

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 The Refinery Movement located at 4205 Long Key Lane APT 1512 in the City of Winter Park, Orange County, FL 32792 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 9th day of May, 2025.  
Alexis Amrhein  
May 15, 2025 25-01339W

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 Social Mariposa Picnic located at 13856 Carolina Laurel Dr in the City of Orlando, Orange County, FL 32828 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 8th day of May, 2025.  
Tina Ward  
May 15, 2025 25-01338W

FIRST INSERTION  
**TOWN OF OAKLAND - NOTICE OF INCREASED IMPACT FEES PER F.S. §163.31801**  
THE TOWN OF OAKLAND PROVIDES NOTICE THAT IT INTENDS TO INCREASE THE AMOUNTS OF ITS ADMINISTRATIVE FACILITIES IMPACT FEES, POLICE IMPACT FEES, WATER AND WASTEWATER IMPACT FEES AND CODIFY ALL SUCH FEES WITH THE TOWN'S LAND DEVELOPMENT CODE. COPIES OF THE PROPOSED AND EXISTING IMPACT FEES ARE ON FILE WITH THE OAKLAND TOWN CLERK'S OFFICE.  
May 15, 2025 25-01346W

**SAVE TIME**  
Email your Legal Notice  
legal@businessobserverfl.com  
Deadline Wednesday at noon  
Friday Publication  
LV2006\_V6

FIRST INSERTION  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 48-2025-CP-000965**  
**Division 01**  
**IN RE: ESTATE OF EVELYN AUSTIN CANTY**  
**Deceased.**

The administration of the estate of EVELYN AUSTIN CANTY, deceased, whose date of death was November 28, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Avenue, Orlando, FL 328018. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211. 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 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 15, 2025.

**WILLIAM A. CANTY**  
**Personal Representative:**  
3822 Bainbridge Avenue  
Orlando, FL 32839  
NORMA STANLEY  
Attorney for Personal Representative  
Florida Bar No. 0778450  
Lowndes Drosdick Doster Kantor & Reed, P.A.  
215 N. Eola Drive  
Orlando, FL 32801  
Telephone: 407-843-4600  
Email:  
norma.stanley@lowndes-law.com  
Secondary Email:  
probate@lowndes-law.com  
May 15, 22, 2025 25-01323W

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 FAN CPA located at 1909 SOUTH ORANGE BLOSSOM TRAIL in the City of APOPKA, Orange County, FL 32703 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 9th day of May, 2025.  
ZHIJUN FAN  
May 15, 2025 25-01340W

FIRST INSERTION  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Dr. Verena Young / RECONNECTWITHRENA LLC will engage in business under the fictitious name SACRED HEALING SPACES, with a physical address 1371 HANCOCK LONE PALM RD ORLANDO, FL 32828, with a mailing address 1371 HANCOCK LONE PALM RD ORLANDO, FL 32828, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
May 15, 2025 25-01337W

FIRST INSERTION  
Celloo Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to collocate wireless communications antennas at a top height of 48 feet on a 41-foot communications pole at the approx. vicinity of 8048 Dowden Road, Orlando, Orange County, FL 32827. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Trenton Clark, t.clark@trileaf.com, 1395 S Marietta Parkway, Building 400, Suite 209, Marietta, GA, 30067, (678) 653-8673.  
May 15, 2025 25-01335W

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

FIRST 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 001334**  
**IN RE: ESTATE OF WILLIAM MATSON, Deceased.**

The administration of the estate of WILLIAM MATSON, deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 15, 2025.

**Personal Representative:**  
**/s/ Tina J. Barrera**  
**TINA J. BARRERA**  
1948 Fabien Circle  
Melbourne, Florida 32940  
Attorney for Personal Representative:  
**/s/ Amanda G. Smith**  
**AMANDA G. SMITH, ESQ.**  
Florida Bar No. 98420  
WhiteBird, PLLC  
2101 Waverly Place  
Melbourne, Florida 32901  
Telephone: (321) 327-5580  
E-mail Addresses:  
asmith@whitebirdlaw.com  
eservice@whitebirdlaw.com  
kwortman@whitebirdlaw.com  
May 15, 22, 2025 25-01326W

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 23RD 2025 AT 9:00 A.M. VIEWING AND BIDDING WILL ONLY BE AVAILABLE ONLINE AT WWW.STORAGETREASURES.COM. IT IS ASSUMED TO BE HOUSEHOLD GOODS, UNLESS OTHERWISE NOTED.  
UNIT 1031 ANDREW HILL  
May 15, 22, 2025 25-01331W

FIRST INSERTION  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on Various Dates in May, 2025 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.  
Locations of vehicles and The lienor's name, address and telephone number are: Cartruck Solutions Technology LLC, 1240 Conroy St, Orlando, FL 32805-4518. Phone 407-2197156  
Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only.  
The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order.  
2017 KIA  
VIN# 5XXGT4L32HG152939  
\$9169.65  
SALE DAY 05/26/2025  
2007 MAZDA  
VIN# JM1BK143871724956  
\$4430.40  
SALE DAY 05/30/2025  
May 15, 2025 25-01334W

**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.  
LV8237\_V12

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. 2018-CA-007649-O**  
**Deutsche Bank National Trust Company, As Trustee For Morgan Stanley ABS Capital I Inc. Trust 2006-NC3, Plaintiff, vs.**  
**Judy Morales, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018-CA-007649-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 Morgan Stanley ABS Capital I Inc. Trust 2006-NC3 is the Plaintiff and Judy Morales; Marlene Dorta a/k/a Dorta Marlene; Orange County, Florida 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 17th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK C, PINE HILLS SUBDIVISION NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 43, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA  
TAX ID: 19-22-29-6946-03160  
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 7th 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 # 14-F04075  
May 15, 22, 2025 25-01316W

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 H Bar located at 5374 International Drive in the City of Orlando, Orange County, FL 32819 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 12th day of May, 2025.  
Pollin/Miller Hospitality Strategies, Inc.  
May 15, 2025 25-01342W

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 Monetize Your Future located at 1317 Edgewater Dr #1048 in the City of Orlando, Orange County, FL 32804 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 13th day of May, 2025.  
Uniku Tutorial Service, LLC  
May 15, 2025 25-01355W

FIRST INSERTION  
**NOTICE OF PUBLIC SALE**  
WPCC, LLC gives notice and intent to sell for non-payment of labor, service and storage fees for the following vehicle on 6/19/2025 at 8:30 am at 1221 Minnesota Ave, Winter Park, FL 32789. Please call (407) 628-1117 to make payment of \$ 5,178.33 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has right to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.  
2008 HOND  
VIN# JHLRE38788C011109  
May 15, 2025 25-01345W

FIRST INSERTION  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2025-CP-001381-O**  
**IN RE: ESTATE OF RICHARD SAMUEL BROWER**  
**Deceased.**

The administration of the estate of Richard Samuel Brower, deceased, whose date of death was September 28, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 15, 2025.

**Personal Representative**  
**Latricia Samuels**  
**c/o Manzo & Associates, P.A.**  
4767 New Broad Street  
Orlando, FL 32814  
Attorney for Personal Representative:  
Isaac Manzo  
E-mail Addresses:  
manzo@manzolawgroup.com  
Florida Bar No. 10639  
Manzo & Associates, P.A.  
4767 New Broad Street  
Orlando, Florida 32814  
Telephone: 407-514-2692  
May 15, 22 2025 25-01324W

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 J.F. Lawnservices LLC located at 2861 Elm Street in the City of Oviedo, Orange County, FL 32765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 12th day of May, 2025.  
Andre and Lisa Walton  
May 15, 2025 25-01343W

FIRST INSERTION  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Kenneth A Thomas will engage in business under the fictitious name KT ENTERPRISE, with a physical address 514 WEST CANTON AVE WINTER PARK, FL 32789, with a mailing address 514 WEST CANTON AVE WINTER PARK, FL 32789, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
May 15, 2025 25-01336W

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 FFA Student Travel located at 1261 Winter Garden Vineland Rd STE 250 in the City of Winter Garden, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 12th day of May, 2025.  
Florida Film Academy LLC  
May 15, 2025 25-01341W

FIRST INSERTION  
**NOTICE OF PUBLIC SALE**  
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:  
a 1978 Mobile Home, VIN 3380610013, and the contents therein, if any, abandoned by previous tenant, Reinaldo Javier Rivera  
On May 29, 2025, at 9:00am at Oakridge Village Mobile Home Park, 341 Trojan Street, Orlando, FL 32809..  
By: /s/ Sheryl A. Edwards  
SHERYL A. EDWARDS  
Florida Bar No. 0057495  
sedwards@edwards-lawfirm.com  
THE EDWARDS LAW FIRM, PL  
500 S. Washington Boulevard,  
Suite 400  
Sarasota, Florida 34236  
Telephone: (941) 363-0110  
Facsimile: (941) 952-9111  
Attorneys for Oakridge Village Mobile Home Park  
May 15, 22, 2025 25-01330W

FIRST INSERTION  
**NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA**  
**CASE NO.: 2024-CA-000827-O**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**DANIEL LIPPETH; et al., Defendants.**  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on March 21, 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 June 11, 2025 at 11:00 A.M., at www.myorangeclerk.realforeclose.com, the following described property:  
LOT 57, MYSTIC AT MARINERS' VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 73, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 2978 Mystic Cove Drive, Orlando, FL 32812  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.  
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: May 13, 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  
(855) 287-0211 Facsimile  
E-mail: servicecopies@qpwbaw.com  
E-mail: kchurch@qpwbaw.com  
Matter # FL-003400-23  
May 15, 22, 2025 25-01347W

FIRST INSERTION  
**NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA**  
**CASE NO.: 2024-CA-000827-O**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**DANIEL LIPPETH; et al., Defendants.**  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on March 21, 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 June 11, 2025 at 11:00 A.M., at www.myorangeclerk.realforeclose.com, the following described property:  
LOT 57, MYSTIC AT MARINERS' VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 73, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 2978 Mystic Cove Drive, Orlando, FL 32812  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.  
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: May 13, 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  
(855) 287-0211 Facsimile  
E-mail: servicecopies@qpwbaw.com  
E-mail: kchurch@qpwbaw.com  
Matter # FL-003400-23  
May 15, 22, 2025 25-01347W

FIRST INSERTION  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Norma Rosado / NRAS, INC will engage in business under the fictitious name ENDURING FACIAL AND BODY WELLNESS, with a physical address 2828 CASA ALOMA WAY SUITE 200 WINTER PARK, FL 32792, with a mailing address 1712 BELLE CHASE DR APOPKA, FL 32712 USA, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
May 15, 2025 25-01344W

FIRST INSERTION  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES  
NOTICE IS HEREBY GIVEN that Ofelia Lenis / LENIS BAR & RESTAURANT CORP will engage in business under the fictitious name SABOR COLOMBIANO BAR & RESTAURANT, with a physical address 504 N ALAFAYA TRL STE. 106 ORLANDO, FL 32828, with a mailing address 504 N ALAFAYA TRL STE. 106 ORLANDO, FL 32828, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
May 15, 2025 25-01356W

FIRST INSERTION  
WellMed at Semoran  
will be relocating  
effective June 16, 2025.  
NEW LOCATION  
Optum - Conway  
4614 E. Michigan St.  
Suite 146  
Orlando, FL 32812  
Phone: 1-407-720-3780  
Fax: 1-407-720-3781

For questions or copies of medical records call or fax:  
Phone: 1-407-401-8637  
Fax: 1-407-401-8610

May 15, 22, 29; June 5, 2025 25-01333W

FIRST INSERTION  
Effective May 30, 2025,  
Faldalia Cruz, MD,  
will no longer be  
practicing medicine at WellMed.

Patients of Dr. Cruz may continue care at WellMed at Semoran.

Patients can obtain copies of their medical records at:  
WellMed at Semoran  
5575 S. Semoran Blvd. Suite 26  
Orlando, FL 32822  
Phone: 1-407-401-8637  
Fax: 1-407-401-8610

May 15, 22, 29; June 5, 2025 25-01332W

FIRST INSERTION  
**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR ORANGE COUNTY**  
**GENERAL CIVIL DIVISION**  
**Case No.: 2024-CA-5626**  
**ORCHARD PARK PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.**  
**DEBORAH BENITA BRADLEY; UNKNOWN SPOUSE OF DEBORAH BENITA BRADLEY; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession; APOPKA FURNITURE, INC., Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 3, 2025, entered in Case No. 2024-CA-5626 of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein ORCHARD PARK PROPERTY OWNERS ASSOCIATION, INC., is the Plaintiff, and DEBORAH BENITA BRADLEY, et al., are the Defendants, Kelvin Soto, Esq., Clerk of Court of Orange County, will sell to the highest and best bidder for cash online at http://www.myorangeclerk.realforeclose.com, at 11:00 AM, on July 1, 2025 the following described property as set forth in said Final Judgment:  
Lot 50, ORCHARD PARK, according to the plat thereof, as recorded in Plat Book 46, Pages 76 and 77, of the Public Records of Orange County, Florida.  
Parcel I.D. No.:  
04-22-28-6274-00-500  
a/k/a 1984 Casaba Cove Ave  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.  
/s/ Shannon L. Zetrouer  
Shannon L. Zetrouer, Esquire  
Florida Bar No. 16237  
ZP Legal, PLLC  
4100 Central Avenue  
St. Petersburg, FL 33711  
Telephone: (727) 440-4407  
szetrouer@zp-legal.com  
cos@zp-legal.com  
May 15, 22, 2025 25-01354W



ORANGE  
COUNTY

PUBLISHED  
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

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**Case Number: 2024-CP-003792-O**  
**IN RE: ESTATE OF**  
**Estate of Ira V. Sturgeon, Jr.**  
**Deceased.**

The administration of the estate of IRA V. STURGEON, JR., deceased, whose date of death was September 26, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Room 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 representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statute Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes section 732.2211.

The date of first publication of this notice is May 15, 2025.

**Personal Representative:**  
**KENNETH V. STURGEON**  
1520 Cashiers Drive  
Winter Garden, Florida 34787  
Attorney for Personal Representative:  
REGINA RABITAILLE, ESQUIRE  
E-mail Addresses:  
regina.rabitaile@nelsonmullins.com  
victor.gabuardi@nelsonmullins.com  
helen.ford@nelsonmullins.com  
Florida Bar No. 86469  
Nelson Mullins Riley & Scarborough LLP  
390 North Orange Avenue, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 669-4209  
May 15, 22, 2025                      25-01327W

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](http://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](mailto:legal@businessobserverfl.com)

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT IN AND  
FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 2025-CP-0001209-O**  
**IN RE: ESTATE OF**  
**GLEN DAVID COBURN,**  
**Deceased.**

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

The administration of the estate of GREGORY STEVEN COCKMAN, deceased, File Number 2025-CP-001209-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 15, 2025.

**MARY NELSEN,**  
**Personal Representative**  
4822 Mayor Drive  
Torrance, CA 90505  
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](mailto:frank@fgfatlaw.com)  
Secondary: [charlese@fgfatlaw.com](mailto:charlese@fgfatlaw.com)  
May 15, 22, 2025                      25-01321W

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT, IN  
AND FOR ORANGE COUNTY  
FLORIDA  
**CASE NO.: 2025-CP-001383-O**  
**DIVISION: Probate**  
**IN RE: ESTATE OF**  
**EDWIN MYRON DOUGLASS**  
**Deceased.**

The administration of the estate of Edwin Myron Douglass, deceased, whose date of death was February 23, 2024, is pending in the Ninth Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801.

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

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

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

Stacy R. Preston, Esq.  
Attorney for Shannon Reed  
Florida Bar Number: 117902  
Orange Blossom Law PLLC  
1133 Louisiana Avenue, Suite 116  
Winter Park, FL 32789  
Telephone: (407) 748-4887  
E-Mail:  
[stacy@orangeblossomlaw.com](mailto:stacy@orangeblossomlaw.com)  
Secondary E-Mail:  
[info@orangeblossomlaw.com](mailto:info@orangeblossomlaw.com)  
May 15, 22, 2025                      25-01348W

Q&A

**What is a public notice?**

A public notice is information intended to inform citizens of government activities.

V18237\_V4

V18237\_V8

OFFICIAL  
COURTHOUSE  
WEBSITES

1:23

LTE

Notes

Done

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

CHECK OUT YOUR  
LEGAL NOTICES

floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business  
Observer

V20390\_V2



ORANGE  
COUNTY

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000710 CASCADE FUNDING LP SERIES II Plaintiff, vs. ABDI ET.AL., Defendant(s).</b> <b>NOTICE OF ACTION</b> <b>Count VII</b> To: MICHAEL J. WILLIAMS and MARY WILLIAMS And all parties claiming interest by, though, under or against Defendant(s) MICHAEL J. WILLIAMS and MARY WILLIAMS and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 45000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA 5/2/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01283W	

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000712-O #35 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. CAMERON ET.AL., Defendant(s).</b> <b>NOTICE OF ACTION</b> <b>Count V</b> To: DOMONIQUE RAY DUNCAN and MABLE MARIE JULIEN And all parties claiming interest by, though, under or against Defendant(s) DOMONIQUE RAY DUNCAN and MABLE MARIE JULIEN 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 70000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA 5/6/25 /s/ Karina Taveras Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01304W	

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000711-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BOSFIELD ET.AL., Defendant(s).</b> <b>NOTICE OF ACTION</b> <b>Count VII</b> To: ABDUL HAMEED KAYAL and MAI A. J TAYYAR And all parties claiming interest by, though, under or against Defendant(s) ABDUL HAMEED KAYAL and MAI A. J TAYYAR 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: 30/5728 of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 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. 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 5/6/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01298W	

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000711-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BOSFIELD ET.AL., Defendant(s).</b> <b>NOTICE OF ACTION</b> <b>Count I</b> To: NATHANIEL BOSFIELD and DONNA BOSFIELD And all parties claiming interest by, though, under or against Defendant(s) NATHANIEL BOSFIELD and DONNA BOSFIELD and all parties having or claiming to have any right, title or interest in the property herein described: YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida: WEEK/UNIT: 28/004333 of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 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. 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 5/6/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01292W	

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000712-O #35 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. CAMERON ET.AL., Defendant(s).</b> <b>NOTICE OF ACTION</b> <b>Count IX</b> To: JANEL LYNN LOUK And all parties claiming interest by, though, under or against Defendant(s) JANEL LYNN LOUK and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 150000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with 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 5/6/25 /s/ Karina Taveras Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01307W	

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000712-O #35 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. CAMERON ET.AL., Defendant(s).</b> <b>NOTICE OF ACTION</b> <b>Count I</b> To: JONATHAN DOUGLAS CAMERON And all parties claiming interest by, though, under or against Defendant(s) JONATHAN DOUGLAS CAMERON 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 350000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA 5/6/25 /s/ Karina Taveras Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01301W	

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000711-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BOSFIELD ET.AL., Defendant(s).</b> <b>NOTICE OF ACTION</b> <b>Count V</b> To: ROBIN GAUTHIER and JUDITH GAUTHIER And all parties claiming interest by, though, under or against Defendant(s) ROBIN GAUTHIER and JUDITH GAUTHIER 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: 8/005448 of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 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. 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 5/6/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01297W	

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000711-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BOSFIELD ET.AL., Defendant(s).</b> <b>NOTICE OF ACTION</b> <b>Count VIII</b> To: ABDUL HAMEED KAYAL and MAI A. J TAYYAR And all parties claiming interest by, though, under or against Defendant(s) ABDUL HAMEED KAYAL and MAI A. J TAYYAR 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: 29/5728 of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 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. 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 5/6/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01300W	







ORANGE  
COUNTY

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000711-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BOSFIELD ET.AL., Defendant(s).</b>	
<b>NOTICE OF ACTION</b> <b>Count IV</b> To: RICHARD GALERA and MARIE-CLAIRE GALERA And all parties claiming interest by, though, under or against Defendant(s) RICHARD GALERA and MARIE-CLAIRE GALERA and all parties having or claiming to have any right, title or interest in the property herein described: YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida: WEEK/UNIT: 28/002581 of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according	
to the Declaration of Condominium thereof recorded in Official Records Book 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. 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 5/6/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025    25-01295W	

FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2017-CA-009370-O U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FF10, Plaintiff, vs. FABIAN M. FLORES A/K/A FABIAN FLORES; UNKNOWN SPOUSE OF FABIAN M. FLORES A/K/A FABIAN FLORES; UNKNOWN SPOUSE OF OLGA TCHETCHINA A/K/A OLGA V. TCHETCHINA; DEER CREEK HOMEOWNERS' ASSOCIATION, INC.; DEER CREEK VILLAGE HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed April 16, 2025 and entered in Case No. 2017-CA-009370-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida,	
wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FF10 is Plaintiff and FABIAN M. FLORES A/K/A FABIAN FLORES; UNKNOWN SPOUSE OF FABIAN M. FLORES A/K/A FABIAN FLORES; UNKNOWN SPOUSE OF OLGA TCHETCHINA A/K/A OLGA V. TCHETCHINA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DEER CREEK HOMEOWNERS' ASSOCIATION, INC.; DEER CREEK VILLAGE HOMEOWNERS' ASSOCIATION, INC.; are defendants. TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALEAT: WWW.MYORANGECLERK.REALFORECLOSE.COM, at 11:00 A.M., on June 3, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 15, DEER CREEK VILLAGE SECTION 1, WILLIAMS-BURG AT ORANGEWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Kahane & Associates, P.A. 8201 Peters Road, Suite 3000 Plantation, Florida 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 17-02005 SPS May 15, 22, 2025    25-01320W	

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA <b>CASE NO.: 2024-CA-000769-O U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. REYNALDO ST. JUSTE; UNKNOWN SPOUSE OF REYNALDO ST. JUSTE; THE RESIDENCES AT OXFORD CHASE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 21, 2025 in Civil Case No. 2024-CA-000769-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 REYNALDO ST. JUSTE; UNKNOWN SPOUSE OF REYNALDO ST. JUSTE; THE RESIDENCES AT OXFORD CHASE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS 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 25, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 103 OF OXFORD CHASE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE(S) 149, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 12th day of May, 2025. Digitally Signed by Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepите.com ALDRIDGE   PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 May 15, 22, 2025    25-01315W	

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000709-O #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BECKHAM ET.AL., Defendant(s).</b>	
<b>NOTICE OF ACTION</b> <b>Count VII</b> To: CHARLENE RITA H. WESLEY and KATHRYN KINDLE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KATHRYN KINDLE And all parties claiming interest by, though, under or against Defendant(s) CHARLENE RITA H. WESLEY and KATHRYN KINDLE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KATHRYN KINDLE and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum	
of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with 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 5/2/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025    25-01291W	

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000711-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BOSFIELD ET.AL., Defendant(s).</b>	
<b>NOTICE OF ACTION</b> <b>Count II</b> To: A.M.S. BEATRIZ ASTURIAS L.DE EHLERT and CLARA BEATRIZ LARA ASTURIAS And all parties claiming interest by, though, under or against Defendant(s) A.M.S. BEATRIZ ASTURIAS L DE EHLERT and CLARA BEATRIZ LARA ASTURIAS 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: 25/002520 of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 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. 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 5/6/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025    25-01293W	

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA <b>CASE NO.: 2024-CA-008260-O BANCO DO BRASIL AMERICAS, Plaintiff, vs. DEORAJ RAMDAT; UNKNOWN SPOUSE OF DEORAJ RAMDAT; UNKNOWN TENANT #1 N/K/A XAVIER STEVENSON; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on in Civil Case No. 2024-CA-008260-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, BANCO DO BRASIL AMERICAS is the Plaintiff, and DEORAJ RAMDAT; UNKNOWN SPOUSE OF DEORAJ RAMDAT; UNKNOWN TENANT #1 N/K/A XAVIER STEVENSON; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS 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 23, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: THE EAST 50 FEET OF LOT 5, BLOCK 8, L.J. DOLLINS' SUBDIVISION, ACCORDING TO THE PLAT BOOK F, PAGE 102, 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	
RAMDAT; UNKNOWN TENANT #1 N/K/A XAVIER STEVENSON; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS 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 23, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: THE EAST 50 FEET OF LOT 5, BLOCK 8, L.J. DOLLINS' SUBDIVISION, ACCORDING TO THE PLAT BOOK F, PAGE 102, 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 13th day of May, 2025. Digitally Signed by Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepите.com ALDRIDGE   PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 May 15, 22, 2025    25-01349W	

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA <b>CASE NO.: 2023-CA-014901-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR DSLA MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-ARI, Plaintiff, vs. MARTA BARDI A/K/A MARTA E. BARDI; PINE RIDGE HOLLOW PHASE II HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A BETOVEN RADJOUKI; 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).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 6, 2025 in Civil Case No. 2023-CA-014901-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 DSLA MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-ARI is the Plaintiff, and MARTA BARDI A/K/A MARTA E. BARDI; PINE RIDGE HOLLOW PHASE II HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A BETOVEN RADJOUKI; 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 September 3, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 43, PINE RIDGE HOLLOW, PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 103, 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.	
NATIONAL TRUST COMPANY, AS TRUSTEE FOR DSLA MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-ARI is the Plaintiff, and MARTA BARDI A/K/A MARTA E. BARDI; PINE RIDGE HOLLOW PHASE II HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A BETOVEN RADJOUKI; 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 September 3, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 43, PINE RIDGE HOLLOW, PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 103, 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 13th day of May, 2025. Digitally Signed by Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepите.com ALDRIDGE   PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 May 15, 22, 2025    25-01350W	

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000709-O #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BECKHAM ET.AL., Defendant(s).</b>	
<b>NOTICE OF ACTION</b> <b>Count III</b> To: SHARON DENISE GARRETT and GREG ALAN GARRETT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GREG ALAN GARRETT And all parties claiming interest by, though, under or against Defendant(s) SHARON DENISE GARRETT and GREG ALAN GARRETT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GREG ALAN GARRETT and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 100000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum	
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 5/2/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025    25-01290W	
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 5/2/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025    25-01287W	



ORANGE COUNTY

FIRST INSERTION		
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-000710 CASCADE FUNDING LP SERIES II Plaintiff, vs. ABDI ET.AL., Defendant(s).		
NOTICE OF ACTION Count VIII		
To: YURI ABDUL REMANE ZUBAIDA and CATHERINE LORRAINE ZUBAIDA And all parties claiming interest by, though, under or against Defendant(s) YURI ABDUL REMANE ZUBAIDA and CATHERINE LORRAINE ZUBAIDA 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 110000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of		
Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA 5/2/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01284W		
FIRST INSERTION		
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-000709-O #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BECKHAM ET.AL., Defendant(s).		
NOTICE OF ACTION Count IV		
To: DAVID AUSTIN MANGES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DAVID AUSTIN MANGES And all parties claiming interest by, though, under or against Defendant(s) DAVID AUSTIN MANGES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DAVID AUSTIN MANGES and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 75000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official		
Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with 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 5/2/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01288W		
FIRST INSERTION		
NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2024-CA-005297-O #48		
OLLAF 2020-1, LLC Plaintiff, vs. BUGGAGE ET AL., Defendant(s).		
COUNT I	DEFENDANTS MICHELLE L. BUGGAGE WILFRED BUGGAGE, JR. AND ANY AND ALL UNKNOWN HIERS, DEVISEES AND OTHER CLAIMANTS OF WILFRED BUGGAGE, JR.	Type/Points/Contract# STANDARD / 50000/ 6832835
COUNT II	DEFENDANTS MICHELLE IRENE FLORENCE KIROUAC SHAWN ERIC KIROUAC	STANDARD / 100000/ 6788374
Notice is hereby given that on 6/18/25 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property: Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust"). The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2024-CA-005297-O #48. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 13th 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 15, 22, 2025 25-01358W		

FIRST INSERTION		
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-000710 CASCADE FUNDING LP SERIES II Plaintiff, vs. ABDI ET.AL., Defendant(s).		
NOTICE OF ACTION Count II		
To: JOSEPH MICHEL BARRY PEDNAUD A/K/A MIKE PEDNAND And all parties claiming interest by, though, under or against Defendant(s) JOSEPH MICHEL BARRY PEDNAUD A/K/A MIKE PEDNAND and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 100000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Mem-		
orandum 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 5/2/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01280W		
FIRST INSERTION		
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-000712-O #35 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. CAMERON ET.AL., Defendant(s).		
NOTICE OF ACTION Count XII		
To: JASON C. OLIVENCIA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JASON C. OLIVENCIA And all parties claiming interest by, though, under or against Defendant(s) JASON C. OLIVENCIA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JASON C. OLIVENCIA and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official		
Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with 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 5/6/25 /s/ Karina Taveras Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01309W		
FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024-CA-004117-O LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JAVON WILLIAMS-PERKINS; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SYNERGY ONE LENDING, INC.; OAKSHIRE AT MEADOW WOODS HOMEOWNERS ASSOCIATION, INC.; ORANGE COUNTY, FLORIDA CLERK OF COURT; SANDPOINT AT MEADOW WOODS HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WOODBRIDGE AT MEADOW WOODS HOMEOWNERS ASSOCIATION INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TIFFANY MOORE RUSSELL as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com at 11:00 AM on the 10 day of June, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 19, SANDPOINT AT MEADOW WOODS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 25 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PROPERTY ADDRESS: 1105		
SANDESTIN WAY, ORLANDO, FL 32824 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; 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 08 day of May 2025. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. P.O. Box 5026 Coral Springs, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-00953 May 15, 22, 2025 25-01317W		

FIRST INSERTION		
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-000710 CASCADE FUNDING LP SERIES II Plaintiff, vs. ABDI ET.AL., Defendant(s).		
NOTICE OF ACTION Count I		
To: OMAR ABDULLAHI ABDI and ABDIRAHMAN ABDILAH BIHDHAN And all parties claiming interest by, though, under or against Defendant(s) OMAR ABDULLAHI ABDI and ABDIRAHMAN ABDILAH BIHDHAN and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 30000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Mem-		
orandum 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 5/2/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01279W		
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.: 2017-CA-006612-O DIVISION: 39 LC04 SPECIAL, LLC, Plaintiff, vs. MARK C. KALEY, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure entered February 5, 2024 and entered in Case No. 2017-CA-006612-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which LC04 SPECIAL, LLC, is the Plaintiff and MARK C. KALEY; HEATHER J. KALEY; INDEPENDENCE COMMUNITY ASSOCIATION, INC.; UNITED STATES SECURITIES AND EXCHANGE COMMISSION; TIME INVESTMENT COMPANY, INC., A/K/A TIC COAST, INC., are defendants, Tiffany Moore Russell, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.myorangeclerk.realforeclose.com in accordance with chapter 45 Florida Statutes, Orange County, Florida on June 10, 2025 at 11:00 am, EST the following described property as set forth in said Final Judgment of Foreclosure: LOT 690, SIGNATURE LAKES PARCEL 1D PHASE 2, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 65, PAGE(S) 137, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PROPERTY ADDRESS: 14924 GAULBERRY RUN, WINTER GARDEN, FLORIDA 24787		
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. **See Americans with Disabilities Act** If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 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 15, 22, 2025 25-01329W		
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-017544-O U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. PIGGYBANK INVESTMENT GROUP LLC; VENETIAN PLACE CONDOMINIUM ASSOCIATION, INC.; ANTHONY J. ZIMMER; 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 23, 2025, and entered in Case No. 2023-CA-017544-O of the Circuit Court in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and PIGGYBANK INVESTMENT GROUP LLC; VENETIAN PLACE CONDOMINIUM ASSOCIATION, INC.; ANTHONY J. ZIMMER; 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 June 10, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: UNIT NO. 2018, VENETIAN PLACE, A CONDOMINIUM,		
ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED ON JULY 17, 2006 IN OFFICIAL RECORDS BOOK 8755, PAGE 1712, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, ALONG WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED May 6, 2025. By: /s/ Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-162669 / BJB May 15, 22, 2025 25-01319W		



ORANGE  
COUNTY

FIRST INSERTION
<p>IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.</p> <p><b>CASE NO.: 2025-CA-000710</b></p> <p><b>CASCADE FUNDING LP SERIES II Plaintiff, vs.</b></p> <p><b>ABDI ET.AL.,</b></p> <p><b>Defendant(s).</b></p> <p><b>NOTICE OF ACTION</b></p> <p><b>Count IV</b></p> <p>To: OPHELIA DENISE STEARNS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF OPHELIA DENISE STERNS</p> <p>And all parties claiming interest by, though, under or against Defendant(s) OPHELIA DENISE STEARNS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF OPHELIA DENISE STERNS all parties having or claiming to have any right, title or interest in the property herein described.</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property:</p> <p>SIGNATURE Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for</p>
<p>Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.</p> <p>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, with-</p>

FIRST INSERTION
<p>IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.</p> <p><b>CASE NO.: 2025-CA-000709-O #48</b></p> <p><b>HOLIDAY INN CLUB VACATIONS INCORPORATED</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>BECKHAM ET.AL.,</b></p> <p><b>Defendant(s).</b></p> <p><b>NOTICE OF ACTION</b></p> <p><b>Count V</b></p> <p>To: JENNIFER MORALES and MICHAEL ANTHONY BUSTOS AND ANY AND ALL UNKNOWN HEIRS AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MICHAEL ANTHONY BUSTOS</p> <p>And all parties claiming interest by, though, under or against Defendant(s) JENNIFER MORALES and MICHAEL ANTHONY BUSTOS AND ANY AND ALL UNKNOWN HEIRS AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MICHAEL ANTHONY BUSTOS and all parties having or claiming to have any right, title or interest in the property herein described.</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property:</p> <p>STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust</p>
<p>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.</p> <p>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.</p> <p>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.</p> <p>TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA</p> <p>5/2/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01289W</p>

FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b></p> <p>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p><b>File No. 2025-CP-001420-O</b></p> <p><b>IN RE: ESTATE OF</b></p> <p><b>Michele Basile</b></p> <p><b>Deceased.</b></p> <p>The administration of the estate of Michele Basile, deceased, whose date of death was March 3rd, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>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 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of the first publication of this notice is May 15, 2025.</p> <p><b>Personal Representative:</b></p> <p><b>Candice Scott</b></p> <p>Attorney for Personal Representative: Paula Montoya Email Addresses: paula@paulamontoyalaw.com Florida Bar No. 103104 7345 W Sand Lake Rd sTE 318 Orlando, Florida, 32819 Telephone: 4079069126 May 15, 22, 2025 25-01325W</p>
<p><b>FIRST INSERTION</b></p> <p><b>NOTICE TO CREDITORS</b></p> <p>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p><b>REF: 2025-CP-001261-O</b></p> <p><b>IN RE: ESTATE OF</b></p> <p><b>BONITA FUSIEK</b></p> <p><b>Deceased.</b></p> <p>The ancillary administration of the estate of BONITA FUSIEK, deceased, whose date of death was October 4, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division; File No. 2025-CP-001261-O, the address of which is 425 N Orange Street, Orlando, Florida 32806. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>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 section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 15, 2025.</p> <p><b>Personal Representative:</b></p> <p><b>AGNES FUSIEK</b></p> <p>Attorney for Personal Representative: STROHAUER MANNION SON 1150 Cleveland Street, Suite 300 Clearwater, FL 33755 stacy@smslaw.net Tel: 727-461-6100 Fax: 727-447-6899 FBN: 640891 May 15, 22, 2025 25-01328W</p>

in 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

5/2/25  
/s/ Brian Williams  
Deputy Clerk  
Civil Division  
425 N. Orange Avenue Room 350  
Orlando, Florida 32801  
May 15, 22, 2025 25-01282W

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

**CASE NO.: 2025-CA-000707-O #39**

**HOLIDAY INN CLUB VACATIONS INCORPORATED**

**Plaintiff, vs.**

**GILLESPIE ET.AL.,**

**Defendant(s).**

**NOTICE OF ACTION**

**Count II**

To: JUNIOR E. MOLINA ALVAREZ and DIANA GISELLA CANO VALLECILLOS AND all parties claiming interest by, though, under or against Defendant(s) JUNIOR E. MOLINA ALVAREZ and DIANA GISELLA CANO VALLECILLOS and all parties having or claiming to have any right, title or interest in the property herein described.

118 PAINTED POST DR  
SCARBOROUGH,ONTARIO  
M1H 1T5 CANADA

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 65000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for

FIRST INSERTION
<p>IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.</p> <p><b>CASE NO.: 2025-CA-000709-O #48</b></p> <p><b>HOLIDAY INN CLUB VACATIONS INCORPORATED</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>BECKHAM ET.AL.,</b></p> <p><b>Defendant(s).</b></p> <p><b>NOTICE OF ACTION</b></p> <p><b>Count II</b></p> <p>To: DONNA BRAITHWAITE and DEREK LLOYD BRAITHWAITE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DEREK LLOYD BRAITHWAITE</p> <p>And all parties claiming interest by, though, under or against Defendant(s) DONNA BRAITHWAITE and DEREK LLOYD BRAITHWAITE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DEREK LLOYD BRAITHWAITE and all parties having or claiming to have any right, title or interest in the property herein described.</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property:</p> <p>STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 100000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.</p> <p>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.</p> <p>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.</p> <p>TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA</p> <p>5/2/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01286W</p>

FIRST INSERTION		
NOTICE OF SALE AS TO:		
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA		
CASE NO. 2024-CA-005295-O #36		
HOLIDAY INN CLUB VACATIONS INCORPORATED		
Plaintiff, vs.		
Defendant(s).		
COUNT	DEFENDANTS	WEEK /UNIT
I	JOAN P. BOWERS GERRY W. BOWERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GERRY W. BOWERS	24/004062
II	MAUREEN A. COPELAND ISAIAH COPELAND AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ISAIAH COPELAND	19/000258
III	DOROTHY E. DIBBLE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DOROTHY E. DIBBLE	21/000034
IV	JOSEPH J. FRANZEN, JR. SUZANNE B. FRANZEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SUZANNE B. FRANZEN PATRICIA A. GAMBLE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATRICIA A. GAMBLE	22/000200
V	JEANNINE GALKA FRANK P. GALKA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF FRANK P. GALKA	36/000021
VI	CARLOS GARCIA CARDENAS ROSA ANGELICA GARCIA CARDENAS	42/004016
VII	CRISTINE A. GREENE WILLIAM H. GREENE A/K/A WILLIAM GREENE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM H. GREENE A/K/A WILLIAM GREENE	16/000272
VIII	GEORGE HOLLOWAY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GEORGE HOLLOWAY	19/000455
X	REBECCA A. MARTIN THERESA M. GENTNER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THERESA M. GENTNER	46/000476
XI	WARREN N. MURA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WARREN N. MURA CHERYL MURA A/K/A CHERYL A. MURA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CHERYL MURA A/K/A CHERYL A. MURA	10/000067
XII	ROBERT J. PATEY THERESA M. PATEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THERESA M. PATEY	34/000027
XIII	NEVILLE A. RUSSELL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF NEVILLE A. RUSSELL EMLYN E. RUSSELL AND ANY ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF EMLYN E. RUSSELL	1/000010
XIV	NATALIE R. SALINE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF NATALIE R. SALINE	48/000039
XV	GARY E. SCHMIDT NELLA M. SCHMIDT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF NELLA M. SCHMIDT	49/000453
Notice is hereby given that on 6/11/25 at 11:00 a.m. Eastern time at www.myorangelclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property: Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 7, page 59, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.		
TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.		
The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2024-CA-005295-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 8th 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 15, 22, 2025		
		25-01311W







ORANGE  
COUNTY

Continued from previous page

TANGEE LAYVETTE LAMB 20220067907 \$ 26,386.05 \$ 10.11 TABBATHA TRANELL LAVERGNE and FREDRICK LYN FRANKLIN 20210717464 \$ 10,045.86 \$ 3.26 JAMES PAUL LAWLESS and DAWN A. LAWLESS A/K/A DAWN TAYLOR LAWLESS 20180727637 \$ 6,648.37 \$ 2.24 CARLOS M. LOPEZ ARROYO and SILVIA FLORES ORTIZ 20190150806 \$ 6,443.66 \$ 2.40 JORGE M. MAGRIS and MELISSA GONZALEZ 20190151449 \$ 12,918.33 \$ 4.07 CHANTY MAKOWSKI 20230198647 \$ 7,449.65 \$ 2.74 ROBERT FRANK MANWARREN and ANN MARIE DOWNING 20190231318 \$ 6,748.92 \$ 2.56 NATASHA V. MARTINEZ and TINA ANN LITTLE 20190047520 \$ 5,167.81 \$ 1.85 JAMI-KA ANGEL MAYHO and SOLOMON ESHOD MAYHO 20220305255 \$ 33,306.28 \$ 12.78 GEORGE K. MBUGUA and ELIZABETH MURUGI MBUGUA 20190211886 \$ 7,233.37 \$ 2.15 AGATHA M. MCCALLISTER 20210226156 \$ 10,281.10 \$ 3.63 BRENDA IRIS MCCLAIN A/K/A BRENDA IRIS ROJO and TODD A. MCCLAIN 20220025101 \$ 8,347.98 \$ 3.21 WALLACE GAGE MCCLELLAND and ROBIN DENISE MCCLELLAND 20190038626 \$ 7,860.86 \$ 2.99 MATTHEW WAYNE MEYER and ANNIE ZARZOSO MEYER 20190085952 \$ 8,465.94 \$ 3.23 ISSAC MIRANDA 20220775086 \$ 10,791.58 \$ 3.74 MARIA E. MOLINA-NIETO 20220339443 \$ 12,963.03 \$ 5.00 KIMBERLY A. MORGAN and ERIN MICHELE KRANTZ 20190635911 \$ 6,786.04 \$ 2.57 ROBBIN MARIE MYERS 20190698119 \$ 7,801.71 \$ 2.81 SHELLARELLA NEALY and MELVIN NEALY, JR. 20190258069 \$ 12,991.70 \$ 3.43 AYMOND NEGRON 20190578926 \$ 5,152.58 \$ 1.98 STEPHANIE NICOLE NELSON 20190615756 \$ 8,688.81 \$ 3.33 MARK ANTHONY NELSON and KATINA DAVIS NELSON 20220774630 \$ 11,599.49 \$ 4.41 GARFIELD ANTHONY OATES and NATASHA ELIZABETH JONES 20210734778 \$ 12,229.20 \$ 4.65 MICHEAL EDWIN ODOM and BRENDA WATSON ODOM 20190190519 \$ 13,223.55 \$ 4.99 KRISTIN ANN OHLERT and MICHAEL LAMBERT OHLERT A/K/A MIKE OHLERT 20200053345 \$ 7,261.96 \$ 2.64 KRISTIN ANN OHLERT and MICHAEL LAMBERT OHLERT 20190598728 \$ 9,280.42 \$ 3.45 JOSHUA ORENGO and SAMANTHA HILLIARD 20220409856 \$ 9,772.93 \$ 3.78 RODOLFO PADILLA LUPERCIO A/K/A RUDY PADILLA and GUADALUPE VIRGINIA VEJAR MORA 20230246096 \$ 18,421.83 \$ 6.80 MAXFIELD LEE PEAY and JENELLE ELAINE CHAMP 20210635661 \$ 9,445.79 \$ 3.63 CHRISTY A. PECK 20220169475 \$ 15,127.04 \$ 5.83 SABRYNA AANEE PEELER 20220774572 \$ 10,316.03 \$ 3.98 SILVIO PEREZ and MARICELIS PEREZ ARANDA 20190086747 \$ 12,518.25 \$ 4.67 MATTHEW EARL POLLARD and ANGELA CAMILLE ENNIS 20220196107 \$ 9,909.78 \$ 3.76 LILI RAMIREZ A/K/A LILI MARTINEZ RAMIREZ and JAQUELINE RAMIREZ, A/K/A JACKIE RMZ and MARIZOL RAMIREZ and 20200611635 \$ 27,458.64 \$ 9.04 MARIE RAMOS 20220166956 \$ 33,788.12 \$ 12.09 DUSTIN LEE RAWLINS 20230159513 \$ 10,738.99 \$ 4.09 JASMINE CASHALA REEVES 20210688000 \$ 24,699.93 \$ 7.77 DALE E. RICE 20220241392 \$ 7,914.21 \$ 3.08 HELEN HENDERSON RICHARDSON A/K/A HELEN RICHARDSON 20180727779 \$ 14,771.64 \$ 4.78 CARLOS GUSTAVO RIVERA and MARIA GUADALUPE REYNA 20230197460 \$ 35,332.40 \$ 12.15 PAMELA J. ROBERTS and JARED KHARONDE ROBERTS 20210640093 \$ 170,465.60 \$ 50.57 SUDHAKAR SABBBI and SAILAJA PRIYADARSINI KOTIBOYINA A/K/A K. S. PRIYADARSINI 20190302319 \$ 6,466.80 \$ 2.49 ZABRINE K. SALINAS and GUILLERMO SALINAS 20190272209 \$ 13,224.09 \$ 4.48 DAVID PAUL SCHEID and KESHIA LYNN SCHEID 20220306365 \$ 12,930.01 \$ 4.93 ANGELIQUE JENNIFER SCHULSTAD and MICHELE LYNN ESCOBAR 20200047849 \$ 19,064.34 \$ 7.30 DEMETRIA MARSHANN SCOTT and JACKIE DANIEL SCOTT, JR. 20220035860 \$ 12,894.85 \$ 4.89 DEMETRIUS SOLON SEMIEN 20200013959 \$ 9,901.14 \$ 3.74 KEVIN MICHAEL SHANKIE and NICHOLE LYNN RICKENBACK 20220078157 \$ 12,727.04 \$ 4.64 ANDREW PHILLIP SHEPPARD and KATELYNN NICOLE LEISTER 20220775383 \$ 10,575.64 \$ 4.05 QUINTIN DAVIS SMITH and SAMONA TYKIL SMITH 20200452731 \$ 7,842.99 \$ 2.43 KARA LASHAWN SMITH and KELLY ANN SMITH and MARY HESTER and 20220040431 \$ 20,176.71 \$ 7.22 LINDELL TYRONE SPENCER and RENATA BANKS SPENCER 20230160118 \$ 28,465.83 \$ 11.22 CASPER LERON STEPHENS 20240234760 \$ 29,596.48 \$ 11.11 ROSE MARIE STUART and DONALD W. STUART 20180743538 \$ 17,054.92 \$ 4.76 DAVID ANTHONY TAYLOR 20200469234 \$ 8,380.50 \$ 3.23 ANNA MARIE TEW and THOMAS ALLEN TEW, JR. 20230152026 \$ 21,997.77 \$ 8.13 LETICIA PATRICE THOMAS 20190433271 \$ 7,667.68 \$ 2.72 ANITA HYSON THORNTON 20190227215 \$ 6,613.80 \$ 2.56 AL-ISHA T. TISDALE-JONES and CHRISTOFER E. JONES 20190229398 \$ 15,294.99 \$ 4.24 AARON TOOKES A/K/A AARON L TOOKES and MYRTLE KAREN TOOKES and ERIN CARIN TOOKES and 20200176514 \$ 23,847.95 \$ 8.51 CHRISTOPHER VASQUEZ and KATIE MARIE VASQUEZ 20210558081 \$ 11,396.66 \$ 4.40 PHILIP VENDETTI 20190713498 \$ 24,215.26 \$ 8.79 BENJAMIN R. WADDINGTON and KIMBERLY ANN WADDINGTON 20220409428 \$ 13,031.04 \$ 5.00 CHARZINSKI WARE and TAIWANA MCKENZIE WARE 20190632184 \$ 14,976.18 \$ 5.78 EMILY MICHELLE WEATHERSPOON 20230140802 \$ 33,331.01 \$ 13.30 SAMANTHA KAY WICKER 20200472061 \$ 40,808.43 \$ 13.04 SHARON JOETTE WILLIAMS 20190306603 \$ 11,449.39 \$ 4.00 SHANTAYA M. WILLIAMS and THOMAS J. ELLIOTT 20190586719 \$ 9,776.17 \$ 2.94 KENNETH BERT WILLIAMS and ANGELA GISSEL RODRIGUEZ 20230152076 \$ 30,100.26 \$ 11.51 DAVONTE SHAQUILLE WILLIAMS and LAKENYA FRENIECE WELCH 20230311756 \$ 14,023.96 \$ 5.07 TIMOTHY ALLEN WOODS 20210770840 \$ 28,292.10 \$ 10.25 TOBITHA ANNA BIRD WOODS and FRANK GRANT WOODS, IV 20220086597 \$ 25,559.53 \$ 7.87

Notice is hereby given that on June 10, 2025 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above-described Properties. In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment. An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued. A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:  
Jerry E. Aron, P.A.  
By: Print Name: Dianne Black  
Title: Authorized Agent  
FURTHER AFFIANT SAITH NAUGHT.  
Sworn to and subscribed before me this May 6, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .  
Print Name: Sherry Jones  
NOTARY PUBLIC STATE OF FLORIDA  
Commission Number: HH215271  
My commission expires: 2/28/26  
Notarial Seal  
May 15, 22, 2025

25-01312W

FIRST INSERTION		
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. <b>CASE NO.: 2025-CA-000711-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BOSFIELD ET.AL., Defendant(s).</b> <b>NOTICE OF ACTION Count III</b> To: JUAN J. CRUZ and MONICA M HUERTA And all parties claiming interest by, though, under or against Defendant(s) JUAN J. CRUZ and MONICA M HUERTA and all parties having or claiming to have any right, title or interest in the property herein described: YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida: WEEK/UNIT: 1/002605 of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 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.  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.  TIFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA  5/6/25 /s/ Brian Williams Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 May 15, 22, 2025 25-01294W	

FIRST INSERTION			
<b>NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 24-CA-003634-O #37 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. ASHFORD ET AL., Defendant(s).</b>			
COUNT	DEFENDANTS	WEEK/UNIT	
I	IAN P. ASHFORD MALENA B. ASHFORD	44/000096	
II	GEORGE DAWSON VIOLET DAWSON	34/004323	
III	ROLAND A. DE PABLO MARITZA D. DE PABLO VOS	34/000089	
V	HERNAN A. DIAZ REYES ROSA A. VELASQUEZ OLEA	2/005305	
VI	MICHAEL DODDS ELIZABETH A. DODDS	22/005374	
VII	MAMIE N. HARTY BELFORD D. HARTY JR. AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF BELFORD D. HARTY JR.	47/000269	
VIII	ANDREW T. HATTLEY	1/005351	
IX	THOMAS W. HUDSPITH JOHN S. HUDSPITH	17/000224	
X	PAULINE JURGENS AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF PAULINE JURGENS	2/000019	
XII	STEPHANIE N. LEWIS A/K/A STEPHANIE N. REYNOLDS	6/000409	
Notice is hereby given that on 6/11/25 at 11:00 a.m. Eastern time at www.myorangedclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property: Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 7, page 59, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium. TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 24-CA-003634-O #37. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.  If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 13th 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 15, 22, 2025			25-01357W

FIRST INSERTION		
<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 48-2025-CA-002673-O U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC2, Plaintiff, vs. OMAR FRANCISCO HERNANDEZ A/K/A OMAR F. HERNANDEZ A/K/A OMAR FRANCISCO, et. al. Defendant(s).</b> TO: TO: OMAR FRANCISCO HERNANDEZ A/K/A OMAR F. HERNANDEZ A/K/A OMAR FRANCISCO, UNKNOWN SPOUSE OF OMAR FRANCISCO HERNANDEZ A/K/A OMAR F. HERNANDEZ A/K/A OMAR FRANCISCO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 6, ROYAL MANOR ESTATES, PHASE FIVE, ACCORDING TO		

FIRST INSERTION			
<b>NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2024-CA-005295-O #36 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BADUA ET AL., Defendant(s).</b>			
COUNT	DEFENDANTS	Type/Points/Contract#	
II	ITSHAK BEN-HAIM LILIAN ISABEL RENDERO DE BEN HAIM MARION W. CHALOUX AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF MARION W. CHALOUX	STANDARD / 250000/ 6879454	
VI	WILSON DIAZ LEONARDO JULIETA DEL ROCIO GALVAN ALVAREZ	STANDARD / 175000/ 6610818	
VII	WILSON DIAZ LEONARDO JULIETA DEL ROCIO GALVAN ALVAREZ	STANDARD / 225000/ 6790351	
VIII	WILLIAM LEROY HARPER AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF WILLIAM LEROY HARPER MARY LOUYSE HARPER AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF MARY LOUYSE HARPER	SIGNATURE / 75000/ 6790363	
X	DEBORAH JEAN HONAKER HOWARD DIEHL HONAKER AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF HOWARD DIEHL HONAKER	STANDARD / 65000/ 6579296	
Notice is hereby given that on 6/11/25 at 11:00 a.m. Eastern time at www.myorangedclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property: Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust"). The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2024-CA-005295-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 7th 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 15, 22, 2025			25-01310W

FIRST INSERTION		
<b>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-008372 ERROL CLUB VILLAS CONDOMINIUMS ASSOCIATION, INC., Plaintiff, vs. MARTHA A. GARTEN, et al., Defendant(s).</b> Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/13/2025, in Case No.: 2024-CA-008372 of the Circuit Court in and for Orange County, Florida, wherein ERROL CLUB VILLAS CONDOMINIUMS ASSOCIATION, INC., is the Plaintiff and MARTHA A. GARTEN, et al., is/are the Defendant(s). Tiffany Moore Russell, the Clerk of Court for Orange County, Florida will sell to the highest and best bidder for cash at 11 :00 a.m., online at www.myorangedclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 6/19/2025, the following described property set forth in the Final Judgment of Foreclosure: Unit 65, ERROL CLUB VILLAS III, according to the Declaration of Condominium as recorded in Official Records Book 2450, Page 221,		

FIRST INSERTION		
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA. CIVIL DIVISION <b>CASE NO. 2013-CA-004956-O U.S. BANK NA AS LEGAL TITLE TRUSTEE FOR TRUMAN 2013 SC4 TITLE TRUST, Plaintiff, vs. DIANE C. PETERKIN ALSO KNOWN AS DIANE PETERKIN; THE UNKNOWN SPOUSE OF DIANE C. PETERKIN ALSO KNOWN AS DIANE PETERKIN. DONOVAN F. PETERKIN ALSO KNOWN AS DONOVAN PETERKIN ALSO KNOWN AS D.E. PETERKIN ALSO KNOWN AS DONOVAN FITZALBERT PETERKIN ALSO KNOWN AS DONOVAN FITZABERT PETERKIN; THE UNKNOWN SPOUSE OF DONOVAN F. PETERKIN ALSO KNOWN AS DONOVAN PETERKIN ALSO KNOWN AS D.E. PETERKIN ALSO KNOWN AS DONOVAN FITZALBERT PETERKIN ALSO KNOWN AS DONOVAN FITZABERT PETERKIN; WATERFORD LAKES COMMUNITY ASSOCIATION. INC., WATERFORD LAKES TRACT N-24 NEIGHBORHOOD 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).</b> NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 22, 2020 and an Order Resetting Sale dated April 23, 2025and entered in Case No. 2013-CA-004956-O of the Circuit Court in and for Orange County, Florida, wherein U.S. BANK NA AS LEGAL TITLE TRUSTEE FOR TRUMAN 2013 SC4 TITLE TRUST is Plaintiff and DIANE C. PETERKIN ALSO KNOWN AS DIANE PETERKIN; THE UNKNOWN SPOUSE OF DIANE C. PETERKIN ALSO KNOWN AS DIANE PETERKIN. DONOVAN F. PETERKIN ALSO KNOWN AS DONOVAN PETERKIN ALSO KNOWN AS D.E. PETERKIN ALSO KNOWN AS DONOVAN FITZALBERT PETERKIN ALSO KNOWN AS DONOVAN FITZABERT PETERKIN; THE UNKNOWN SPOUSE OF DONOVAN F. PETERKIN ALSO KNOWN AS DONOVAN PETERKIN ALSO KNOWN AS D.E. PETERKIN ALSO KNOWN AS DONOVAN FITZALBERT PETERKIN ALSO KNOWN AS DONOVAN FITZABERT PETERKIN; WATERFORD LAKES COMMUNITY ASSOCIATION. INC., WATERFORD LAKES TRACT N-24 NEIGHBORHOOD 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). Pursuant to a Order or Summary Final Judgment of foreclosure dated October 22, 2020 and an Order Resetting Sale dated April 23, 2025and entered in Case No. 2013-CA-004956-O of the Circuit Court in and for Orange County, Florida, wherein U.S. BANK NA AS LEGAL TITLE TRUSTEE FOR TRUMAN 2013 SC4 TITLE TRUST is Plaintiff and DIANE C. PETERKIN ALSO KNOWN AS DIANE PETERKIN; THE UNKNOWN SPOUSE OF DIANE C. PETERKIN ALSO KNOWN AS DIANE PETERKIN. DONOVAN F. PETERKIN ALSO KNOWN AS DONOVAN PETERKIN ALSO KNOWN AS D.E. PETERKIN ALSO KNOWN AS DONOVAN FITZALBERT PETERKIN ALSO KNOWN AS DONOVAN FITZABERT PETERKIN; WATERFORD LAKES COMMUNITY ASSOCIATION. INC., WATERFORD LAKES TRACT N-24 NEIGHBORHOOD 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).		

of the Public Records of Orange County, Florida, and all amendments and attachments thereto, together with an undivided interest in the common elements appurtenant thereto.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
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: May 13, 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 15, 22, 2025 25-01351W

LAKES COMMUNITY ASSOCIATION, INC., WATERFORD LAKES TRACT N-24 NEIGHBORHOOD 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, TIFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.myorangedclerk.realforeclose.com, 11:00 A.M., on May 27, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 2, WATERFORD LAKES TRACT N-24, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 89 AND 90, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
DATED May 1, 2025.  
By: /s/ Sheena M. Diaz  
Sheena M. Diaz  
Florida Bar No.: 97907  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: ansvers@dallegal.com  
1460-162669 / BJB  
May 15, 22, 2025 25-01318W



ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2025-CA-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

SECOND INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 2024-CA-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.myorangelclerk.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

SECOND INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.: 2024-CA-002241-O**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**MICHAEL J THOMPSON A/K/A MICHAEL THOMPSON; 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.myorangelclerk.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 200 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

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. 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.myorangelclerk.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, ACCORD-

ING 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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
DATED 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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**CASE NO. 48-2024-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.myorangelclerk.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

**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 REV-

ENUE; ORANGE COUNTY, FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ENOUE 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.myorangelclerk.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 THERE-

OF, 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 G-SUITE  
Business  
Observer

lv209062lv33



ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ESTATE / ACTION ---

SECOND INSERTION

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

GENERAL JURISDICTION 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

SALE NOTICE

PERSONAL PROPERTY OF THE FOLLOWING TENANT WILL BE SOLD FOR CASH TO SATISFY RENTAL LIENS IN ACCORDANCE WITH FLORIDA STATUTES, SELF STORAGE FACILITY ACT, SECTIONS 83.806 AND 83.807 AUCTION WILL START THURSDAY 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

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS

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

Case Number: 2025-CA-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

- 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

# 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



FLORIDA'S NEWSPAPER FOR THE C-SUITE

SECOND 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

SECOND 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

SECOND 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

SECOND 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


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ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ESTATES / SALES ---

SECOND INSERTION	SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION <b>File Number: 2025-CP-001101-O</b> <b>In Re The Estate Of:</b> <b>JASPER ALONZO SMITH,</b> <b>Deceased.</b> 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. <b>Personal Representative:</b> <b>MERRIA QUETTA</b> <b>SULLIVAN-SMITH</b> 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	<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2024-CP-004070-O</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>TIMOTHY MICHAEL</b> <b>RATHBURN, I</b> <b>Deceased.</b> The administration of the estate of TIMOTHY MICHAEL RATHBURN, I, deceased, whose date of death was December 1 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 732.221. The date of first publication of this notice is May 8, 2025. <b>Personal Representatives:</b> <b>/s/ Timothy Michael Rathburn, II</b> <b>TIMOTHY MICHAEL</b> <b>RATHBURN, II</b> 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 LLP 390 North Orange Avenue, Suite 1400 Orlando, Florida 32801 Telephone: (407) 669-4209 May 8, 15, 2025 25-01244W

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA <b>CASE NO.: 2024-CC-023465-O</b> <b>PEAK PROPERTY AND CASUALTY</b> <b>INSURANCE CORPORATION,</b> <b>Plaintiff,</b> v. <b>VILMA MARIELA TIUL,</b> <b>DOMINGO RAMIRO</b> <b>CUZTUX, LUCILA HERNANDEZ</b> <b>PEREZ, KIMBERLY FRANCO</b> <b>VELAZQUEZ, OHI WEST, INC.</b> <b>d/b/a HEALTH CENTRAL</b> <b>HOSPITAL OCOEE, CITY</b> <b>OF OCOEE, FLORIDA, on behalf of</b> <b>the OCOEE FIRE DEPARTMENT,</b> <b>COMPLETE CARE CENTERS, LLC,</b> <b>AND PERFECT CAR</b> <b>CORPORATION,</b> <b>Defendant(s).</b> 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 (361) 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

SECOND INSERTION	
<b>NOTICE OF ACTION -</b> <b>CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2025-CA-001652-O</b> <b>ROCKET MORTGAGE, LLC F/K/A</b> <b>QUICKEN LOANS, LLC,</b> <b>Plaintiff, vs.</b> <b>KARINA ESCOBAR A/K/A</b> <b>KARINA B. ESCOBAR AND</b> <b>DIEGO ESCOBAR A/K/A DIEGO F.</b> <b>ESCOBAR, et. al.</b> <b>Defendant(s),</b> 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

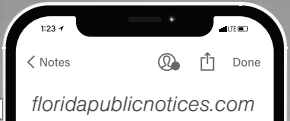
SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION <b>File No.</b> <b>2025-CP-000770</b> <b>Division: 2</b> <b>IN RE: ESTATE OF</b> <b>HECTOR LUIS MALDONADO II</b> <b>Deceased.</b> The administration of the estate of Hector Luis Maldonado II, 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.

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 2024-CA-007100-O</b> <b>Freedom Mortgage Corporation,</b> <b>Plaintiff, vs.</b> <b>Michael Brothers, et al.,</b> <b>Defendants.</b> 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 Ranie 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.myorangelclerk.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	
SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 2023-CA-011849-O</b> <b>NEWREZ LLC D/B/A</b> <b>SHELLPOINT MORTGAGE</b> <b>SERVICING,</b> <b>Plaintiff, vs.</b> <b>HERBERT L. WASHINGTON, et al.,</b> <b>Defendant.</b> 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.myorangelclerk.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	

SECOND INSERTION	
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. <b>Personal Representative:</b> <b>Hector Luis Maldonado III</b> 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	

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 001204-O</b> <b>IN RE: ESTATE OF</b> <b>Timothy David Romberg</b> <b>Deceased.</b> 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. 732.221. The date of first publication of this notice is May 8, 2025. <b>Personal Representative[s]:</b> <b>Jonathan Romberg</b> 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@bondylaw May 8, 15, 2025 25-01234W	
SECOND INSERTION	
<b>NOTICE OF ACTION -</b> <b>CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2024-CA-006161-O</b> <b>WILMINGTON SAVINGS FUND</b> <b>SOCIETY, FSB, NOT IN ITS</b> <b>INDIVIDUAL CAPACITY BUT</b> <b>SOLELY AS OWNER TRUSTEE OF</b> <b>CSMC 2021-RPL6 TRUST,</b> <b>Plaintiff, vs.</b> <b>THE UNKNOWN HEIRS,</b> <b>BENEFICIARIES, DEWISEES,</b> <b>GRANTEES, ASSIGNEES,</b> <b>LIENORS, CREDITORS,</b> <b>TRUSTEES AND ALL OTHERS</b> <b>WHO MAY CLAIM AN</b> <b>INTEREST IN THE ESTATE</b> <b>OF BETTY JEAN KELLEY,</b> <b>DECEASED, et. al.</b> <b>Defendant(s),</b> TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, 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 be-	ing 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

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Business Observer

WZ0800\_V24



ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2025-CA-000866-O</b> <b>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.</b> 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 &amp; 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 BUSI-</p>	<p>NESS 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 &amp; 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</p>
SECOND INSERTION	
<p><b>NOTICE OF SALE</b> PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA <b>CASE NO.: 2019-CA-014729-O</b> <b>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).</b> 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</p>	<p>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@ghidotiberger.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</p>
SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA <b>CASE No. 2025-CA-002753-O</b> <b>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 CORNELIUS MACK, JR., DECEASED, et al., Defendants</b> 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 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, FLOR-</p>	<p>IDA. 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</p>

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA <b>CASE NO: 2025-CA-003977-O</b> <b>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.</b> 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</p>	<p>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</p>

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 2025-CA-001545-O</b> <b>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.</b> TO: JIBRIIL I. MUHAMMED A/K/A JIBRIIL I MUHAMMAD HAMIID 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 &amp; Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077</p>	<p>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</p>

SECOND INSERTION	
<p><b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2019-CA-014309-O</b> <b>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).</b> 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,</p>	<p>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 &amp; 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 &amp; 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</p>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2023-CA-017021-O</b> <b>CITIMORTGAGE, INC., Plaintiff, vs. JORGE ANDRES RAMIREZ AND MARGARITA DAVILA, et al. Defendant(s).</b> 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; ALEX-ANDRA 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</p>	<p>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 &amp; 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</p>

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

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA <b>CASE NO.: 2024-CA-002729-O</b> <b>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).</b> 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,</p>	<p>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 NOTIFICATION IF THE TIME BEFORE YOUR SCHEDULED COURT APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING IMPAIRED OR VOICE IMPAIRED, CALL 711 TO REACH THE TELECOMMUNICATIONS RELAY SERVICE. /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com File No: 02310730-JMV May 8, 15, 2025 25-01278W</p>

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ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- SALES ---

SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA</b> <b>CASE NO.: 2022-CA-000666-O</b> <b>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).</b> 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 CLAIM-		
ANTNS are Defendants. The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangelclerk.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 CRES-CENT 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@aldridgepите.com ALDRIDGE   PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1190-1468B May 8, 15, 2025	25-01263W	

SECOND INSERTION		
<b>NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA</b> <b>CASE NO. 24-CA-003652-O #35</b> <b>HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. MAKUCH ET AL., Defendant(s).</b> COUNT DEFENDANTS WEEK /UNIT I CHRISTINE M. MAKUCH 9/086265 II NICOLE DAWN MELDRUM 48/087745 III ADELINO LUIS PEREIRA IV LUZIA IRENE PEREIRA 38/086231 VII DALE G. PETTES 50/086217 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 EDWARD M. WARD DOREEN M. WARD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DOREEN M. WARD 40/086736 IX Notice is hereby given that on 6/4/25 at 11:00 a.m. Eastern time at www.myorangelclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described 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 anyway 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

SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA</b> <b>CASE NO. 2024-CA-008035-O</b> <b>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</b> 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.myorangelclerk.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 discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303 nan 7 jou anvan dat ou gen randevou pou 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

SECOND INSERTION		
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA</b> <b>CIVIL DIVISION</b> <b>CASE NO. 2023-CA-011782-O</b> <b>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).</b> 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.; GREENEWAY PARK DRI PROPERTY OWNERS 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 CLAIM-		
ING 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.myorangelclerk.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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED May 6, 2025. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 767701 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

SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA</b> <b>CASE NO.: 2023-CA-017208-O</b> <b>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 DEFENDANTS(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).</b> 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.myorangelclerk.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. 666699 Primary E-Mail: ServiceMail@aldridgepите.com ALDRIDGE   PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1221-15594B May 8, 15, 2025		
		25-01224W

SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA</b> <b>CASE NO. 2022-CA-008424-O</b> <b>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</b> 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.myorangelclerk.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, ADIRON-DACK HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK J, PAGE 108, OF THE PUB-		
LIC RECORDS OF ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303 nan 7 jou anvan dat ou gen randevou pou 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

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