, 2025, and entered in Case No. 2023-CA-014858-O of the Circuit Court in and for Orange County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAMELA J. BREWER A/K/A PAMELA JEANNE RAJAH, DECEASED; BETTY J. CURTO; BRIANNA BREWER A/K/A BRIANNA PASSMORE; ELIJAH BREWER A/K/A ELIJAH PASSMORE; SAMUEL RAJAH NIEVES; KAITLYN RAJAH NIEVES; 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 14, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

THE WEST 1/2 OF LOT 8, ALL OF LOT 9, AND THE EAST 1/2 OF LOT 10, BLOCK D, SARACITY GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 31, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS 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 17, 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
1491-189232 / BJB

May 1, 8, 2025 25-01175W


PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V5


FOURTH 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

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025-CP-000547-O**
**IN RE: ESTATE OF MARGENE BONACHEA, Deceased.**

The administration of the estate of Margene Bonachea, deceased, whose date of death was January 12, 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 May 1, 2025.

**Personal Representative:**
**Virginia Victoria Baker**
487-995 State Route 139
Susanville, California 96130
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

May 1, 8, 2025 25-01213W

THIRD INSERTION

**NOTICE OF INTEREST**
State of Florida
County of Orange

I, Ta-Sha Lavonne Hester, the living woman and lawful Executrix, Benefactor, and Beneficiary of the private estate formerly operating under the name TA-SHA LAVONNE HESTER, do hereby give Legal, Lawful, Public, Constructive, and Actual Notice to all persons, agencies, or entities claiming an interest in the above-referenced legal estate, trust estate, or any associated accounts, properties, or instruments—tangible or intangible, corporeal or incorporeal.

Let it be known that the TA-SHA LAVONNE HESTER™ Trust, a private, irrevocable ecclesiastical trust, is the sole and exclusive holder of all beneficial interest in and to the estate of TA-SHA LAVONNE HESTER, including but not limited to:

- All real and personal property titled in the name of the estate;
- Any financial accounts, securities, bonds, or monetary instruments bearing the SSN or any government-issued identifiers;
- All intellectual property, registered names, trusts, or negotiable instruments securitized without consent;
- All State and Federal records connected to Birth Certificate Registration #109-85037917, State of Florida, filed August 6, 1985;
- All accounts or ledgers associated with Treasury Direct, Federal Reserve, Social Security Administration, or other agencies presumed to be administering estate-derived assets or identifiers.

Recorded Filings:

A Notice of Trust, Affidavit of Memorial, Certificate of Title Transfer, and Last Will and Testament of the Legal Person have been filed in the official records of Orange County, Florida under Probate Case No. 2025-CP-001161-O, declaring the PERSON legally deceased and all estate interests transferred to the living estate and trust.

Furthermore, the Executrix withdraws all RES from general relations and redeposits them as a special deposit for a special purpose under the jurisdiction of the TA-SHA LAVONNE HESTER™ Trust, in accordance with ecclesiastical law, trust law, and the Word of God, including 1 Esdras 8:22:

"I command you also, that ye require no tax, nor any other imposition, of any of the priests, or Levites, or holy singers, or porters, or ministers of the temple... and that no man have authority to impose any thing upon them."

Any adverse claimants must provide verified and sworn evidence of prior, equal, or superior right, title, or interest under full commercial and ecclesiastical liability.
All responses must be directed to:
Office of the Executrix
TA-SHA LAVONNE HESTER™ Estate
General Post Office
c/o P.O. Box 680765
Orlando, Florida 32810-9998
Non-Domestic, Non-Resident, Without the United States
So declared and witnessed this 17, 2025 April
by:Ta-Sha Lavonne Hester
Living Woman, Executrix and Trustee
TA-SHA LAVONNE HESTER™ Trust

April 24; May 1, 8, 2025 25-01129W


Q&A

**Are there different types of legal notices?**

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

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

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

**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.

LV18237_V27

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

Q&A

**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_V14

# WHAT'S UP?

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

FLORIDA PRESS ASSOCIATION

FLORIDA PUBLIC NOTICES
WWW.FLORIDAPUBLICNOTICES.COM

IT'S YOUR RIGHT TO KNOW

www.FloridaPublicNotices.com