

ORANGE
COUNTY

--- 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). TO: 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 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 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED 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 June 5, 12, 202525-01498W

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-004893 BEACON PARK PHASE 1 HOMEOWNERS ASSOCIATION, INC., 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 BEACON PARK PHASE 1 HOMEOWNERS 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.myorangelclerk.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-	corded in Plat Book 62, at Page(s) 98 through 100, inclusive, of Public Records of Orange County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRATION AT 425 N. ORANGE AVENUE, ROOM 2130, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 836-2303 WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS DOCUMENT. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771. DATED: June 3, 2025 By: /s/ Jennifer Sinclair Jennifer Sinclair, Esquire Florida Bar No.: 29559 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 June 5, 12, 202525-01516W

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024-CA-004720-O GUILD MORTGAGE COMPANY LLC, Plaintiff, vs. TRAVIS J MAIN, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure 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 County, Orlando, Florida, wherein GUILD MORTGAGE COMPANY LLC is Plaintiff and Travis J Main, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangelclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of July, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: UNIT NO. 1512 OF THE AZUR AT METROWEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN	O.R. BOOK 8639, PAGE 3851; RE-RECORDED IN O.R. BOOK 8641, PAGE 1867, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771. By: /s/ Robyn Katz Robyn Katz, Esq. Fla. Bar No.: 146803 McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com 24-09761FL June 5, 12, 202525-01525W

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 described: YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida: WEEK/UNIT: 36/005611 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; 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 30, 2025 /s/ Rasheda Thomas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 June 5, 12, 202525-01496W

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221. 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 33601 Phone: 813-272-1400 Fax: 866-844-4703 E-Mail: LMURALT@BJA-Law.com June 5, 12, 202525-01483W	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 ORLANDO 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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: jrvera@hnh-law.com June 5, 12, 202525-01506W

FIRST INSERTION	
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 DIVISION OF FIRST FEDERAL BANK, Plaintiff, -vs- CARLOS M ESPINOSA AND UNKNOWN SPOUSE OF CARLOS M. ESPINOSA, Defendant(s). TO: CARLOS M ESPINOSA AND UNKNOWN SPOUSE OF CARLOS M. ESPINOSA Last Known Address: 5456 East Michigan Street 7, Orlando, FL 32812 You are notified of an action to foreclose a mortgage on the following property in Orange County: UNIT 5456-7, SIESTA LAGO CONDOMINIUMS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O. R. BOOK 8923, PAGE 1459, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. 5456 East Michigan Street 7, Orlando, FL 32812 The action was instituted in the Circuit Court, Ninth Judicial Circuit in and	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 before _____, (or 30 days from the first date of publication) and file the original 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 petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you. DATED: May 22, 2025 Tiffany Moore Russell As Clerk of Court By: /s/ Stan Green As Deputy Clerk Civil Division 425 N. Orange Avenue, Room 350 Orlando, FL 32801 Quintairos, Prieto, Wood & Boyer, P.A. Attn: Foreclosure Service Department 255 S. Orange Ave., Ste 900 Orlando, FL 32801-3454 Phone: (855) 287-0240 Fax: (855) 287-0211 E-service: servicecopies@qpwblaw.com June 5, 12, 202525-01482W

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 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-	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, 202525-01495W

FIRST INSERTION	
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. 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: Jennifer 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. 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: 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, 202525-01505W	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: 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, 202525-01528W

FIRST INSERTION	
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 EARL WHITE, DECEASED, ET AL, Defendants. To the following Defendant(s): JOHNNY WHITE (Last Known Address: 4175 COVINGTON STREET, ORLANDO, FL 32811) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following property: LOT 8, BLOCK 9, RICHMOND HEIGHTS, UNIT #2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 130, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PROPERTY ADDRESS: 4175 COVINGTON STREET, ORLANDO, 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 OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 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 June 5, 12, 202525-01503W	

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 BRIGHTWELL 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 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-	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, 202525-01490W

ORANGE
COUNTY

--- 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 II To: MARVEN W. HARVEY and MARILYN 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 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: 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 Condominium thereof recorded in Official Records Book 4846, Page 1619, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 22, page 132-146 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the
above described Condominium in the percentage interest established in the Declaration of Condominium. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication 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 Plaintiff, vs. BRIGHTWELL ET.AL., Defendant(s). NOTICE OF ACTION Count II To: CESAR FLAVIO IBARRA SOLTERO 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 GUIJARRO 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: 2/082701 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 25-01491W

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 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 SIVARAM 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 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. 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 25-01492W

FIRST INSERTION
NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE 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 case, the Clerk of Circuit Court Tiffany Moore Russell, shall sell the subject property at public sale on the 7th

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 V To: PERCY ROY WEVER SEMPE and 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 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 25-01494W

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 RILEY WILLIAMS And all parties claiming interest by, though, under or against Defendant(s) BENNY LYNN WILLIAMS and MALIALEILANI 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: 46/088034 of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit
weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA 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 FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION 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 AMERICA, N.A. is Plaintiff and LISANDRA INDOMENICO and PAUL INDOMENICO, 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-
SCRIBED AS FOLLOWS: LOT 67, HUNTER'S CREEK-TRACT 135, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE(S) 77 AND 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in 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 D. Drosky, Esq. FL Bar #: 54811 FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 Fax: (954) 200-7770 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-099599-F00 June 5, 12, 2025 25-01523W

FIRST INSERTION
day of July, 2025, at 11:00 A.M. to the highest and best bidder for cash, at www.myorangeclerk.realforeclose.com on the following described property: 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, FLORIDA. 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
lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated: May 28, 2025. /s/ Wendy Griffith Wendy Griffith, Esquire Florida Bar No.: 72840 wgriffith@bitman-law.com agerber@bitman-law.com BITMAN O'BRIEN, PLLC 610 Crescent Executive Ct., Suite 112 Lake Mary, FL 32746 Telephone: (407) 815-3110 Facsimile: (407) 813-2436 Attorneys for Plaintiff June 5, 12, 2025 25-01499W

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 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 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
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. MUHAMMAD A/K/A HAMDHA A. MUHAMMAD, et al., Defendants. TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HAMDHA A. MUHAMMAD YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 19, BLOCK B, WEST COLONIAL HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK S, PAGE 35, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX
5026, CORAL SPRINGS, FL 33310 on or before _____, a date at least 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. Suite 350 Orlando, Florida 32801 24-03202 June 5, 12, 2025 25-01502W

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-O #39 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HUSTON ET.AL., Defendant(s). COUNT DEFENDANTS WEEK/UNIT I RONNIE L. HUSTON JEREMY EDWARD HUSTON PAMELA J. HUSTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAMELA J. HUSTON 19/000467 II JOHN MACKENZIE MARY MACSWAN MACKENZIE 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 undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 7, page 59, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium. TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2024-CA-005293-O #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 after the sale. 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 June 5, 12, 2025 25-01517W



Email your Legal Notice
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Business Observer
FLORIDA'S NEWSPAPER FOR THE G-SUITE
U220P05_V12

ORANGE COUNTY

--- 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	DEFENDANTS	WEEK/UNIT	
X	MARCIO ROGERIO TELINE RENATA MARIA RODRIGUES LOPES TELINE	8 ODD/086232	
XI	LUIS EFREN AGUSTIN VELAZQUEZ DE ANDA CLAUDIA CHAO RODRIQUEZ	1 EVEN/087546	
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 undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 28, page 84-92, until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium. TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2024-CA-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 after the sale. DATED this 3rd day of June, 2025.			
			Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101
JERRY E. ARON, PA 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com tsforeclosures@aronlaw.com June 5, 12, 2025			
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., Defendant(s).			
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	
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 undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 28, page 84-92, until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium. TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2024-CA-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 after the sale. DATED this 3rd day of June, 2025.			
			Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101
JERRY E. ARON, PA 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com 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 SALOMON BROTHERS MORTGAGE SECURITIES VII, INC., MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2001-2 is the Plaintiff and GERALDINE HARRIS is 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 RECORDED IN PLAT BOOK H, PAGE 79, OF THE PUBLIC RECORDS OF ORANGE COUNTY, 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. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 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, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-193793 - MiM June 5, 12, 2025			25-01504W

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, and DYLON JAKE ATKINSON,		Respondent. TO: Dylan Jake Atkinson 5733 W. Irlo Bronson Hwy. Kissimmee, FL 34746 YOU ARE NOTIFIED that a 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,	
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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	Type/Points/Contract#	
I	GARY QUINTON HOPPER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GARY QUINTON HOPPER,	STANDARD/35000/M6588437	
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: 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 after the sale. DATED this 3rd day of June, 2025.			
			Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101
JERRY E. ARON, PA 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com 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).			
COUNT	DEFENDANTS	WEEK/UNIT	
I	RAYMOND D. MOHAN ROSANNA BABULAL-MOHAN	50 ODD/086266	
II	JORGE EUGENIO MORALES WONG NITZZA EDITH DE GANDARIAS DE DE MORALES	1 EVEN/087541	
III	MATHEW CHUKWUMERE OGU CHINWE JOAN OGU	8/086835 1 EVEN/087531	
IV	KATHRYN LYNN O'LEARY-SWINKELS	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: Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 28, page 84-92, until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium. TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2024-CA-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 after the sale. DATED this 3rd day of June, 2025.			
			Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101
JERRY E. ARON, PA 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com 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 UNKNOWN TENANT #2, are defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 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			
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 RECORDED IN PLAT BOOK Q, PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 2266 RED GATE RD, ORLANDO, FL 32818 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 21st day of May 2025. By: /s/ Michael V. Supple, Esq. Michael V. Supple, Esq. Bar Number: 92080			DELUCA LAW GROUP, PLLC 2101 NE 26th Street Fort Lauderdale, FL 33305 PHONE: (954) 368-1311 FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 24-06310 June 5, 12, 2025
			25-01522W

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 By: /s/ Gwendolyn Allen-Wafer 425 North Orange Ave. Suite 320 Orlando, Florida 32801 June 5, 12, 19, 26, 2025		25-01508W	
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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 DIANE 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. 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 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 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 SARWAR; JUNE SARWAR; UNKNOWN SPOUSE OF KEIKO KAWAKAMI A/K/A KEIKO SARWAR; UNKNOWN SPOUSE OF JUNE SARWAR; ORANGE 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 ORANGE 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 the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 30th day of May, 2025. By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106			
BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com File # 21-F00776 June 5, 12, 2025			25-01500W


The administration of the estate of JOSEPH 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. 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, Florida Statutes. The written demand must be filed with the clerk. 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. 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: julia.frey@lowndes-law.com Secondary Email: probate@lowndes-law.com June 5, 12, 2025		25-01485W	
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ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- 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
Agent
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 DE-
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 CW. Wickersham, Jr.,
P.A., Plaintiffs attorney, at 2720 Park
Street, Suite 205, Jacksonville, Flori-
da, 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., Or-
lando, Florida 32801, before service on
Plaintiff or immediately thereafter. If
you fail to do so, a Default may be en-
tered 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



SAVE TIME

Email your Legal Notice
legal@businessobserver1.com
Deadline Wednesday at noon
Friday Publication

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.
Parcel ID#
18-22-31-1200-00350
Street Address: 2480 Olive
Branch Way, Orlando, Florida,
32817.
On July 11, 2025, to the highest bid-
der for cash, in accordance with sec-
tion 45.031, Florida Statutes, by elec-
tronic 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 Administra-
tion 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 notifica-
tion 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 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
GILES KEMP,
Plaintiff, v.
BIEN-AIME CONFIANCE, LLC,
and DAVID TOWNSEND,
Defendants.
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 Bien-
en-Aime Confiance, LLC, and David
Townsend, are the Defendants. Tif-
fany 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 fol-
lowing described real property as set
forth in the Final Judgment:
All that certain real property lo-
cated 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 Coun-
ty, 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

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 pay-
ments 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 administra-
tive, 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 Decem-
ber 15, 2017, executed by and
among Chicago Title Timeshare
Land Trust, Inc., a Florida Cor-
poration, 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 corpora-
tion, as such agreement may
be amended and supplemented
from time to time, a memoran-
dum of which is recorded in Official
Records Document Number:
20180061276, Public Records of
Orange County, Florida..
Contract Number: 6985602 YVETTE
CASIO, 4946 W BELDEN ST, CHI-
CAGO, IL 60639 STANDARD INTER-

SECOND INSERTION

est(s) /250000 Points/ Principal Bal-
ance: \$20,709.80.Contract Number:
6858525 JENNIFER MICHELLE
SHARPS, 7235 MEDALLION DR,
LANSING, MI 48917 STANDARD In-
terest(s) /150000 Points/ Principal Bal-
ance: \$19,235.47.
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 pay-
ment 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 ac-
tion regarding this matter will result in
the loss of ownership of the timeshare
through the trustee foreclosure proce-
dure 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 fore-
closure procedure only. The default
may be cured any time before the trust-
ee'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 time-
share 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 25-01440W

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
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
GALLUCCI ET AL.,
Defendant(s).
COUNT DEFENDANTS WEEK /UNIT
I MICHAEL C. GALLUCCI MICHAEL
GALLUCCI AND ANY AND ALL UNKNOWN
HEIRS, DEVISEES AND OTHER
CLAIMANTS OF MICHAEL GALLUCCI 8/004251
II MARIANNE BO JORGENSEN 42/005268
III NAUSHAD NOORANI ALEYA KAZIM
NOORANI 14/000210
VI GERARDO ANTONIO VIQUEZ
VILLALOBOS 38/004238
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-
dominium.
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 #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
after the sale.
DATED this 28th day of May, 2025.
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101
Jerry E. Aron, PA., 801 Northpoint Parkway, Suite 64,
West Palm Beach, FL 33407,
561-478-0511 (phone),
tsforeclosures@aronlaw.com
May 29; June 5, 2025 25-01479W

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 BENGEOA
Last Known Address: 1115 Vermont
Ave., Saint Cloud, FL 34769
YOU ARE HEREBY NOTIFIED that
an action to foreclose 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
thereon.
Property Address: 1826 Gadsden
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 Tech-
nology 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 de-
manded 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 25-01476W

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, Flori-
da, wherein GREG ROBINSON
and IRIS BATSON are the Defen-
dants, 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 fol-
lowing described real property as set
forth in the Final Judgment: Legal
Description:
Lot 310, Stoneybrook Hills Unit 2,
according to the map or plat there-
of as recorded in Plat Book 65,
Pages 118 through 123, Public Re-
cords 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 PEN-
DENS, 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 accommo-
dation in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain as-
sistance. Please contact Court Adminis-
tration 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,
HOUCHINS and LUBLIN, P.A
Attn: Andrew W. Houchins
Post Office Box 3146
Orlando, FL 32802-3146
May 29; June 5, 2025 25-01470W

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 ad-
dresses 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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 de-
mands 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 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 25-01449W

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
NO. 1; UNKNOWN TENANT NO.
2; AND ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of Fore-
closure dated May 1, 2025, and entered
in Case No. 2024-CA-006747-O of the
Circuit Court in and for Orange Coun-
ty, Florida, wherein U.S. BANK TRUST
NATIONAL ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
RCF2 ACQUISITION TRUST is Plain-
tiff 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, UN-
DER 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.

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 address-
es 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.
All other creditors of the decedent
and other persons having claims or de-
mands 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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 spec-
ified 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

myorangeclerk.realforeclose.com, at
11:00 A.M., on June 30, 2025, the fol-
lowing 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 OR-
ANGE COUNTY, FLORIDA.
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 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, Or-
lando, Florida, (407) 836-2303, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
Pursuant to Florida Statute
45.031(2), this notice shall be published
three, 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
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,
Plaintiff, v.
ROBERT J. CRAGER, ET AL.,
Defendant(s).
NOTICE IS HEREBY GIVEN pur-
suant 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, where-
in 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; LYNDIA 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 RECORDED
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 PUBLI-
SHED 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
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: NS23034-JMV
May 29; June 5, 2025 25-01477W

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- 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 repre- sentative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: 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 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 NOTI- CE 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 prop- erty 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 de- scribed 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 FOREVER 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 per- sonal 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 sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity 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 de- mands 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 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 Secondary E-Mail: ssmith@kirsonfuller.com May 29; June 5, 2025 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 Or- ange 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 repre- sentative'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 sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity 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 de- mands 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 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. Fabbri, 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 E-Mail: joe.fabbri@familyfirstfirm.com E-Mail: chris.torchia@familyfirstfirm.com Secondary 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 pursu- ant 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 Plain- tiff and JORGE LUIS GONZALES REYES; UNKNOWN SPOUSE OF JORGE LUIS GONZALES REYES; ITALBANK INTERNATIONAL INC.; LAKESHORE PRESERVE COMMUNITY HOMEOWNERS ASSOCIATION, INC. are the Defend- ant(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 17, 2025, the following described property as set forth in said Final Judgment, to wit: 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-	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 disabili- ty who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836- 2204; and in Osceola County:: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court- house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835- 5079, at least 7 days before your sched- uled 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, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-159801 -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 pursu- ant 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 INDIVIDU- AL 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 wit: 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 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disabili- ty who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836- 2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court- house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835- 5079, at least 7 days before your sched- uled 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, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-170077 - 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). COUNT II COUNT III	DEFENDANTS Type/Points/Contract# LANCE DONALD LECLAIR AND ANY AND 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 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") evid- enced 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 Docu- ment 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 after the sale. 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 #2, Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant 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' ASSO- CIATION, INC. are defendants, Tiffany Moore Russell, Clerk of Court, will sell the property at public sale at www. myorangeclerk.realforeclose.com be- ginning 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 INTER- EST 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 PUBLI- SHED 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 NOTIFICA- 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/ Tajji S. Foreman Tajji 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: flrealprop@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, where- in, 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 JEWEL- ERS 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 UN- KNOWN 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 de- scribed 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 accommoda- tion 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 Or- ange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Or- lando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola Coun- ty: ADA Coordinator, Court Adminis- tration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kis- simmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notifica- tion 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: ServiceMail@alldridgepите.com ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1221-15853B 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, where- in, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIV- IDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plain- tiff, 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 PART- IES 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 follow- ing described real property as set forth in said Final Judgment, to wit: LOT 103 OF OXFORD CHASE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE(S) 149, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: AMERICANS WITH DISABIL- ITIES ACT: If you are a person with a disability who needs any accommoda- tion 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 Or- ange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Or- lando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola Coun- ty: ADA Coordinator, Court Adminis- tration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kis- simmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notifica- tion 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: ServiceMail@alldridgepите.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

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