PUBLIC NOTICES



THURSDAY, JUNE 5, 2025

ORANGE COUNTY LEGAL NOTICES

--- PUBLIC NOTICES ---

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

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant To Section 865.09,

Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SewingByDasha located at 737 Wechsler Cir in the City of Orlando, Orange County, FL 32824 intends to register the said name with the Division of Corporations of the Florida Department of State, Tal-

lahassee, Florida. Dated at Orange, Florida, this 3rd day of June, 2025.

Dasenka Gnjatovic June 5, 2025

25-01530W

Notice Under Fictitious Name Law According to Florida Statute

FIRST INSERTION

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Heartfelt Chosen Solutions LLC located at 1746 E. Silver Star Road Suite 297 in the City of Ocoee, Orange County, FL 34761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of May, 2025. Penny L. Everette

June 5, 2025 25-01487W

FIRST INSERTION

CITY OF OCOEE NOTICE OF PUBLIC HEARING TO CONSIDER THE 703 CENTER STREET - MAZARIEGOS PROPERTY ANNEXATION AND REZONING FROM ORANGE COUNTY R-1 (SINGLE-FAMILY DWELLING DISTRICT) TO

CITY OF OCOEE R-1A (SINGLE-FAMILY DWELLING DISTRICT) CASE NUMBER: AX-05-25-05 & RZ-25-05-05

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on WEDNES-DAY, JUNE 18, 2025, AT 6:30 P.M. or as soon thereafter as practical, the OCOEE PLANNING & ZONING COMMISSION will hold a PUBLIC HEARING at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation and Rezoning for the 703 Center Street – Mazariegos Property. The property is assigned Parcel ID # 17-22-28-0000-00-129 and consists of approximately 0.67 acres. The property is located south of Center Street and is approximately 310 feet east of Orange Avenue. The applicant is seeking annexation into the City in accordance with an Intent to Annex Agreement executed on January 24, 2024, for the purposes of receiving City water services and the construction of a single-family residence.

If the applicant's request is approved, the annexation would incorporate the property into the City of Ocoee, and the rezoning will amend the zoning classification of the subject property from Orange County R-1 (Single-Family Dwelling District) to City of Ocoee R-1A (Single-Family Dwelling District).

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

June 5, 2025 25-01510W

FIRST INSERTION

NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Pursuant to the Florida Statutes, notice is hereby given that the City of Winter Gar- $\ den\ City\ Commission\ will,\ on\ June\ 12,\ 2025,\ at\ 6:30\ p.m.\ or\ as\ soon\ after\ as\ possible,$ hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to consider the adoption of the following

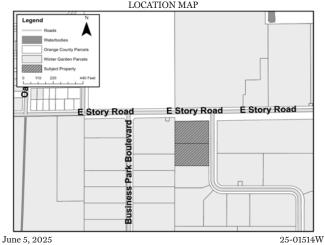
ORDINANCE 25-17

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WIN-TER GARDEN, FLORIDA VACATING A PORTION OF THE PLAT DEDICATED DRAINAGE AND UTILITY EASEMENT OVER A PORTION OF LOTS 19 AND 20 OF WINTER GARDEN COMMERCE CENTER, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72. PAGE 133 AND 134 OF THE PUBLIC RECORDS OF ORANGE COUNTY (LOCATED AT 620 & 630 GARDEN COMMERCE PARKWAY) OWNED BY WG6 HOLDINGS, LLC AS MORE PARTIC-ULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE AND RECORDING.

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

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

LOCATION MAP



FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 2021-CA-010488-O THE MONEY SOURCE, INC.,

Plaintiff, vs. SEDRIC J. ELDER A/K/A SEDRIC ELDER; UNKNOWN SPOUSE OF SEDRIC J. ELDER A/K/A SEDRIC ELDER; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,

Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to an Final Judgment of Foreclosureentered on May 20, 2025 in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, Tiffany MooreRussell, the Clerk of Court will on JULY

14, 2025 at 11:00 a.m., offer for sale and sellatpublicoutcrytothehighestandbest bidder for cash at www.myorangeclerk. realforeclose.comthefollowingdescribed property situated in Orange County, Florida:

LOTS 33 AND 34, A REPLAT OF IRONWEDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 52, OF THE PUBLIC RE-CORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 3833 Ironwedge Ďr., 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. Dated: June 3, 2025

/s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com 25-01531W June 6, 13, 2025

FICTITIOUS NAME NOTICE Notice is hereby given that AMANDA DOUGLAS, owner, desiring to engage in business under the fictitious name of CELEBRATION TITLE GROUP located at 6052 Turkey Lake Rd. Ste 205, Orlando, Florida 32819 intends to register the said name in Orange county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

FICTITIOUS NAME NOTICE

Notice is hereby given that Maribel Cabrera, owner, desiring to engage in business under the fictitious name of 123 Realrty Group Property Management located at 6122 Bryn Wood St, Orlando, Florida 32822 intends to register the said name in Orange county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. June 5, 2025 25-01513W

FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 07/01/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: PILO & SON AUTO INC. 2T3P1RFVXLC129724 2020 TOYT 16,426.35 Tel #: 813-697-1791 MV#: MV101723 Location: 1531 PINE AVE, # 101 ORLANDO, FL 32824

25-01512W

FIRST INSERTION

CITY OF OCOEE NOTICE OF PUBLIC HEARING TO CONSIDER THE 524, 518, & 508 WOODSON AVENUE - LEGACY HOMES FL LLC PROPERTIES

REZONING FROM COUNTY R-1 (SINGLE-FAMILY DWELLING DISTRICT) TO CITY R-1A (SINGLE-FAMILY DWELLING DISTRICT)
CASE NUMBERS: RZ-25-04-04, RZ-25-04-03, & RZ-25-04-02

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on TUESDAY, JUNE 17, 2025, AT 6:15 P.M. or as soon thereafter as practical, the OCOEE CITY COMMISSION will hold a PUBLIC HEARING at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Rezoning for the 524, 518, & 508 Woodson Avenue – Legacy Homes FL LLC Properties. The properties are assigned Parcel ID \sharp 17-22-28-0000-00-039, 17-22-28-0000-00-093, & 17-22-28-0000-00-076 and consist of approximately 1.11 acres combined. The properties are located on the west side of Woodson Ave., approximately 675 feet north of the intersection of E. Silver Star Rd. and Woodson Ave.

524 WOODSON AVENUE

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM ORANGE COUNTY R-1 (SINGLE-FAMILY DWELLING DISTRICT) TO CITY OF OCOEE R-1A (SINGLE-FAMILY DWELLING DISTRICT) ILY DWELLING DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.35 ACRES LOCATED AT 524 WOODSON AVENUE ON THE WEST SIDE OF WOODSON AVENUE AND SOUTH OF CENTER STREET, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

518 WOODSON AVENUE

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM ORANGE COUNTY R-1 (SINGLE-FAMILY DWELLING DISTRICT) TO CITY OF OCOEE R-1A (SINGLE-FAMILY DWELLING DISTRICT) ILY DWELLING DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.38 ACRES LOCATED AT 518 WOODSON AVENUE ON THE WEST SIDE OF WOODSON AVENUE AND SOUTH OF CEN-TER STREET, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM ORANGE COUNTY R-1 (SINGLE-FAMILY DWELLING DISTRICT) TO CITY OF OCOEE R-1A (SINGLE-FAMILY DWELLING DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.38 ACRES LOCATED AT 508 WOODSON AVENUE ON THE WEST SIDE OF WOODSON AVENUE AND SOUTH OF CEN-TER STREET, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

FIRST INSERTION

CITY OF OCOEE NOTICE OF PUBLIC HEARING ${\bf 524, 518, \&\,508\,WOODSON\,AVENUE\,-LEGACY\,HOMES\,FL\,LLC}$ PROPERTIES ANNEXATION CASE NUMBERS: AX-04-25-04, AX-04-25-03, & AX-04-25-02

NOTICE IS HEREBY GIVEN, pursuant to Article I, Section 1-10A(1), and Article V, Section 5-9 of the City of Ocoee Land Development Code, that on TUESDAY, JUNE 17, 2025, AT 6:15 P.M. or as soon thereafter as practical, the OCOEE CITY COMMISSION will hold a PUBLIC HEARING at the City of Ocoee Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation for 524, 518, & 508 Woodson Avenue – Legacy Homes FL LLC Properties. The properties are assigned Parcel ID # 17-22-28-0000-00-039, 17-22-28-0000-00-093, & 17-22-28-0000-00-076 and consist of approximately 1.11 acres combined. The properties are located on the west side of Woodson Ave., approximately 675 feet north of the intersec tion of E. Silver Star Rd. and Woodson Ave.

If the applicant's requests are approved, the annexation would incorporate the properties into the City of Ocoee.

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.35 ACRES LOCATED AT 524 WOODSON AVENUE ON THE WEST SIDE OF WOODSON AVENUE AND SOUTH OF CENTER STREET, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS: PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2025-10 518 WOODSON AVENUE

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.38 ACRES LOCATED AT 518 WOODSON AVENUE ON THE WEST SIDE OF WOODSON AVENUE AND SOUTH OF CENTER STREET, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.38 ACRES LOCATED AT 508 WOODSON AVENUE ON THE WEST SIDE OF WOODSON AVENUE AND SOUTH OF CENTER STREET, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; AND PROVIDING FOR AN EFFECTIVE DATE.



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

June 5, 12, 2025 25-01509W

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 Titan Systems located at 1317 Edgewater Dr #4217 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 28th day of May, 2025. Andrew Kubal

June 5, 2025 25-01488W

FIRST INSERTION

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

CASE NO. 2024-CA-007422-0 MIRABELLA AT LAVINA HOMEOWNERS ASSOCIATION, INC., a Florida non-profit

Corporation, Plaintiff, vs. MARY WINBERRY; UNKNOWN SPOUSE OF MARY WINBERRY,

et al., Defendant(s). NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 (Notice

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated May 21, 2025 entered in Civil Case No.: 2024-CA-007422-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Orlando, Florida, Foreclosure Sale will be held online via the Internet at www.myorangeclerk.realforeclose.com pursuant to Judgment or Order of the Court and Chapter 45, Florida Statutes, at 11:00 AM on JULY $1,\ 2025$ the following described property as set forth in said Summary Final Judgment, to-wit:

LOT, LA VINA PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 66 THRU 75, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLOR-IDA. A/K/A: 10079 SHADOW CREEK

DR, ORLANDO, FL 32832.

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.

/s/ Jared Block Jared Block, Esq. Fla. Bar No. 90297 Email: Jared@flclg.com Florida Community Law Group, P.L.

Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Telephone (954) 372-5298 Facsimile (866) 424-5348 25-01501W June 5, 12, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION FILE NO.2025CP001650-O IN RE: ESTATE OF MICHAEL LEE SMISLOFF **Deceased.**The administration of the estate of

Michael Lee Smisloff, deceased, whose date of death was April 11th, 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 attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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.

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

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

The date of the first publication of this notice is June 5, 2025. Personal Representative:

John K Smisloff

Attorney for Personal Representative: Email Addresses: paula@paulamontovalaw.com info@paulamontoyalaw.com Florida Bar No. 103104 7345 W Sand Lake Rd Orlando, Florida, 32819 Telephone: 4079069126 25-01486W June 5, 12, 2025

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

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

CASE NO.: 2025-CA-004151-O WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB15, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF FRANCES C. SUAREZ A/K/A FRANCES SUMMERS, DECEASED; et al.,

Defendant(s). Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Frances C. Suarez A/K/A Frances Summers, De-

Last Known Residence: Unknown

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

property in Orange County, Florida: THE NORTH 1/2 OF LOT 2, FORREST COVE SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK V, PAGE 123, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Del-ray Beach, FL 33484, on or before june 29 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Dated on 5/30/2025

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

1395-1398B Ref# 11521 25-01498W June 5, 12, 2025

FIRST INSERTION

FIRST INSERTION

IDA.

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-004893

BEACON PARK PHASE 1 HOMEOWNERS ASSOCIATION, Plaintiff, vs.

VIOLETA GONZALEZ, et al., Defendant (s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 6/1/2025, in Case No.: 2024-CA-004893 of the Circuit Court in and for Orange County, Florida, wherein BEA-CON PARK PHASE 1 HOMEOWN-ERS ASSOCIATION, INC., is the Plaintiff and VIOLETA GONZALEZ, 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.mvorangeclerk. realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 7/8/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 174, of La Cascada Phase IC, according to the Plat thereof, as re-

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

NINTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR ORANGE

COUNTY

GENERAL JURISDICTION

DIVISION

CASE NO. 2024-CA-004720-O

Defendant.NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Fore-

closure entered May 15, 2025 in Civil

Case No. 2024-CA-004720-O of the

Circuit Court of the NINTH JUDICIAL

CIRCUIT in and for Orange Coun-

ty, Orlando, Florida, wherein GUILD

MORTGAGE COMPANY LLC is Plain-

tiff and Travis J Main, et al., are Defen-

dants, the Clerk of Court, TIFFANY

MOORE RUSSELL, ESQ., will sell to

the highest and best bidder for cash at

www.myorangeclerk.realforeclose.com

in accordance with Chapter 45, Florida

Statutes on the 2nd day of July, 2025 at

11:00 AM on the following described

property as set forth in said Summary

UNIT NO. 1512 OF THE AZUR

AT METROWEST, A CONDO-

MINIUM, ACCORDING TO THE DECLARATION OF CON-

DOMINIUM RECORDED IN

Final Judgment, to-wit:

GUILD MORTGAGE COMPANY

Plaintiff, vs.

TRAVIS J MAIN, et al.,

corded in Plat Book 62, at Page(s) 98 through 100, inclusive, of 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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRA-TION AT 425 N. ORANGE AVENUE. ROOM 2130, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 836-2303 WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS DOC-UMENT. IF YOU ARE HEARING OR

DATED: June 3, 2025

VOICE IMPAIRED, CALL 1-800-955-

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 June 5, 12, 2025 25-01516W

O.R. BOOK 8639, PAGE 3851;

RE-RECORDED IN O.R. BOOK

8641, PAGE 1867, AND ALL EX-

HIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS

OF ORANGE COUNTY, FLOR-

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.

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

McCalla Raymer Leibert Pierce, LLC

225 East Robinson Street, Suite 155

Email: MRService@mccalla.com

By: /s/Robyn Katz

Robyn Katz, Esq.

25-01525W

Fla. Bar No.: 146803

1-800-955-8771.

Attorney for Plaintiff

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

24-09761FL

June 5, 12, 2025

If you are a person with a disability

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2025-CP-001483-O DIVISION: 9 IN RE: ESTATE OF CARRIE JEAN WILLIAMS,

Deceased. The administration of the Estate of Carrie Jean Williams, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Ste 355, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

The date of the first publication of this notice is June 5, 2025.

Personal Representative: Teamessa Metcalf

c/o Bennett Jacobs & Adams, P.A. PO Box 3300, Tampa, FL 33601 Attorney for Personal Representative: Linda Muralt, Esquire FL Bar No. 0031129 Bennett Jacobs & Adams, P.A. PO~Box~3300, Tampa, FL~33601Phone: 813-272-1400 Fax: 866-844-4703 E-Mail: LMURALT@BJA-Law.com 25-01483W

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY,

FLORIDA

CASE NO.

2025CA000857

QRL FINANCIAL SERVICES A

CARLOS M ESPINOSA AND

Last Known Address: 5456

M. ESPINOSA,

Defendant(s).

ESPINOSA

UNKNOWN SPOUSE OF CARLOS

TO: CARLOS M ESPINOSA and UN-

KNOWN SPOUSE OF CARLOS M.

Michigan Street 7, Orlando, FL 32812 You are notified of an action to fore-

close a mortgage on the following prop-

CONDOMINIUMS, A CON-

DOMINIUM, ACCORDING TO

THE DECLARATION OF CON-

DOMINIUM RECORDED IN

O. R. BOOK 8923, PAGE 1459, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF OR-

ANGE COUNTY, FLORIDA.

5456 East Michigan Street 7,

The action was instituted in the Circuit

Court, Ninth Judicial Circuit in and

Orlando, FL 32812

erty in Orange County:
UNIT 5456-7, SIESTA LAGO

DIVISION OF FIRST FEDERAL

June 5, 12, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1654-O IN RE: ESTATE OF ORLANDO NUNEZ, Deceased.

The administration of the estate of OR-LANDO NUNEZ, deceased, whose date of death was July 29, 2023, 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 WITH-IN 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 speci-fied under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 June 5, 2025.

IDA NUNEZ **Personal Representative** 1072 Old Magnolia Cove Drive

Apopka, FL 32712 Robert D. Hines, Esq.
Attorney for Personal Representatives 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 June 5, 12, 2025 25-01506W

for Orange, County, Florida; Case No.

2025CA000857; and is styled QRL

Financial Services A Division of First

Federal Bank vs. Carlos M Espinosa.

You are required to serve a copy of your

written defenses, if any, to the action on Kelley Church, Esq, Plaintiff's attorney,

whose address is 255 South Orange Ave,

Suite 900, Orlando, FL 32801 on or be-

inal with the clerk of this court either

before service on Plaintiff's attorney or

immediately after service; otherwise, a

default will be entered against you for

the relief demanded in the complaint or $\,$

The Court has authority in this suit

to enter a judgment or decree in the

Plaintiff's interest which will be binding

425 N. Orange Avenue, Room 350

Quintairos, Prieto, Wood & Boyer, P. A.

Attn: Foreclosure Service Department

255 S. Orange Ave., Ste 900

servicecopies@gpwblaw.com

Orlando, Fl. 32801-3454

Phone: (855) 287-0240

Fax: (855) 287-0211

June 5, 12, 2025

Tiffany Moore Russell

As Clerk of Court

As Deputy Clerk

Civil Division

25-01482W

By: /s/ Stan Green

Orlando, FL 32801

upon you. DATED: May 22, 2025

, (or 30 days from the first date of publication) and file the orig-

FIRST INSERTION

petition.

AMENDED NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR THE NINTH JUDICIAL CIRCUIT, ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP-000415 IN RE: ESTATE OF LUIS A. VELEZ SANTIAGO, Deceased.

FIRST INSERTION

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

You are hereby notified that an Order of Formal Administration has been entered into in the estate of LUIS A. VELEZ SANTIAGO, deceased, Case Number 2024-CP-XXXXXX, by the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando Florida 32801, that the decedent's date of death was May 18, 2022, and that the total value of the estate is \$315,000.00, and that the names and addresses of those to whom it has been

assigned by such order are: Jeniffer Velez Perez A17 Calle Diamante Guaynabo, PR, 00968 Antonio Luis Velez Perez 8845 SW 161 st St.,

Palmetto Bay, FL 33157 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is June 5, 2025. **Person Giving Notice:**

Jeniffer Velez Perez Attorney for the Person Giving Notice: STUART GLENN, ESQ. Attorney for Petitioner Florida Bar Number: 0102192 1728 Salem Dr. Orlando, Florida 32807 Telephone: (407)632-1000 E-mail: stuart@myorlandolaw.com Secondary E-Mail: paralegal@myorlandolaw.com June 5, 12, 2025 25FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT IN AND FOR THE NINTH JUDICIAL CIRCUIT, ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP--O

IN RE: ESTATE OF JOSE HERNAN PACHECO ESCOBAR Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of JOSE HERNAN PACHECO ESCOBAR, deceased, File Number 2025-CP-XXXX, by the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801; that the decedent's date of death was April 18, 2024; that the total value of the estate is \$TBD¹ and that the names and addresses of those to whom it has been assigned by such order are: ${\tt VICTORIA\ VERONICA}$

PACHECO BAERGA 3315 Warren Park Road

Bell Isle Florida 32812 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is June 5, 2025.

Person Giving Notice: Victoria Veronica Pacheco Baer Attorney for Person Giving Notice Irene B. Pons, Esquire Attorney for Petitioner Florida Bar Number: 0048188 1728 Salem Dr. Orlando, Florida 32807 Telephone: (407)632-1000

Email: Irene@myorlandolaw.com Irene@myorlandolaw.com June 5, 12, 2025 25-01528W

FIRST INSERTION

25-01505W

NOTICE OF ACTION SECOND AMENDED COMPLAINT IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY,

FLORIDA CASE NO.: 2024-CA-003746-O GITSIT SOLUTIONS, LLC, Plaintiff. vs. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH. UNDER OR AGAINST JESSIE

To the following Defendant(s): JOHNNY WHÏTE

Defendants.

(Last Known Address: 4175 COVING-TON STREET, ORLANDO, FL 32811) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following

EARL WHITE, DECEASED, ET AL,

property:
LOT 8, BLOCK 9, RICHMOND HEIGHTS, UNIT #2, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK Y, PAGE 130, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PROPERTY ADDRESS: 4175 COVINGTON STREET, OR-LANDO, FL 32811

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami. FL 33161 , a date at which is within thirty (30) days after the first publication of this Notice in the BUSINESS OB-SERVER 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. 2010-08

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 30th day of May, 2025. TIFFANY MOORE RUSSELL

As Clerk of the Court By /s/ Rasheda Thomas As Deputy Clerk 425 North Orange Ave. Suite 350 Orlando, Florida 32801

25-01503W June 5, 12, 2025

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-001294 #39 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs.

ZAVALA ET.AL.. Defendant(s).

NOTICE OF ACTION Count I

To: MAGDA ZAVALA And all parties claiming interest by, though, under or against Defendant(s) MAGDA ZAVALA and all parties having or claiming to have any right, title or interest in the property herein de-

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

36/005611

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; TO-GETHER 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 May 30, 2025

Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 June 5, 12, 2025 25-01496W

/s/ Rasheda Thomas

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2025-CA-001285-O #48 HOLIDAY INN CLUB VACATIONS

INCORPORATED BRIGHTWELL ET.AL., Defendant(s).

NOTICE OF ACTION Count VI

To: JACK YEE and LAURA LAU AU YEE

And all parties claiming interest by, though, under or against Defendant(s) JACK YEE and LAURA LAU AU YEE 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:

1/082607 of Orange Lake Country Club

Villas V, 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 9984, Page 71, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 48, page 35 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 Condomini-

FIRST INSERTION

E-service:

um 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 publica-tion 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 May 27, 2025 /s/ Rasheda Thomas Deputy Clerk Civil Division 425 N. Orange Avenue

June 5, 12, 2025

Room 350

25-01495W

Orlando, Florida 32801

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-001285-O #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BRIGHTWELL ET.AL., Defendant(s).

NOTICE OF ACTION Count I To: GRAHAM MARTIN BRIGHT-

WELL And all parties claiming interest by, though, under or against Defendant(s) GRAHAM MARTIN BRIGHTWELL 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:

11/082627

of Orange Lake Country Club Villas V, 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 9984, Page 71, in the Public Records of Orange Countv. Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 48, page 35 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 Condomini-

um 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 May 27, 2025 /s/ Rasheda Thomas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 June 5, 12, 2025 25-01490W

--- SALES / ACTIONS ---

FIRST INSERTION

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

CASE NO.: 2025-CA-001294 #39 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. ZAVALA ET.AL.,

Defendant(s). NOTICE OF ACTION

Count IITo: MARVEN W. HARVEY and MARI-

LYN J. QUEMBY And all parties claiming interest by, though, under or against Defendant(s) MARVEN W. HARVEY and MARILYN J. QUEMBY and all parties having or claiming to have any right, title or in-

terest 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:

3/005615 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 Condo minium 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; TO-GETHER 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 Con-

dominium. 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 May 30, 2025 /s/ Rasheda Thomas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 June 5, 12, 2025 25-01497W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY

FLORIDA. CASE NO.: 2025-CA-001285-O #48 HOLIDAY INN CLUB VACATIONS INCORPORATED

BRIGHTWELL ET.AL., Defendant(s). NOTICE OF ACTION

CRISTINA FREEMAN DE WEVER

And all parties claiming interest by, though, under or against Defendant(s) PERCY ROY WEVER SEMPE and CRISTINA FREEMAN DE WEVER and all parties having or claiming to have any right, title or interest in the property herein described:

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

2/082622 of Orange Lake Country Club Villas V, 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 9984, Page 71, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 48, page 35 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder

over in fee simple absolute as

tenant in common with the other owners of all the unit weeks in

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

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

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

TIFFANY MOORE RUSSELI CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA May 27, 2025 /s/ Rasheda Thomas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 June 5, 12, 2025 25-01494W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY.

FLORIDA. CASE NO.: 2025-CA-001285-O #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs.

BRIGHTWELL ET.AL., Defendant(s).

NOTICE OF ACTION **Count IV** To: ROBERT F. D. ROYAL and SYLVIA

HEATHER ROYAL And all parties claiming interest by, though, under or against Defendant(s) ROBERT F. D. ROYAL and SYLVIA HEATHER ROYAL 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:

15/082609AB

of Orange Lake Country Club Villas V, 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 9984, Page 71, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 48, page 35 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate: TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in

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

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

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

TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA May 27, 2025 /s/ Rasheda Thomas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 June 5, 12, 2025 25-01493W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-001285-O #48 HOLIDAY INN CLUB VACATIONS INCORPORATED

Plaintiff, vs. BRIGHTWELL ET.AL., Defendant(s).

NOTICE OF ACTION Count II

To: CESAR FLAVIO IBARRA SOLTE-RO and ANA ERENDIRA RAMIREZ GUIJARRO

And all parties claiming interest by, though, under or against Defendant(s) CESAR FLAVIO IBARRA SOLTERO and ANA ERENDIRA RAMIREZ GUI-JARRO 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:

of Orange Lake Country Club Villas V, 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 9984, Page 71, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 48, page 35 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

the relief demanded in the Complaint. If you are a person with disability who needs any accommodation in order to participate in a court proceeding or nt, 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 May 27, 2025 /s/ Rasheda Thomas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 June 5, 12, 2025 25-01491W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-001287-O #36 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. CERNIGLIA ET.AL.,

Defendant(s). NOTICE OF ACTION

Count II To: BENNY LYNN WILLIAMS and MALIALEILANI ELISSABETH RI-LEY WILLIAMS

And all parties claiming interest by, though, under or against Defendant(s) BENNY LYNN WILLIAMS and MA-LIALEILANI ELISSABETH RILEY 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 in Orange County, Florida: WEEK/UNIT:

of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange

46/088034

County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with

the other owners of all the unit

weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

If you are a person with disability who needs any accommodation in order to participate in a court proceeding or ent, 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 May 28th, 2025 /s/ Lauren Scheidt Deputy Clerk Civil Division 425 N. Orange Avenue Room 350

Orlando, Florida 32801 June 5, 12, 2025 25-01489W

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025-CA-001545-O U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC6, Plaintiff, vs. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN

INTEREST IN THE ESTATE OF HAMDHA A. MUHAMMED A/K/A HAMDHA A. MUHAMMAD, et al., Defendants. TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-

TATE OF HAMDHA A. MUHAMMED A/K/A HAMDHA A. MUHAMMAD YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 19, BLOCK B, WEST CO-LONIAL HEIGHTS, ACCORD-ING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK S, PAGE 35, OF THE PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA. has been filed against you and you

are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 5026, CORAL SPRINGS, FL 33310 on or before thirty (30) days after the first 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 29th day of May, 2025. TIFFANY MOORE RUSSELL As Clerk of the Court By /s/ Nancy Garcia As Deputy Clerk 425 North Orange Ave.

Orlando, Florida 32801 24-03202

Suite 350

25-01502W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY,

FLORIDA. CASE NO.: 2025-CA-001285-O #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. **BRIGHTWELL ET.AL.,**

NOTICE OF ACTION

Count III To: LAKSHMANAH NAICKER and MALADEVI NAICKER and SIVARAM RAMIAH and SHRIMATI

KAROONA DEVIRAMIAH And all parties claiming interest by, though, under or against Defendant(s) LAKSHMANAH NAICKER and MALADEVI NAICKER and SIV-ARAM RAMIAH and SHRIMATI KAROONA DEVI RAMIAHand 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:

43/082604 of Orange Lake Country Club Villas V, 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 9984, Page 71, in the Public Records of Orange Countv. Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 48, page 35 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as

tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

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

TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA

May 27, 2025 /s/ Rasheda Thomas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801

25-01492W

FIRST INSERTION

June 5, 12, 2025

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

CASE NO: 2024-CA-003167-O BANK OF AMERICA, N.A., Plaintiff, vs. LISANDRA ANNETTE

INDOMENICO A/K/A LISANDRA ANETTE INDOMENICO A/K/A LISANDRA A. INDOMENICO: PAUL INDOMENICO; NEIGHBORHOOD ASSISTANCE

CORPORATION OF AMERICA (NACA); CAPITAL ONE BANK (USA) N.A.; HUNTER'S CREEK COMMUNITY ASSOCIATION. INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure dated May 29, 2025 entered in Civil Case No. 2024-CA-003167-O of the Circuit Court of the 9TH Judicial Circuit in and for Orange County, Florida, wherein BANK OF AMERI-CA, N.A. is Plaintiff and LISANDRA INDOMENICO and PAUL INDO-MENICO, et al, are Defendants. The Clerk, TIFFANY MOORE RUSSELL, shall sell to the highest and best bidder for cash at Orange County's On-Line Public Auction website: https:// myorangeclerk.realforeclose.com/, at 11:00 AM on August 27, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in ORANGE County, Florida, as set forth in said Final Judgment of

Mortgage Foreclosure to-wit: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN ORANGE COUNTY. FL, AND BEING FURTHER DE-

FIRST INSERTION

NOTICE OF FORECLOSURE SALE SCRIBED AS FOLLOWS: LOT 67, HUNTER'S CREEK-TRACT 135, PHASE II, AC-CORDING TO THE MAP OR GENERAL JURISDICTION PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE(S) 77 AND 78, PUBLIC RECORDS OF DIVISION

ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if anv. 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.

Îf 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, 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 if you receive less than a 7 day notice to appear. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Todd C. Drosky, Esq.

FL Bar #: 54811 FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard Suite 1111 FOR SERVICE PURSUANT TO FLA.

Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 | Fax: (954) 200-7770 DESIGNATED PRIMARY E-MAIL R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-099599-F00 June 5, 12, 2025

25-01523W June 5, 12, 2025

/s/ Wendy Griffith Wendy Griffith, Esquire Florida Bar No.: 72840 wgriffith@bitman-law.com agerber@bitman-law.com BITMAN O'BRIEN, PLLC

25-01499W

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-005293-0 #39

HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HUSTON ET AL.,

Defendant(s).

DEFENDANTS RONNIE L. HUSTON JEREMY EDWARD HUSTON PAMELA J. HUSTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAMELA J. HUSTON

JOHN MACKENZIE MARY MACSWAN MACKENZIE

19/000467

WEEK/UNIT

27/000102 Notice is hereby given that on 7/2/25 at 11:00 a.m. Eastern time at www. myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property: Orange Lake Country Club Villas I, a Condominium, together with an undi-

vided 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 Con-

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-005293-O $\sharp 39.$ 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 DATED this 2nd day of June, 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 tsforeclosures@aronlaw.com

25-01517W

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

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

UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE

NOTICE OF SALE

NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO: 2023-CA-017642-O

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2, Plaintiff v.

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BERNADINE BOWMAN A/K/A BERNADINE A. **BOWMAN-MURRAY, DECEASED;** ET AL.,

Defendant(s), NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 19, 2025, in the above-styled cause, the Clerk of Circuit Court Tif-fany Moore Russell, shall sell the subject property at public sale on the 7th

day of July, 2025, at 11:00 A.M. to the highest and best bidder for cash, at www.myorangeclerk.realforeclose.com LOT 19 SILVER RIDGE PHASE

IV UNIT 2, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 111-112 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLOR-IDA.

Property address: 7141 Coral Cove Drive, Orlando, FL 32818. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

Dated: May 28, 2025.

lis pendens must file a claim before the

clerk reports the surplus as unclaimed.

610 Crescent Executive Ct., Suite 112 Lake Mary, FL 32746 Telephone: (407) 815-3110 Facsimile: (407) 813-2436 Attorneys for Plaintiff

--- ESTATE / SALES ---

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-005285-O #33

HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs MOHAN ET AL.,

Defendant(s). COUNT X DEFENDANTS WEEK/UNIT MARCIO ROGERIO TELINE RENATA MARIA RODRIGUES LOPES TELINE 8 ODD/086232 XI LUIS EFREN AGUSTIN VELAZQUEZ DE

ANDA CLAUDIA CHAO RODRIQUEZ 1 EVEN/087546 hereby given that on 7/2/25 at 11:00 a.m. Eastern time at www. myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

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

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-005285-O #33.

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

DATED this 3rd day of June, 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 tsforeclosures@aronlaw.com June 5, 12, 2025

Defendant(s).

25-01520W

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-005285-O #33

HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. MOHAN ET AL.,

COUNT	DEFENDANTS	WEEK/UNIT
V	DAVID RAINFORD JACINTA ROSEMARY	
	RAINFORD	4 EVEN/087817
VI	JEFFREY JAMES ROOK SALLY ROOK	31 ODD/087654
VII	MUNIR MOHAMMEDBASHER M. SABANU	
	EFTIKHAR ABDULWAHAB A. ARAB	22 EVEN/003501
VIII	CARLOS DANIEL SANCHEZ CASTRO	23/086227
IX	JONATHAN TECK MENG TAN CATHERINE	
	DOROTHY HANAM	2 ODD/087634
3 T	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	

Notice is hereby given that on 7/2/25 at 11:00 a.m. Eastern time at www. myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property: Orange Lake Country Club Villas III, a Condominium, together with an undi-

vided 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 there to 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-005285-O #33. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year

DATED this 3rd day of June, 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 tsforeclosures@aronlaw.com June 5, 12, 2025

25-01519W

FIRST INSERTION

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

CASE NO. 2024-CA-004839-O THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, AS TRUSTEE FOR REGISTERED HOLDERS OF SALOMON BROTHERS MORTGAGE SECURITIES VII, INC., MORTGAGE PASS THROUGH CERTIFICATES, **SERIES 2001-2.** Plaintiff, vs.

GERALDINE HARRIS, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 13, 2025, and entered in 2024-CA-004839-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, AS TRUSTEE FOR REGISTERED HOLDERS OF SA-LOMON BROTHERS MORTGAGE SECURITIES VII, INC., MORTGAGE PASS THROUGH CERTIFI-CATES, SERIES 2001-2 is the Plaintiff and GERALDINE HARRIS 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 June 26, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 48, ANGEBILT ADDITION, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK H.

NOTICE OF ACTION IN THE CIRCUIT COURT, NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO: 2025 DR 001246

DIVISION: 42 IN RE: THE INTEREST OF: LAUREN RODRIGUEZ AND MELVYN RODRIGUEZ, Petitioners,

DYLON JAKE ATKINSON,

PAGE 79. OF THE PUBLIC RE-CORDS OF ORANGE COUN-TY, FLORIDA.

Property Address: 1431 26TH ST, ORLANDO, FL 32805 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.

IMPORTANTAMERICANS 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 2 day of June, 2025.

By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

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 24-193793 - MiM 25-01504W June 5, 12, 2025

Respondent. TO: Dylan Jake Atkinson 5733 W. lrlo Bronson Hwy. Kissimmee, FL 34746

YOU ARE NOTIFIED that an action of Termination of Parental Rights and Relative Adoption has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sherrille D. Akin, Akin Law, P.A., Petitioners' attorney, whose address is 600 West New York Avenue,

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-005315-O #33

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

COUNT DEFENDANTS GARY QUINTON HOPPER AND ANY

AND ALL UNKNOWN HEIRS, DEVISEES

AND OTHER CLAIMANTS OF GARY QUINTON HOPPER, STANDARD/35000/M6588437

hereby given that on 7/2/25 at 11:00 a.m. Eastern time at www. myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property: 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-005315-O #33.

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

DATED this 3rd day of June, 2025.

Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101

Type/Points/Contract#

JERRY E. ARON, P.A 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com tsforeclosures@aronlaw.com June 5, 12, 2025

25-01521W

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-005285-O #33 HOLIDAY INN CLUB VACATIONS INCORPORATED

Plaintiff, vs. MOHAN ET AL., Defendant(s).

DEFENDANTS WEEK/UNIT COUNT RAYMOND D. MOHAN ROSANNA BABULAL-MOHAN JORGE EUGENIO MORALES WONG 50 ODD/086266 II NITZZA EDITH DE GANDARIAS DE DE

MORALES 1 EVEN/087541 MATHEW CHUKWUMERE OGU CHINWE III JOAN OGU KATHRYN LYNN O'LEARY-SWINKELS IV 1 EVEN/087531 Notice is hereby given that on 7/2/25 at 11:00 a.m. Eastern time at www. myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer

for sale the above described UNIT/WEEKS of the following described real property: $\frac{1}{2} \int_{\mathbb{R}^{n}} \frac{1}{2} \int_{\mathbb{R}^{n}} \frac{1}{2}$ 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 there to 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-005285-O #33. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year

DATED this 3rd day of June, 2025.

Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101

THE SOUTH 31.25 FEET OF

THE EAST 200 FEET OF LOT 1 $\,$

AND THE EAST 200 FEET OF

THE NORTH 78.5 FEET OF LOT

2, RED GATE, ACCORDING TO

THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK Q,

PAGE 14, OF THE PUBLIC RE-

CORDS OF ORANGE COUNTY,

Property Address: 2266 RED

GATE RD, ORLANDO, FL 32818 ANY PERSON CLAIMING AN IN-

TEREST 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

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, Hu-

man Resources, Orange County Court-

house, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303,

fax: 407-836-2204; at least 7 days be-

fore your scheduled court appearance,

or immediately upon receiving notifi-

cation 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

By: /s/ Michael V. Supple, Esq.

Michael V. Supple, Esq.

Bar Number: 92080

25-01522W

Dated this 21st day of May 2025.

DELUCA LAW GROUP, PLLC

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

Fort Lauderdale, FL 33305

PHONE: (954) 368-1311 |

FAX: (954) 200-8649

R. JUD. ADMIN 2.516

24-06310

June 5, 12, 2025

service@delucalawgroup.com

2101 NE 26th Street

Relay Service.

If you are a person with a disability

THE SURPLUS AS UNCLAIMED.

FLORIDA.

JERRY E. ARON, P.A 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com tsforeclosures@aronlaw.com

June 5, 12, 2025

25-01518W

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA

CIVIL DIVISION: CASE NO.: 2024-CA-006497-O THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA11. MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2006-OA11. Plaintiff, vs. DAVID CARTER A/KA DAVID ALAN CARTER: UNKNOWN SPOUSE OF DAVID CARTER A KA DAVID ALAN CARTER; JOHN **HUNT: UNKNOWN TENANT #1**

AND UNKNOWN TENANT #2,, **Defendants.**NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 20th day of March 2025, and entered in Case No: 2024-CA-006497-O, of the Circuit Court of the 9TH Judicial Circuit in and for Orange County, Florida, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA11, is the Plaintiff and DAVID CARTER A/KA DAVID ALAN CARTER; UNKNOWN SPOUSE OF DAVID CARTER A/KA DAVID ALAN CARTER; JOHN HUNT; UNKNOWN TENANT #1 AND UN-KNOWN TENANT #2, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.real-

foreclose.com, the Clerk's website for

on-line auctions at, 11:00 AM on the 2nd day of JULY 2025, the following

described property as set forth in said

Final Judgment, to wit:

Deland, Florida 32720 JULY 10, 2025 from the date of first publication of this notice and file the original with the clerks of this Court at 425 N. Orange Ave., Orlando, FL 32801 before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Joint Petition for Termination of Parental Rights and Relative Adoption.

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. Dated on MAY 19th, 2025 Tiffany Moore Russell As Clerk of the Court

> 425 North Orange Ave. Suite 320 Orlando, Florida 32801 June 5, 12, 19, 26, 2025

By: /s/Gwendolyn Allen-Wafer

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000810-O IN RE: ESTATE OF DIANE MARIE MURRAY

A.K.A. DIANE MURRAY

Deceased. The administration of the estate of DI-ANE MARIE MURRAY A.K.A. DIANE MURRAY, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave. #340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME

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

The date of the first publication of this notice is June 5, 2025. Personal Representative: Michelle Tietjen 40 N. Bloomfield Avenue

Ramah, New Mexico 87321 Attorney for Personal Representative: Fallon Gomez Attorney for Petitioner Florida Bar Number: 113850 Legacy Legal 12001 Research Pkwy., Suite 236 Orlando, Florida 32836 Telephone: (321) 696-1809 E-Mail: fmg@legacylegalpllc.com Secondary E-Mail: fallonmgomez@gmail.com June 5, 12, 2025 25-01484W

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001643-O

IN RE: ESTATE OF JOSEPH NEVIN BELFLOWER, A/K/A JOSEPH N. BELFLOWER, Deceased.

The administration of the estate of JO-SEPH NEVIN BELFLOWER, A/K/A JOSEPH N. BELFLOWER, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

 $\begin{array}{c} \text{NOTICE.} \\ \text{ALL CLAIMS NOT FILED WITHIN} \end{array}$ THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

filed with the clerk.

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 the first publication of this notice is June 5, 2025.

Signed on this 29th day of May, 5/29/2025. /s/ Stephen W. Belflower

STEPHEN W. BELFLOWER Personal Representative /s/ Julia L. Frey

JULIA L. FREY Attorney for Personal Representative Florida Bar No. 350486 Lowndes Drosdick Doster Kantor & Reed, P.A. 215 N. Eola Drive Orlando, FL 32801 Telephone: 407-843-4600 Email: iulia frev@lowndes-law.com Secondary Email: probate@lowndes-law.com

June 5, 12, 2025

FIRST INSERTION

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

DIVISION Case No. 2019-CA-014126-O Arch Mortgage Assurance Company, Plaintiff, vs. KEIKO KAWAKAMI A/K/A KEIKO SARWAR, et al.,

Defendants.NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019-CA-014126-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Arch Mortgage Assurance Company is the Plaintiff and KEIKO KAWAKAMI A/K/A KEIKO SAR-WAR: JUNE SARWAR: UNKNOWN SPOUSE OF KEIKO KAWAKAMI A/K/A KEIKO SARWAR; UNKNOWN SPOUSE OF JUNE SARWAR: OR-ANGE COUNTY, FLORIDA; STATE OF FLORIDA; ORANGE COUNTY CLERK OF THE CIRCUIT COURT: STATE OF FLORIDA DEPARTMENT OF REVENUE 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 7th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 5, ETHAN'S GLENN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 109, OF THE PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA. TAX ID: 16-23-30-2520-00-050

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

paired, call 711. Dated this 30th day of May, 2025. By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106

the scheduled appearance is less than

7 days; if you are hearing or voice im-

BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.comFile # 21-F00776 June 5, 12, 2025 25-01500W FIRST INSERTION

25-01485W

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001647-O Division 09 IN RE: ESTATE OF RANDALL HOWARD GILLIAM

Deceased. The administration of the estate of RANDALL HOWARD GILLIAM, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are

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

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

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 SEC-TION 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 June 5, 2025.

/s/ Amanda Gilliam Personal Representative 185 Sagecrest Cirle, Apt. 207 West Melbourne, FL 32904 /s/ Donald Gervase Attorney for Personal Representative Florida Bar No. 95584 Provision Law PLLC 310 S. Dillard St. Ste 140 Winter Garden, FL 34787 Telephone: 407-287-6767 Email: dgervase@provisionlaw.com

25 - 01507W

June 5, 12, 2025

--- SALES ---

FIRST INSERTION

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

CASE NO. 2024-CA-006422-O U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, **SERIES 2007-KS2,** Plaintiff, vs. WYNDELL PENSON A/K/A WENDELL PENSON; WASHINGTON PARK

NEIGHBORHOOD ASSOCIATION, INC., A DISSOLVED CORPORATION: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EQUIFIRST CORPORATION: ISPC, INC F/K/A THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; **Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Fore-closure dated May 1, 2025, and entered in Case No. 2024-CA-006422-O, of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida. U.S. BANK TRUST COMPA-NY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-IN-TEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-KS2 (hereafter "Plaintiff"), is Plaintiff and WYNDELL PENSON A/K/A WENDELL PENSON; WASH-INGTON PARK NEIGHBORHOOD ASSOCIATION, INC., A DISSOLVED CORPORATION; MORTGAGE REGISTRATION ELECTRONIC SYSTEMS, INC. AS NOMINEE FOR EQUIFIRST CORPORATION; ISPC, INC F/K/A THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC, are defendants. Tiffany Moore Russell, Clerk of the Circuit Court for ORANGE County, Florida will sell to the highest and best bidder for cash Via the Internet at www.myorangeclerk. realforeclose.com at 11:00 a.m., on the 3RD_day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 21 AND 22, BLOCK 10,

WASHINGTON PARK SEC-TION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RE-

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-014126-O Arch Mortgage Assurance Company, Plaintiff, vs. KEIKO KAWAKAMI A/K/A KEIKO SARWAR, et al.,

NOTICE IS HEREBY GIVEN pursuant

CORDED IN PLAT BOOK "O", PAGE 151 OF THE PUBLIC RECORDS OF ORANGE COUN-TY, FLORIDA.

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

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

impaired, call 711.

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

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

Dated this 3rd day of June, 2025. / s / Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734

25-01527W

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 PHH19921-24/sap

June 5, 12, 2025

to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019-CA-014126-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Arch Mortgage Assurance Company is the Plaintiff and KEIKO KAWAKAMI A/K/A KEIKO SAR-WAR; JUNE SARWAR; UNKNOWN SPOUSE OF KEIKO KAWAKAMI A/K/A KEIKO SARWAR; UNKNOWN SPOUSE OF JUNE SARWAR; OR-ANGE COUNTY, FLORIDA; STATE

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY,

FLORIDA

CASE NO. 2023-CA-013110-O HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES

2006-FM2, UNKNOWN HEIRS OF PATRIA TORRES; SOUTHWOOD

NEIGHBORHOOD IMPROVEMENT ASSOCIATION. INC.; ORANGE COUNTY, FLORIDA; STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY AS SUBROGEE FOR MARY YASGUR; LGCY INSTALLATION SERVICES, LLC: ORLANDO HEALTH, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE: CLERK OF THE CIRCUIT COURT OF ORANGE

COUNTY, FLORIDA; MAURICE

TORRES:

Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mort-gage Foreclosure dated May 12, 2025, and entered in Case No. 2023-CA-013110-O, of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida. HSBC BANK USA NATIONAL ASSOCIA-TION, AS TRUSTEE FOR NOMURA HOME EQUITY LOAN, INC., AS-SET-BACKED CERTIFICATES, SE-RIES 2006-FM2 (hereafter "Plaintiff"), is Plaintiff and UNKNOWN HEIRS OF PATRIA TORRES: SOUTHWOOD NEIGHBORHOOD IMPROVEMENT ASSOCIATION, INC.; ORANGE COUNTY, FLORIDA; STATE FARM MUTUAL AUTOMOBILE INSUR-ANCE COMPANY AS SUBROGEE FOR MARY YASGUR: LGCY INSTAL-LATION SERVICES, LLC; ORLANDO HEALTH, INC.; STATE OF FLORI-DA. DEPARTMENT OF REVENUE: CLERK OF THE CIRCUIT COURT OF ORANGE COUNTY, FLORIDA; MAURICE TORRES, are defendants. Tiffany Moore Russell, Clerk of the Circuit Court for ORANGE County, Florida will sell to the highest and best bidder for cash Via the Internet at www.myorangeclerk.realforeclose.com at 11:00 a.m., on the 1ST day of JULY, 2025, the following described property as set forth in said Final Judgment, to

LOT 3, BLOCK F, SOUTH-WOOD SUBDIVISION, SEC-TION 5C, ACCORDING TO THE PLAT THEREOF AS RE-

OF FLORIDA: ORANGE COUNTY CLERK OF THE CIRCUIT COURT; STATE OF FLORIDA DEPARTMENT OF REVENUE 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 7th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 5, ETHAN'S GLENN, ACCORDING TO THE PLAT

CORDED IN PLAT BOOK Z, PAGE 39, OF THE PUBLIC RE-CORDS OF ORANGE COUN-

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

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

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

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

Dated this 3rd day of June, 2025. / s / Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 VAN NESS LAW FIRM, PLC

1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com PHH17964-23/sap June 5, 12, 2025 25-01526W

THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 109, OF THE PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA.

TAX ID: 16-23-30-2520-00-050 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 FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2024-CA-003269-0

THE HOMEOWNERS ASSOCIATION OF HOLLY CREEK PHASE II, INC, a Florida non-profit Corporation, Plaintiff, vs.

SHIRLEY JEAN BLANTON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated May 28, 2025 entered in Civil Case No.: 2024-CA-003269-0 of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Orlando, Florida, Foreclosure Sale will be held online via the Internet at www.myorangeclerk. realforeclose.com pursuant to Judgment or Order of the Court and Chapter 45, Florida Statutes, at 11:00 AM on JUNE 23, 2025 the following described property as set forth in said Summary Final Judgment, to-wit::

LOT 28, HOLLY CREEK PHASE

II, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 78, PAGE 103, PUBLIC RECORDS OF ORANGE COUNTY, FLOR-IDA.

A/K/A: 7375 HOLLY CREEK ROAD, MT. DORA, FL 32757. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated: May 28, 2025.

June 5, 12, 2025

/s/ Jared Block Jared Block, Esq. Fla. Bar No. 90297

25-01515W

Email: Jared@flclg.com Florida Community Law Group, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Telephone (954) 372-5298 Facsimile (866) 424-5348

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND

FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-004619-O UNIVERSITY SUN ESTATES, LLC. a Florida limited liability company Plaintiff, vs.

DORIS D. LUCRET: et al.. Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Second Amended Motion for Summary Final Judgment and Plaintiff's Ore Tenus Motion to Conduct and Auction Sale dated June 3, 2025, entered in Civil Case No. 2024-CA-004619-O of the Circuit Court of the 9th Judicial Circuit in and for Orange Coun-Florida, wherein UNIVERSITY SUN ESTATES, LLC, a Florida limited liability company, is Plaintiff and DORIS D. LUCRET; et al., are Defendant(s). The Clerk, Tiffany Moore Russell, of the Circuit Court will sell to the highest bidder for cash, online at www.myorangeclerk.real foreclose.comon June 25, 2025, at 11:00 A.M. o'clock a.m., on the following described property as set forth in said Order, to wit: VIN#SHS2WGA33834915; Title 20659137; Make: PLYW; Body; HS; Year: 1984 (the "Mobile

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

DATED this 3rd day of June 2025. BY: /s/ Christian Savio CHRISTIAN SAVIO, ESQ. FLORIDA BAR NO. 84649

LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 305W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741 Email: service@mls-pa.com June 5, 12, 2025 25-01524W

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 im-

paired, call 711. Dated this 30th day of May, 2025.

By /s/ Justin J. Kellev 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.comFile # 21-F00776 June 5, 12, 2025 25-01500W

ORANGE COUNTY

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001359-O IN RE: ESTATE OF ORLANDO ADOLFO CAMACHO MORALES, Deceased.

The administration of the estate of Orlando Adolfo Camacho Morales, deceased, whose date of death was May 20, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

TION 733.702 WILL BE FOREVER

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

notice is May 29, 2025. Personal Representative:

Woodbine, New Jersey 08270 FAMILY FIRST FIRM Attorney for Personal Representative /s/ Jeanette Mora Beth Roland, Esquire Florida Bar Number: 103764 Jeanette Mora, Esquire Florida Bar Number: 296735 1030 W. Canton Ave., Suite 102 Winter Park, FL 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: beth.roland@fff.law E-Mail: jeanette.mora@fff.law

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Stor age, located at 2200 Coral Hills Rd Apopka, FL 32703 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction. com on 6/20/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

3300 A108

Robert Nevins

Dashaw Brooks Boxes Bags Totes Toys Mckinley Allen

Appliances Boxes Bags

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-BARRED.

NOTWITHSTANDING THE TIME

The date of first publication of this

Carlos Camacho 616 Longfellow Street

Secondary E-Mail: probate@familyfirstfirm.com 25-01446W May 29; June 5, 2025

Totes Tools Haley Hart Furniture Robert Baldwin Appliances Boxes Bags Totes

Tools Davin Dunbar Boxes Bags Totes Furniture Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder

takes possession of the personal prop-Please contact the property with any questions (407)-902-3258 25-01466W May 29; June 5, 2025

SECOND INSERTION NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 460 Florida Central Pkwy, Longwood, FL 32750, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www. selfstorageauction.com on 6/20/2025at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit 331 Charles Robert Colburnn

Homegoods

Unit 348 Tara Lynn Beard Homegoods Unit 048 Hammond Lloyd Schneider Homegoods Unit 139 Crystal Dawn Spreier Homegoods Unit 654 Philip Keith Wright Homegoods Unit 452 Alexis Alexandria Lemons Homegoods Unit 373 Roshelle Shawnta Ravenel Homegoods Unit 651 Philip Keith Wright Homegoods Unit 244 Nicole Sherease Homegoods Unit 118 Michael Dwayne Davis Homegoods Unit 142 Jonathan Mijares Homegoods Unit 076 Maria Kristina Alonso Unit 092 Chris Meredith Henderson Homegoods Unit 200 James Carlton Moore Homegoods Unit 599 Lionel Nygoni Woods Homegoods

Unit 357 Dorothy White Pittman Homegoods Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal prop-

Please contact the property with any questions 407-499-8808 May 29; June 5, 2025 25-01480W

SECOND INSERTION NOTICE OF PUBLIC SALE OF

PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 6707 Narcoossee Rd, Orlando, FL 32822, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction. com on 6/18/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit 3042 Alethea Hall Homegoods Unit 2041 Sean Daniels Homegoods Unit 1036 Dominique Quijano Homegoods Unit 1154 Rafael Aguirre Homegoods Unit 1163 Patricia Browne Homegoods Unit 4050 Carla Fraley Homegoods Unit 3082 Gabriel Rodriguez Homegoods Unit 4059 Luis Febrep Homegoods Unit 1058 Yohansel Ozoria Homegoods Unit 1149 Jamsey Lithgrow Homegoods Unit 2037 Simon F Forbang Homegoods Unit 2108 Eker Vladimir De La Cruz Paulino Homegoods Unit 2136 Andy Mathe Homegoods Unit 3028 Jayne Del Valle Rosado Homegoods Unit 4061 Luis Cosme Homegoods Unit 3017 Nicolas Trese Homegoods Unit 3006 Raina Charles Homegoods Unit 3036 Jack Slapper Homegoods Unit 1089 Nafeeza Ali

Homegoods Unit 1114 Frederick Lithgow Jr Homegoods Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal prop-

Please contact the property with any questions 407-990-1456 25-01481W May 29; June 5, 2025

SECOND INSERTION NOTICE OF PUBLIC SALE OF

PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 1071 Marshall Farms Rd, Ocoee, FL 34761, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction. com on 6/18/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit 1046 Cameron Pooler **Boxes Bags Totes** Unit 1070 Torrey Mackey Boxes Bag Totes Outdoors Unit 4175 Serenity Doodnath Boxes Bags Totes

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

Please contact the property with any

questions (407)955-0609 May 29; June 5, 2025 25-01467W



What is a public notice?

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

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

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

CHECK OUT YOUR LEGAL NOTICES

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 06/13/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109; A 1984 TWIN mobile home bearing vehicle identification numbers T247P15174A and T247P15174B and all personal items located inside the mobile home. Last Tenant: Esther Harris, Gerald Lee Harris Jr. and Unknown Party in Possession #1 n/k/a Ngozi Irozuru. Sale to be held at: Gulfstream Harbor, 4505 Old Goldenrod Road, Orlando, Florida 32822, 407-965-2836.

FOURTH INSERTION

25-01473W

May 29; June 5, 2025

Effective May 30, 2025, Floridalia 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 32822Phone: 1-407-401-8637 Fax: 1-407-401-8610

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

FOURTH 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

CALL 941-906-9386 and select the appropriate County

name from the menu option or e-mail legal@businessobserverfl.com



floridapublicnotices.com

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2025 CA 002108 RENAISSANCE BUILDERS LLC,

Plaintiff, v.

BECKY'S BACKYARD LLC,

Defendant(s). TO: BECKY'S BACKYARD LLC C/O KAMARI BRITT, its Registered

449 W. SILVER STAR ROAD, SUITE

839 OCOEE, FLORIDA 34761 YOU ARE NOTIFIED that an action to quiet title on the following property

in Orange County, Florida: THE FOLLOWING SCRIBED LAND, SITUATE, LYING, AND BEING IN OR-ANGE COUNTY, FLORIDA, TO WIT:

OAK LAWN FIRST ADDITION P/16 LOT 18 BLK 1.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 30 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 425 N. Orange Ave., Orlando, Florida 32801, before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demand-

ed in the Complaint. DATED this 20 day of May, 2025. Tiffany Moore Russell Clerk of the Circuit Court By /s/ Takiana Didier As Deputy Clerk Civil Division 425 N. Orange Ave. Room 350 Orlando, FL 32801

May 29; June 5, 12, 19, 2025 25-01445W



SECOND INSERTION

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

CASE NO.: 2024-CC-006103-O CARMEL PARK HOMEOWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION Plaintiff, v. DAPHNE R. SIMMONS, ET AL.,

Defendants. Notice is hereby given, pursuant to the Final Judgment of Foreclosure entered in this cause in the County Court the Ninth Judicial Circuit in and for Orange County, Florida on May 12, 2025. The Clerk will sell the property situated in

Orange County; Florida described as: Legal Description: Lot 35A, CARMEL PARK, according to the plat thereof as recorded in Plat Book 15, Pages 92 and 93 of the Public Records of Orange County, Florida.

18-22-31-1200-00350 Street Address: 2480 Olive Branch Way, Orlando, Florida,

32817. On July 11, 2025, to the highest bidder for cash, in accordance with section 45.031, Florida Statutes, by electronic sale beginning at 11:00 a.m. on the prescribed date at https://

www.myorangeclerk.realforeclose.com...
IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING 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 the Court Administration at 425 North Orange Avenue, Suite 2130, Orlando, Florida. Telephone: (407)836-2303 at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less then 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunication Relays Service.

DATED this 21st day of May, 2025.

By: Barbara Billiot Stage, Esq. Florida Bar No. 0042467 Attorney for Plaintiff

Stage Law Firm, P.A. P.O. Box 562747 Rockledge, Florida 32956 Tel: (407) 545-597 Fax: (321) 445-9857 Email: bbstage@stagelaw.com and pleadings@stagelaw.com May 29; June 5, 2025 25-01444W

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2024-CA-9079-O

Plaintiff, v.
BIEN-AIME CONFIANCE, LLC, and DAVID TOWNSEND, Defendants.

GILES KEMP,

NOTICE IS GIVEN pursuant to a Final Judgment of Foreclosure dated May 20, 2025, entered in Case No. 2024-CA-9079-O, of the Circuit Court in and for Orange County, Florida, wherein Defendants Bi-en-Aime Confiance, LLC, and David Townsend, are the Defendants. Tiffany Moore Russell, Orange County Clerk of Courts, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Orange County, at www.orange.realforeclose.com on July 14, 2025 at 11:00 a.m., the following described real property as set forth in the Final Judgment:

All that certain real property located in Orange County, Florida, more particularly described as follows, to wit:

Lot 232, Isleworth, according to the plat thereof as recorded in Plat Book 16, Page 118, of the Public Records of Orange Countv. Florida.

NOTICE 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. NOTICE 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 Orange County Courthouse, 425 N Orange Avenue, Suite 2130, Orlando, Florida 32801, telephone 407-836-2303, within two working days of your receipt of this notice; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-

/s/ Tim W. Sobczak Tim W. Sobczak Florida Bar No. 84707 Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. 420 S. Orange Avenue, Suite 700 Orlando, FL 32801 Phone: (407) 841-1200 Fax: (407) 423-1831 Primary Email: tsobczak@deanmead.com Secondary Email: kgazboda@deanmead.com Attorneys for Plaintiff

May 29; June 5, 2025

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

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

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

Orange County, Florida.. Contract Number: 6985602 YVETTE OCASIO, 4946 W BELDEN ST, CHI-

Plaintiff, vs.

Defendant (s).

COUNT

III

VI

after the sale

GALLUCCI ET AL.,

est(s) /250000 Points/ Principal Balance: \$20,709.80.Contract Number: 6858525 JENNIFER MICHELLE SHARPS, 7235 MEDALLION DR, LANSING, MI 48917 STANDARD Interest(s) /150000 Points/ Principal Balance: \$19.235.47.

25-01442W

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

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

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

By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407 May 29; June 5, 2025

WEEK /UNIT

8/004251

42/005268

14/000210

38/004238

Jerry E. Aron, Esq.

25-01479W

SECOND INSERTION

Attorney for Plaintiff

Florida Bar No. 0236101

SECOND INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO. 2024-CA-005313-O #39

Notice is hereby given that on 6/25/25 at 11:00 a.m. Eastern time at www.

myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

Orange Lake Country Club Villas I, a Condominium, together with an undi-

vided 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 amend-

ments 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 Con-

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-005313-O $\sharp 39.$

the property owner as of the date of the lis pendens must file a claim within 1 year

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

HOLIDAY INN CLUB VACATIONS INCORPORATED

DEFENDANTS

GALLUCCI AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER

MICHAEL C. GALLUCCI MICHAEL

MARIANNE BO JORGENSEN

GERARDO ANTONIO VIQUEZ

NOORANI

VILLALOBOS

DATED this 28th day of May, 2025.

West Palm Beach, Fl. 33407,

tsforeclosures@aronlaw.com

561-478-0511 (phone),

May 29; June 5, 2025

Jerry E. Aron, PA., 801 Northpoint Parkway, Suite 64,

CLAIMANTS OF MICHAEL GALLUCCI

NAUSHAD NOORANI ALEYA KAZIM

SECOND INSERTION

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

FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025-CA-001692-O BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, v. JBET FINANCIAL SOLUTIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.,

Defendants TO: JAVIER SAUL BENGOA Last Known Address: 1115 Vermont

Ave., Saint Cloud, FL 34769 YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Or-

ange County, Florida: Lots 17 and 18, Block C, Valencia Park, according to the map or plat thereof as recorded in Plat Book L, Page 89, Public Records of Orange County, Florida. including the buildings, appur-

tenances, and fixture located Property Address: 1826 Gadsen Blvd, Orlando, FL 32812 (the

"Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before ,2024 (no later than 30 days from the date of the first publication of this Notice of Action) 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 seal of this Court at Orange, Florida on this 21st day of May, 2025.

ORANGE CLERK OF COURT ORANGE COUNTY CLERK OF COURT

/S/ Rasheda Thomas Deputy Clerk Tiffany Moore Russell, Clerk of Courts Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801 May 29; June 5, 2025

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2025-CA-000056-O FAIRWINDS CREDIT UNION, Plaintiff, vs. GREG ROBINSON; UNKNOWN SPOUSE OF GREG ROBINSON; IRIS BATSON; UNKNOWN SPOUSE OF IRIS BATSON; and UNKNOWN TENANT;

Defendants. NOTICE IS GIVEN pursuant to a Final Judgment of Foreclosure dated May 21, 2025, entered in Case No. 2025-CA-000056-O, of the Circuit Court in and for Orange County, Florida, wherein GREG ROBINSON and IRIS BATSON are the Defendants, that the Orange County Clerk of Courts will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Orange County, at www.myorangeclerk.realforeclose.com, on July 8, 2025 at 11:00 a.m., the following described real property as set forth in the Final Judgment: Legal Description:

Lot 310, Stoneybrook Hills Unit 2, according to the map or plat thereof as recorded in Plat Book 65, Pages 118 through 123, Public Records of Orange County, Florida. a/k/a 5727 Rutherford Rd., Mount

Dora, FL 32757 NOTICE 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

NOTICE 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 Orange County Courthouse, 425 N Orange Avenue, Suite 2130, Orlando, Florida 32801, telephone 407-836-2303, within two working days of your receipt of this notice; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

By: /s/ Andrew W. Houchins Andrew W. Houchins, for the firm Florida Bar No. 59017 Telephone 407-425-5500 Facsimile 407-423-0554 primary email: ahouchins@rushmarshall.com secondary email: swilliams@rushmarshall.com RUSH, MARSHALL, JONES,

Attn: Andrew W. Houchins Post Office Box 3146 Orlando, FL 32802-3146 May 29; June 5, 2025 25-01470W

HOUCHINS and LUBLIN, P.A.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 1065 IN RE: ESTATE OF MICHAEL RAY HARRIS

Deceased. The administration of the estate of Michael Ray Harris, deceased, whose date of death was January 24, 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 attornev are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 29, 2025.

Personal Representative:

CIARA T. HARRIS 1510 Kayuni Dr Mascotte, FL 34753

Attorney for Personal Representative: Patrick L. Smith Attorney Florida Bar Number: 27044 179 N US Hwy 27, Suite F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail:

patrick@attorneypatricksmith.comSecondary E-Mail: nicole@attorneypatricksmith.com 25-01449W May 29; June 5, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001606-O IN RE: ESTATE OF SIN YEE CHAN

Deceased. The administration of the estate of Sin Yee Chan, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Orange County. Florida, Probate Division, the address of which is 425 N. Orange Ave, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 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 29, 2025.

Personal Representative: /s/ Kin Chan Kin Chan

1061 Great Shady Lane Orlando, Florida 32825 Attorney for Personal Representative: /s/ Bradley J. Busbin Bradley J. Busbin E-mail Addresses: brad@busbinlaw.com Florida Bar No. 127504 Busbin Law Firm, P.A. 2295 S. Hiawassee Rd., Suite 207 Orlando, Florida 32835 Telephone: (407) 955-4595 May 29; June 5, 2025 25-01471W

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. 2024-CA-006747-O

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN SPOUSES. HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM LENARD GABRIEL. DECEASED; ANDREA L. GABRIEL: UNKNOWN TENANT 2; AND ALL UNKNOWN PARTIES THROUGH, UNDER OR AGAINST

NO. 1: UNKNOWN TENANT NO. CLAIMING INTERESTS BY. 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 May 1, 2025, and entered in Case No. 2024-CA-006747-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 RCF2 ACQUISITION TRUST is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM LENARD GABRIEL, DECEASED; ANDREA L. GABRIEL; UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, 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, 11:00 A.M., on June 30, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 7, BLOCK E, RIO PINAR

SOUTH - PHASE ONE SEC-TION FOUR, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 5, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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 16, 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 1446-194341 / VMR

May 29; June 5, 2025 25-01478W

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY,

FLORIDA CASE NO.: 2017-CA-004879-O U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT,

ROBERT J. CRAGER, ET AL., Defendant(s), NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 13, 2025 entered in Civil Case No. 2017-CA-004879-O in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK NATIONAL ASSOCI-ATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUST-EE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff and ROBERT J. CRAGER; LYNDA M. CRAGER; CS TERRACES LLC, AS TRUSTEE UN-DER LAND TRUST 134B DATED JUNE 24, 2012; HOMEWARD RES-IDENTIAL, INC. F/K/A AMERICAN HOME MORTGAGE SERVICING, INC.; THE UNKNOWN BENEFICIA-RIES OF THE LAND TRUST 134B DATED JUNE 24, 2012; CHURCH STREET TERRACE CONDOMINIUM ASSOCIATION, INC. are defendants,

Tiffany Moore Russell, Clerk of Court, will sell the property at public sale at www.myorangeclerk.realforeclose.com beginning at 11:00 AM on July 1, 2025 the following described property as set forth in said Final Judgment, to-wit:.

UNIT 3, CHURCH STREET TERRACE CONDOMINIUM, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM RECORD-ED IN OFFICIAL RECORDS BOOK 7411, PAGE 2, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS APPUR-TENANT THERETO. Property Address: 134 South

Bumby Avenue, Orlando, Florida 32803 ANY PERSON CLAIMING AN IN-

TEREST 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 PUB-LISHED 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 BE-FORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATE-LY UPON RECEIVING NOIFICA-TION 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 RE-LAY SERVICE.

/s/ Taji S. Foreman Taji S. Foreman FBN: 0058606

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.comFile No: NS23034-JMV May 29; June 5, 2025 25-01477W

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY FLORIDA PROBATE DIVISION Case No.: 2025-CP-001558-O Division: 9- ProbateO IN RE: ESTATE OF ALVIE ROSS SHOEMAKER III

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

The administration of the estate of Alvie Ross Shoemaker III, deceased whose date of death was March 27, 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. ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court ON OR BEFORE 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 NO-TICE ON THEM.

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

their claims with this court WITHIN THREE 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 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, DEMANDS AND OBJECTIONS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED.

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

The date of the first publication of this Notice is May 29, 2025. Personal Representative:

Lauren Shoemaker 13800 Wire Road

Cottondale, AL 35453 Attorney for Personal Representative: Meenakshi A. Hirani, of Meenakshi A. Hirani, P.A. Florida Bar No.: 168645 2265 Lee Road, Suite 109 Winter Park, Fl. 32789 (407) 599-7199 Email: meena.hirani@hiranilaw.com May 29; June 5, 2025 25-01447W SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001442-O

Division 01 IN RE: ESTATE OF BILLIE MAE MIKULENCAK Deceased.

The administration of the estate of BIL-LIE MAE MIKULENCAK, deceased, whose date of death was February 29. 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth

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,

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 29, 2025. **Personal Representative:** s/Walter Paul Mikulencak

WALTER PAUL MIKULENCAK

118 Harrison Pointe Saint Simons Island, GA 31522 Attorney for Personal Representative: /s/ Heather Kirson HEATHER C. KIRSON Attorney for Petitioner Florida Bar Number: 0044359 The Elder Law Center of Kirson & Fuller 1407 East Robinson Street Orlando, Florida 32801 Telephone: (407) 422-3017/ Fax: (407) 730-7101 E-Mail: hkirson@kirsonfuller.com

25-01448W

SECOND INSERTION

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

File No. 2025-CP-000631-O IN RE: ESTATE OF JAMES E. DYCUS, Deceased.

The administration of the estate of James E. Dycus, deceased, whose date of death was November 6, 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 oth-

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

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

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 29, 2025. Personal Representative: Barbara Dycus 1705 Harmon Ave.

Winter Park, FL 32789 FAMILY FIRST FIRM Counsel for Personal Representative /s/ Ryan Saboff Ryan Saboff, Esquire Florida Bar Number: 1010852 Joseph K. Fabbi, Esquire Florida Bar Number: 1022503 Christopher F. Torchia, Esquire Florida Bar Number: 270120 1030 W. Canton Ave., Suite 102 Winter Park, FL 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: ryan.saboff@familyfirstfirm.com Ĕ-Mail: joe.fabbi@familyfirstfirm.com E-Mail:

chris.torchia@familyfirstfirm.comSecondary E-Mail:

probate@familyfirstfirm.com May 29; June 5, 2025 25-01472W

SECOND INSERTION

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

DIVISION CASE NO. 2024-CA-002571-O WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF STARWOOD MORTGAGE RESIDENTIAL TRUST 2022-4, Plaintiff, vs. JORGE LUIS GONZALES REYES,

et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 13, 2025, and entered in 2024-CA-002571-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF STAR-WOOD MORTGAGE RESIDEN-TIAL TRUST 2022-4 is the Plaintiff and JORGE LUIS GONZALES REYES: UNKNOWN SPOUSE OF JORGE LUIS GONZALES REYES; ITALBANK INTERNATIONAL INC.; LAKESHORE PRESERVE COMMUNITY HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.mvorangeclerk.realforeclose. com, at 11:00 AM, on June 17, 2025, the following described property as

LOT 309 OF LAKESHORE PRESERVE PHASE 5, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE(S) 18 AND 19, OF THE PUBLIC RE-CORDS OF ORANGE COUN-

set forth in said Final Judgment, to

TY, FLORIDA. Property Address: 8270 TOP-SAIL PLACE, WINTER GAR-

DEN, FL 34787 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 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 23 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, 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 23-159801 -MaM May 29; June 5, 2025 25-01469W

SECOND INSERTION

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

DIVISION CASE NO. 2024-CA-008544-O WILMINGTON SAVINGS FUND SOCIETY. FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1, Plaintiff, vs.

CYNTHIA M. BRUCE A/K/A CYNTHIA BRUCE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Fore-closure dated May 05, 2025, and entered in 2024-CA-008544-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein WILM-INGTON SAVINGS FUND SOCI-ETY. FSB, NOT IN ITS INDIVID-UAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1 is the Plaintiff and CYNTHIA M. BRUCE A/K/A CYN-THIA BRUCE 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 June 16, 2025, the following described property as set forth in said Final Judgment, to

LOT 11, BLOCK 2H, NAGRUD-ER REVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 89 OF THE PUBLIC RE-CORDS OF ORANGE COUN-TY, FLORIDA.

Property Address: 716 GROVE AVENUE, ORLANDO, FL

32805

Secondary E-Mail:

ssmith@kirsonfuller.com

May 29; June 5, 2025

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 23 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, 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 23-170077 - MaS May 29; June 5, 2025 25-01468W

SECOND INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2024-CA-005302-O #40

OLLAF 2020-1, LLC Plaintiff, vs. MATEJKA ET AL. Defendant(s).

II

DEFENDANTS LANCE DONALD LECLAIR AND ANY AND Type/Points/Contract #

ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LANCE DONALD LECLAIR STANDARD / 150000/ 6815114 FRANCISCO MICHAEL NIEVES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF FRANCISCO

MICHAEL NIEVES ${\rm STANDARD}\,/\,40000/\,6791952$ Notice is hereby given that on 6/25/25 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") evi-

denced 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-005302-O #40. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year

DATED this 21st 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 tsforeclosures@aronlaw.com May 29; June 5, 2025

25-01441W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-008762-O NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JOSE ANTONIO LOPEZ FLORES; UNKNOWN SPOUSE OF JOSE ANTONIO LOPEZ FLORES; KEREN J. REYES; UNKNOWN SPOUSE OF KEREN J. REYES; CREDIT ACCEPTANCE CORPORATION; WESTSIDE VILLAGE HOMEOWNERS' ASSOCIATION, INC.; 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

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 14, 2025 entered in Civil Case No. 2024-CA-008762-O in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING, Plaintiff and JOSE ANTONIO LOPEZ FLORES: KEREN J. REYES; REDIT ACCEP-TANCE CORPORATION; WESTSIDE VILLAGE HOMEOWNERS' ASSOCI-ATION, INC. are defendants, Tiffany Moore Russell, Clerk of Court, will sell the property at public sale at www. myorangeclerk.realforeclsoe.com beginning at 11:00 AM on June 25, 2025 the following described property as set

forth in said Final Judgment, to-wit:. LOT 73, WESTSIDE VILLAGE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 93, PAGE(S) 16 THROUGH 20, INCLUSIVE,

PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Property Address: 12941 Westside Vlg Loop, Windermere, FL 34786 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN. IF YOU ARE A PERSON WITH

A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN A COURT PRO-CEEDING 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 BE-FORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATE-LY UPON RECEIVING NOIFICA-TION 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 RE-LAY SERVICE.

/s/ Taji S. Foreman Taji S. Foreman, Esq. FBN: 0058606

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com File No: 2390.000328 May 29; June 5, 2025 25-01443W SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-002925-O

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-3, MORTGAGE LOAN ASSET BACKED CERTIFICATES. **SERIES 2007-3,** Plaintiff, VS DALE HARRISON: STERLING

JEWELERS INC. DBA KAY JEWELERS; TD BANK USA N.A.; VELOCITY INVESTMENTS, LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER

SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 21, 2025 in Civil Case No. 2024-CA-002925-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-3, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-3 is the Plaintiff, and DALE HARRISON; STERLING JEW-ELERS INC. DBA KAY JEWELERS; TD BANK USA, N.A.; VELOCITY INVESTMENTS, LLC; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN

INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk. realforeclose.com on August 28, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK B, HANDSON-HURST PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK L. PAGE 87, 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 DISABIL-ITIES 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 22nd day of May, 2025. Digitally Signed by Zachary Ullman FBN: 106751 Primary E-Mail:

Service Mail@aldridgepite.comALDRIDGE | PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1221-15853B May 29; June 5, 2025 25-01439W

SECOND INSERTION

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

CASE NO.: 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).**NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 14, 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 INDI-VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and REYNALDO ST. JUSTE: UN-KNOWN SPOUSE OF REYNALDO ST. JUSTE; THE RESIDENCES AT OXFORD CHASE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HERE-IN NAMED INDIVIDUAL DEFEN-DANT(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 24, 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

THEREOF AS RECORDED IN PLAT BOOK 90, PAGE(S) 149, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ACCORDING TO THE PLAT

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

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Digitally Signed by Zachary Ullman FBN: 106751 Primary E-Mail:

ServiceMail@aldridgepite.com ALDRIDGE | PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1113-14565B May 29; June 5, 2025 25-01438W

WHAT'S UPP



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