ORANGE COUNTY LEGAL NOTICES

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

--- PUBLIC NOTICES ---

FICTITIOUS NAME NOTICE

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of VENNETTI ANIMATION, located at 2875 S Orange Ave STE 500 Unit 6183, Orlando, FL 32806, and intends to register said name with the Florida Department of State pursuant to section 865.09, Florida Statutes.

June 26, 2025 25-01702W

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Lifeskills South Florida Outpatient, LLC, 2145 Metrocenter Blvd, Suite 350, Orlando, FL 32835, desiring to engage in business under the fictitious name of Pasadena Villa Outpatient - Orlando, with its principal place of business in the State of Florida in the County of Orange, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

June 26, 2025 25-01701W

FICTITIOUS NAME NOTICE

Notice is hereby given that Mindful Bodywork, Massage & Pilates by Shey, LLC, owner, desiring to engage in business under the fictitious name of Mindful Bodywork Massage by Shey located at 11929 E Colonial Dr , Orlando, Florida 32826 intends to register the said name in Orange county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 26, 2025 25-01695W

FICTITIOUS NAME NOTICE

Notice is hereby given that Mindful Bodywork, Massage & Pilates by Shey, LLC, owner, desiring to engage in business under the fictitious name of Massage by Shey located at 11929 E Colonial Dr , Orlando , Florida 32826 intends to register the said name in Orange county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 26, 2025 25-01694W

FICTITIOUS NAME NOTICE

Pursuant to Section 865.09, Florida Statutes, notice is hereby given that the undersigned is intending to engage in business under the fictitious name of The Everyday Edit, located at 16085 Ridge Haven Aly, Winter Garden, in the County of Orange, in the State of Florida.

That the party interested in said business enterprise is:

Inked & Stamped, LLC, and that it intends to register this name with the Division of Corporations, Florida Department of State, Tallahassee, FL.

June 26, 2025 25-01696W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of From 40 Plus located at 5036 Dr. Phillips Blvd., Suite 254 in the City of Orlando, Orange County, FL 32819 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of June, 2025.

Ramona Bryan
5036 Dr. Phillips Blvd., Suite 254
Orlando, FL 32819

June 26, 2025 25-01699W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of J&D Care Co. located at 8865 Commodity Circle, Ste 14-103, PMB1017 in the City of Orlando, Orange County, FL 32837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of June, 2025.

Jorge Palmer
8865 Commodity Cr, Ste 14-103
PMB 1017
Orlando, FL 32819

June 26, 2025 25-01704W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Move Rental Cars located at 5722 Young Pine Rd unit 100 in the City of Orlando, Orange County, FL 32829 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of June, 2025.

Mariana Marques Santiago
5722 Young Pine Rd
Orlando, FL 32829

June 26, 2025 25-01698W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Next Move Auto located at 5722 young pine rd in the City of Orlando, Orange County, FL 32829 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of June, 2025.

Mariana Marques Santiago
5722 Young Pine Rd
Orlando, FL 32829

June 26, 2025 25-01697W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lisa Realty located at 940 West Oakland Ave Suite A-8 in the City of Oakland, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of June, 2025.

Lisa Pownall, LLC
940 West Oakland Ave
Oakland, Fl 34787

June 26, 2025 25-01700W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of STUDIO RAE located at 1103 Summer Wind Dr. in the City of Winter Park, Orange County, FL 32792 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of June, 2025.

Rachel Wunderlich
2854 Buccaneer Dr.
Winter Park, FL 32792

June 26, 2025 25-01703W

FIRST INSERTION

NOTICE OF SALE

Pursuant to Fla. Stat. § 45.031(2), public notice is hereby given that:

The real property at 1019 Bridgeway Blvd, Orlando Florida 32828 and more particularly described as: LOT 26 OF BRIDGE WATER AS RECORDED IN PLAT BOOK 39 PAGES 33 THROUGH 36, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

will be sold at public auction at 11:00AM on 7/30/2025 at the Orange County Courthouse pursuant to the order or final judgment of the action captioned; BRIDGE WATER AT LAKE PICKETT HOMEOWNERS ASSOCIATION, INC., a Florida not for profit Corporation vs. Beverly Feliciano.

by Tiffany Moore Russel,
Clerk of Courts.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of 7/30/2025 must file a claim before the clerk reports the surplus as unclaimed.

June 26; July 3, 2025 25-01682W

FIRST INSERTION

Grove Resort Community Development District
Notice of Board of Supervisors' Meeting

The Board of Supervisors of the Grove Resort Community Development District ("District") will hold a meeting on Tuesday, July 8, 2025, at 10:00 a.m. at 14501 Grove Resort Avenue, Winter Garden, FL, 34787. A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda may be obtained at www.GroveResortCDD.com.

The meeting is open to the public and will be conducted in accordance with the pertinent provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 723-5930 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Jane Gaarlandt

June 26, 2025 25-01684W

FIRST INSERTION

[The King's Academy]
FOR IMMEDIATE RELEASE

[THE KING'S ACADEMY] today announced an amendment to its policy for serving meals to students under the [National School Lunch School Breakfast Program] for the 2025-2026 school year. All students will be served [lunch/breakfast] at no charge at the following sites:

[The King's Academy, 1302 Edgeway Dr., Winter Garden, FL 34787]

For additional information please contact: [The King's Academy], Attention: [Jose-Ann Watson, Food Service Director], [1302 Edgeway Dr.], [Winter Garden, FL 34787], [407-656-5665], [jwatson@westorlandochurch.tv].

In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, disability, age, or reprisal or retaliation for prior civil rights activity.

Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication to obtain program information (e.g., Braille, large print, audiotape, American Sign Language), should contact the responsible state or local agency that administers the program or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339.

To file a program discrimination complaint, a Complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form which can be obtained online at: https://www.usda.gov/sites/default/files/documents/USDA-OASCR%20P-Complaint-Form-0508-0002-508-11-28-17Fax2Mail.pdf, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by:

mail:
U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410; or
fax:
(833) 256-1665 or (202) 690-7442; or
email:
program.intake@usda.gov

This institution is an equal opportunity provider.

June 26, 2025 25-01685W

FIRST INSERTION

SALE NOTICE

PERSONAL PROPERTY OF THE FOLLOWING TENANT WILL BE SOLD FOR CASH TO SATISFY RENTAL LIENS IN ACCORDANCE WITH FLORIDA STATUTES, SELF STORAGE FACILITY ACT, SECTIONS 83.806 AND 83.807 AUCTION WILL START July 2nd, 2025 at 10A.M. VIEWING AND BIDDING WILL ONLY BE AVAILABLE ONLINE AT WWW.STORAGETREASURES.COM

IT IS ASSUMED TO BE HOUSEHOLD GOODS, UNLESS OTHERWISE NOTED

UNIT 236 TREVEON CANNON
UNIT 1027 MELISSA ABBOTT
UNIT 252 Ann Mitchell

June 26; July 3, 2025 25-01683W

FIRST INSERTION

TOWN OF OAKLAND
NOTICE OF PUBLIC HEARING

The Town of Oakland will hold a second and final public hearing and proposes to adopt an ordinance as follows:

ORDINANCE 2025-03

AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, ADOPTING SECTION 46-3, "PROHIBITION AGAINST PUBLIC CAMPING AND PUBLIC SLEEPING", OF CHAPTER 46, "OFFENSES AND MISCELLANEOUS PROVISIONS", OF THE TOWN OF OAKLAND CODE OF ORDINANCES; PROVIDING FOR PROHIBITIONS AGAINST PUBLIC CAMPING AND SLEEPING AND FOR METHODS OF ENFORCEMENT; PROVIDING FINDINGS, INTENT, AND DEFINITIONS; AND PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

The second and final public hearing will be held on:

BY: OAKLAND TOWN COMMISSION
DATE: Tuesday, July 8, 2025
WHERE: Oakland Meeting Hall
221 N. Arrington Street, Oakland, FL
WHEN: 7:00 P.M.

All hearings are open to the public. Any interested party is invited to offer comments about the proposed ordinance at a public hearing on July 8, 2025 or in advance by 5:00 p.m. on Monday, July 7, 2025. Comments regarding the public hearing may be submitted in writing to the Town of Oakland, PO Box 98, Oakland FL 34760, or by e-mail to kheard@oaklandfl.gov. A copy of the proposed ordinance can be inspected at the Town Hall. Any party appealing a land use decision made at a public hearing must ensure that a verbatim record of the proceedings is made, which includes the evidence and testimony that is the basis of the appeal.

The time and/or location of public hearings are subject to change. Changes are announced at the initial scheduled hearing. Notice of any changes will not be published or mailed.

Any person needing special accommodations to attend a public hearing must contact Kathy Heard, Town Clerk, at 407-656-1117 x 2110, at least 24 hours before the meeting.

This meeting will be held as an in-person meeting and attendees may also attend virtually through the Zoom Platform; however, attendees will be in listen-only mode and will not have the opportunity to provide public comments virtually. For instructions on how to join the meeting virtually please visit https://oaklandfl.gov/calendar and look for information on the calendar for the specific meeting.

June 26, 2025 25-01686W

FIRST INSERTION

NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Pursuant to the Florida Statutes, notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on Monday, July 7, 2025, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida to consider the adoption of the following ordinance(s):

ORDINANCE 25-18

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.88 ± ACRES LOCATED AT 1150, 1158, 1166, 1204 AVALON ROAD, NORTH OF ROLLING ROCK WAY, SOUTH OF WEST COLONIAL DRIVE, EAST OF TUCKER OAKS BLVD AND WEST OF AVALON ROAD, INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 25-19

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.88 ± ACRES LOCATED AT 1150, 1158, 1166, 1204 AVALON ROAD, NORTH OF ROLLING ROCK WAY, SOUTH OF WEST COLONIAL DRIVE, EAST OF TUCKER OAKS BLVD AND WEST OF AVALON ROAD, FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 25-20

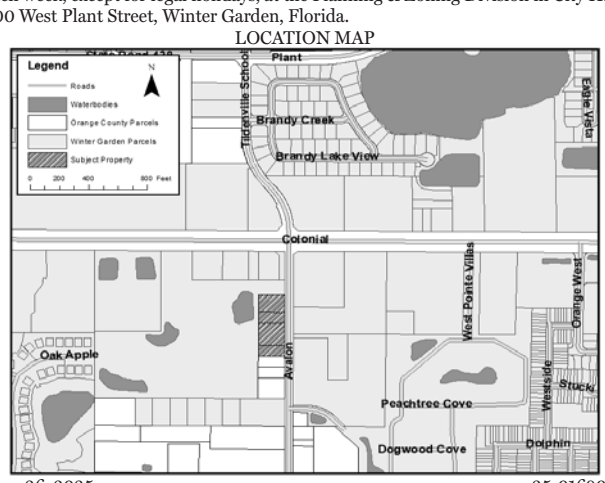
AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.88 ± ACRES LOCATED AT 1150, 1158, 1166, 1204 AVALON ROAD, NORTH OF ROLLING ROCK WAY, SOUTH OF WEST COLONIAL DRIVE, EAST OF TUCKER OAKS BLVD AND WEST OF AVALON ROAD, FROM ORANGE COUNTY A-1 CITRUS RURAL DISTRICT TO CITY C-3 PROFESSIONAL OFFICE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Following the Planning & Zoning Board meeting, the City Commission of the City of Winter Garden will hold a public hearing in the City Commission Chambers located at 300 W. Plant Street, Winter Garden, FL on Thursday, July 10, 2025, at 6:30 p.m., or as soon after as possible, to also consider the adoption of the ordinance(s).

Copies of the proposed ordinance(s) (which includes the legal description in metes and bounds of the proposed site) may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida. For more information, please call Yvonne Conatser at 407-656-4111 ext. 2227.

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

LOCATION MAP



June 26, 2025 25-01690W

FIRST INSERTION

NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Pursuant to the Florida Statutes, notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on July 7, 2025, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to consider the adoption of the following ordinance(s):

ORDINANCE 25-13

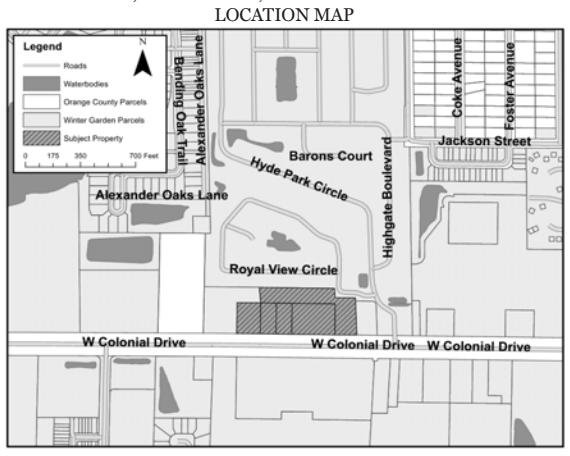
AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 4.71 ± ACRES LOCATED AT 14451, 14423, 14411, 14375, and 14345 W. COLONIAL DRIVE GENERALLY LOCATED NORTH OF W. COLONIAL DRIVE, WEST OF HYDE PARK CIRCLE, AND SOUTH OF ROYAL VIEW CIRCLE FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Following the Planning & Zoning Board meeting, the City Commission of the City of Winter Garden will hold a public hearing in the City Commission Chambers located at 300 W. Plant Street, Winter Garden, FL on July 10, 2025, at 6:30 p.m., or as soon after as possible, to also consider the adoption of the ordinance(s).

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

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

LOCATION MAP



June 26, 2025 25-01688W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE 977 EAST CROWN POINT RD. – SHOWERS OF GRACE EVANGELICAL CHRISTIAN MISSION INC. PROPERTY ANNEXATION AND REZONING FROM ORANGE COUNTY A-1 (CITRUS RURAL DISTRICT) TO CITY OF OCOEE RCE-2 (RURAL COUNTRY ESTATES)
CASE NUMBERS: AX-05-25-06 & RZ-25-05-06

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, JULY 8, 2025, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation and Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee RCE-2 (Rural Country Estates) for 977 East Crown Point Rd.- Showers of Grace Evangelical Christian Mission Inc Property. The property is assigned Parcel ID #12-22-27-0000-00-034 and consist of approximately 9.09 acres. The property is located on the east side of East Crown Point Road and approximately 0.4 miles north of Palm Drive. The applicant is seeking annexation into the City in order to connect to City water services.

If the applicant's request is approved, the annexation would incorporate the property into the City of Ocoee, and the rezoning will amend the zoning classification of the subject property from Orange County A-1 (Citrus Rural District) to City of Ocoee RCE-2 (Rural Country Estates).

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

June 26, 2025 25-01687W

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business Observer

ORANGE COUNTY

--- PUBLIC NOTICES ---

FIRST INSERTION

ORDINANCE 25-22

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING SECTION 22-26 REVISING THE DEFINITION OF "SOLICITOR"; AMENDING SECTION 22-27 PROHIBITING CERTAIN ACTIONS OF SOLICITORS, AGENTS, OR PEDDLERS; AMENDING SECTION 22-30 GOVERNING REQUIREMENTS AND PROCEDURES FOR SOLICITOR PERMITS; AMENDING SECTION 22-34 RELATING TO EXEMPTIONS FROM SOLICITATION PERMITTING REQUIREMENTS FOR NONPROFIT ENTITIES; CREATING SECTION 22-35 ESTABLISHING A PROCEDURE FOR RESIDENTS TO OPT OUT OF SOLICITATIONS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City has the authority under the City Charter, Section 2(b), Article VIII of the State Constitution, and Section 166.021(1), Florida Statutes, to exercise any power for municipal purposes except where expressly prohibited by law; and

WHEREAS, the City has a significant government interest in maintaining public safety, including managing pedestrian and vehicle traffic in the City's sidewalks and other rights-of-way; and

WHEREAS, the City find it necessary to prohibit solicitation or peddling of goods, wares, or merchandise in public rights-of-way which can create clear hazards to pedestrian and vehicle traffic as well as a public nuisance to passersby; and

WHEREAS, the City finds it necessary to restrict permitted solicitors, agents, and vendors to individuals over the age of 18 in the interest of public safety and welfare; and

WHEREAS, the City finds it necessary to require nonprofit entities to abide by the same regulations regarding solicitation as for-profit entities while acknowledging that nonprofits should be exempt from payment of permit fees; and

WHEREAS, the City finds that it would be of public benefit to create of a No Solicitation List which would allow residents to opt out of having solicitors and peddlers come onto the residential properties on the list; and

WHEREAS, the City Commission of the City of Winter Garden finds that this Ordinance is in the interests of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Winter Garden, Florida, that:

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. City Code Amendment. Sec. 22-26 of the City Code of Ordinances is hereby amended as follows (words that are stricken out are deletions; words that are underlined are additions):

Sec. 22-26. Definitions.

***

Solicitor means any agent or peddler who is otherwise permitted to do business in the city, whether or not such agent or peddler is engaged in interstate commerce; and shall include all servicemen or repairmen who engage in any activity as an agent or peddler, as defined in this section. "Solicitor" shall include persons asking for cash donations or other charitable contributions of any kind, as well as persons engaged in soliciting information door-to-door to conduct polls, surveys and similar activities for a commercial purpose, but shall not include religious or political canvassing during which donations are not sought, funds are not solicited, or products are not sought to be sold.

***

SECTION 3. City Code Amendment. Sec. 22-27 of the City Code of Ordinances is hereby amended as follows (words that are stricken out are deletions; words that are underlined are additions):

Sec. 22-27. Prohibitions.

It is unlawful for any individual solicitor, agent or peddler to:

(1) Enter the premises of a private residence, gated community or business establishment for the purpose of selling or soliciting orders for goods, wares or merchandise, personal services or information when a sign stating "no solicitors" is posted.

(2) Remain upon any premises after the owner or occupant requests the solicitor to depart.

(3) Conduct business before 9:00 a.m. and after 9:00 p.m. and on Sundays at any time.

(4) Approach back or rear doors or the sides or rear of residential premises.

(5) Conduct any business within the public rights-of-way within the municipal limits of the city. This prohibition includes soliciting orders for the sale of any goods, wares, or merchandise on foot or from a vehicle, whether motorized or not. Vehicles used to conduct business in violation of this subject may be subject to towing and impoundment.

SECTION 4. City Code Amendment. Sec. 22-30 of the City Code of Ordinances is hereby amended as follows (words that are stricken out are deletions; words that are underlined are additions):

Sec. 22-30. Solicitor permit.

(a) In addition to the business tax receipts required by section 66-104, every agent, peddler, and solicitor, as defined in section 22-26, shall obtain from the city a written solicitor permit authorizing such person to conduct business within the city.

(b) Any person desiring to secure a solicitor permit required by this section shall first make written application to the city on forms provided by the city, and such application shall state at least the following:

(1) The name and current address of the applicant.

(2) The name and address of the person by whom such applicant is employed or who such applicant represents.

(3) The length of time the applicant has been so employed.

(4) The place of residence and nature of employment of the applicant during the preceding year.

(5) The nature and character of the goods, wares, merchandise or services to be offered by the applicant.

(6) The personal description of the applicant.

(c) Such application shall be also accompanied by credentials and other personal references and identification as may be reasonably required by the city commission, including, but not limited to, copies of a valid driver's license for the applicant or other similar form of photographic identification.

(d) If, upon an investigation reasonably made, the city ascertains and determines that the applicant for a permit required by this section has submitted a complete, correct and signed application and proposes to engage in a lawful, commercial or professional enterprise, the city shall issue the permit. Such permit shall be carried at all times by the person to whom such permit is issued when soliciting or peddling within the city and shall be exhibited by any such person whenever requested by any police officer or any person solicited.

(e) No solicitor permit shall be granted to an individual who is under the age of 18 at the time of application.

(f) Solicitor permits are not assignable or transferable. Any individual participating in an organized effort to solicit or peddle goods, wares, or merchandise or solicit charitable donations must obtain his or her own solicitor permit.

SECTION 5. City Code Amendment. Sec. 22-34 of the City Code of Ordinances is hereby amended as follows (words that are stricken out are deletions; words that are underlined are additions):

Sec. 22-34. Nonprofit permit fee exemption.

Upon presentation of sufficient proof of charitable or benevolent intent and nonprofit status to the city manager or his/her designee, a charitable, benevolent, fraternal, educational, religious, or other similar nonprofit organization or association may apply for and receive a waiver of payment of from the permitting fee. requirements contained in this article, provided that such organization or association agrees to conduct its activities in a safe and lawful manner. If granted, such waiver shall be effective only as to the grantee, its volunteers, and its direct employees, and shall not be extended to any independent contractors or for-profit entities hired, paid, or retained by the grantee. The permit requirements of this article shall otherwise apply to all nonprofit entities and any individuals, whether volunteers, employees, or contractors, soliciting orders for the sale of any goods, wares, or merchandise or soliciting charitable contributions of any kind on behalf of such entities. Once issued, a waiver shall be valid for a period of one year and may be renewed upon application. A waiver issued pursuant to this subsection shall not be construed to excuse or authorize otherwise unlawful conduct such as the conduct of vending or solicitation operations on properties without the consent of the owner or lessee of such property, trespass, disturbances of the peace, fraud, or the failure to observe and abide by any other applicable ordinance, law, or statute. The city shall be authorized to charge a nominal processing fee in conjunction with any applications submitted pursuant to this section.

SECTION 6. City Code Amendment. Sec. 22-35 of the City Code of Ordinances, currently reserved, is hereby created as follows (words that are stricken out are deletions; words that are underlined are additions):

Sec. 22-35. The No Solicitations List.

(a) Any resident of the City of Winter Garden or owner of commercial property within the municipal limits of the city, may file with the Winter Garden Police Department, on a form provided by the city, a written request that no agent, peddler, or solicitor shall come upon the property of the resident or commercial property owner to solicit orders for the sale of any goods, wares, or merchandise or to solicit charitable contributions of any kind. The form shall include an option for the resident or commercial property owner to indicate that they have no objection to charitable solicitations at the listed residential or commercial property. Upon filing of the form, the property location shall be added to the No Solicitations List to be maintained by the Police Department. The No Solicitations List must clearly identify each residential or commercial property for which a form has been submitted and identify those properties where the resident or commercial property owner has authorized charitable solicitations.

(b) The Winter Garden Police Department shall maintain a No Solicitations List, to be derived from the forms filed with the Police Department pursuant to subsection (a), of all property locations within the city at which solicitations and peddling are prohibited. The No Solicitations List shall clearly identify those locations at which charitable solicitations have been authorized by the residents or commercial property owners. A copy of the list containing all of the property locations at which solicitations and peddling are prohibited shall be delivered to all persons holding a solicitor permit at such time as such persons obtain their solicitor permit per section 22-30. The list shall also be made available via the city's website.

(c) No person shall solicit orders for the sale of any goods, wares, or merchandise or solicit charitable contributions of any kind from any person at any residence or commercial property located on any property which is on the current No Solicitations List, except for the solicitation of charitable contributions at locations on the No Solicitations List where such charitable solicitations have been authorized by the resident or commercial property owner.

Secs. 22-3622-34—22-60. Reserved.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 9. Codification. Sections 2 through 5 of this Ordinance shall be incorporated into the Winter Garden City Code. Any section, paragraph number, subsection number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance or City Code may be freely made.

SECTION 10. Effective date. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Garden, Florida.

FIRST READING: _____.

SECOND READING: _____.

ADOPTED this ____ day of _____, _____, by the City Commission of the City of Winter Garden, Florida.

CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA

John Rees, Mayor/Commissioner

ATTEST:

_____

Angela Grimmage, City Clerk

June 26, 2025 25-01689W

FIRST INSERTION

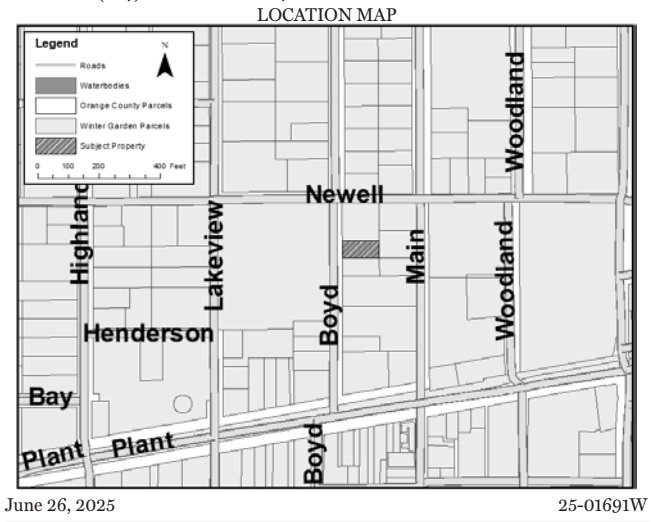
NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on July 7, 2025, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance request to Winter Garden Code of Ordinance Section 98-192. (6)a.-i.(2) and (6)c. for the property located at 99 N Boyd Street in the Historic Downtown District. If approved, this variance will allow a 10 foot rear yard setback in lieu of the required 25 foot rear yard setback for a new single-family residential structure and allow the garage to be attached to said structure in lieu of a required detached garage.

Copies of the proposed request may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

Any and all support or objections will be heard at this time. If no valid objections are presented to the contrary, consideration will be given for granting this request. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. For more information, please call Yvonne Conatser at (407) 656-4111 ext. 2227.

LOCATION MAP



June 26, 2025 25-01691W

FIRST INSERTION

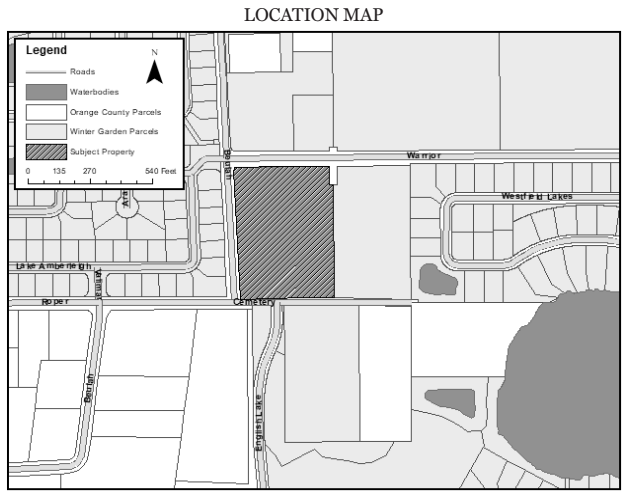
NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on Monday, July 7, 2025, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review a Special Exception Permit request for a property located at 305 Beulah Road, Winter Garden, Florida. If approved, this Special Exception Permit will allow an increase in student capacity from 60 students to 90 students at the Winter Garden Christian Academy operating in the Faith Family Community Church.

Copies of the proposed request may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

Any and all support or objections will be heard at this time. If no valid objections are presented to the contrary, consideration will be given for granting this request. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. For more information, please call Yvonne Conatser at (407) 656-4111 ext. 2227.

LOCATION MAP



June 26, 2025 25-01693W

FIRST INSERTION

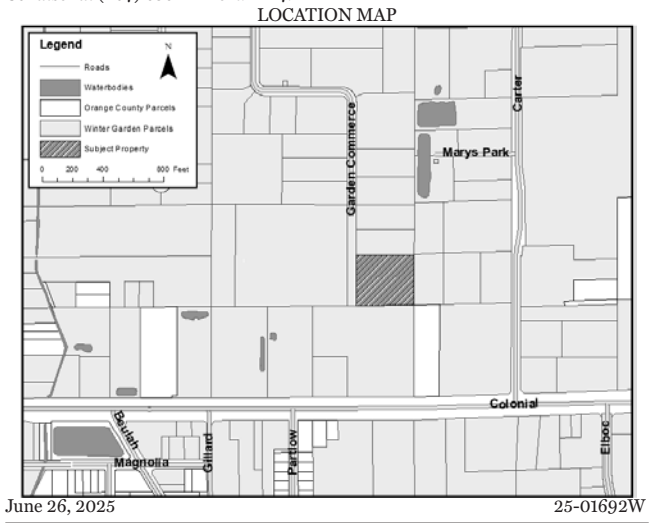
NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on Monday, July 7, 2025, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review a Special Exception Permit request for a property located at 761 Garden Commerce Parkway, Winter Garden, Florida. If approved, this Special Exception Permit will allow a dog boarding facility with dog daycare and dog grooming services on the Winter Garden Commerce Center Planned Industrial Development (PID) zoned property.

Copies of the proposed request may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

Any and all support or objections will be heard at this time. If no valid objections are presented to the contrary, consideration will be given for granting this request. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. For more information, please call Yvonne Conatser at (407) 656-4111 ext. 2227.

LOCATION MAP



June 26, 2025 25-01692W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2025-CA-003569-O

MCLP ASSET COMPANY, INC., 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 ROBERT HALSEY, 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 Robert Halsey, Deceased
Last Known Residence: Unknown

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

LOT 2, DUNBRIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 15 -16, 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 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 7/29/2025, 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 JUNE 14, 2025

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

1333-230B
Ref# 11674
June 26; July 3, 2025 25-01662W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
Case no.: 2025 CA 002821 O

WESLEY T. DUNAWAY, ESQ., Personal Representative of the Estate of CHARLES LEE KLEIN, Deceased, Plaintiff, v.
DAVID G. BIRCH II, Administrator of the Estate of AMY E. STINSON, Deceased; and CHRISTOPHER L. JACOBS, Defendants.

TO: CHRISTOPHER L. JACOBS, and all parties claiming an interest:

YOU ARE HEREBY NOTIFIED that an action has been commenced against you by the Plaintiff for declaratory judgment, unlawful detainer and seeking to quiet title of the following described real property in Orange County, Florida:

LOT 12, Block A, DAETWYLER SHORES, First Addition, Town of Belle Isle, according to the plat thereof as recorded in Plat Book U, Page 107, Public Records of Orange County, Florida.

Physical Address: 3213 Flowertree Rd., Belle Isle, Orlando, Florida, 32812

Property Appraiser's Parcel ID no.: 29-23-30-1880-01-120

This action has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorney, Wesley T. Dunaway, Esq., Kovar Law Group, 111 N. Orange Ave., Ste. 800, Orlando, FL 32801 no later than 8/7/2025 and to file the original with the Orange County Clerk of the Court, 425 N. Orange Ave., Orlando, Florida 32801, either before service on the Plaintiff's attorney or immediately thereafter otherwise a default will be entered against you for the relief demanded in the Complaint.

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
By /s/ Nancy Garcia, 6.23.2025
Deputy Clerk

June 26; July 3, 10, 17, 2025
25-01705W

ORANGE COUNTY

--- ESTATE / SALE / ACTION ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001410-O
IN RE: ESTATE OF DAVID T. SAYERS II a/k/a DAVID THOMAS SAYERS II, Deceased.

The administration of the estate of David T. Sayers II a/k/a David Thomas Sayers II, deceased, whose date of death was March 25, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, 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.

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 26, 2025.

Personal Representative:
Suzanne Elizabeth Gluhareff
14975 Faversham Circle
Orlando, Florida 32826
FAMILY FIRST FIRM
Counsel for Personal Representative
/s/ Joseph K. Fabbi
Ryan Saboff, Esquire
Florida Bar Number: 1010852
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
Joseph K. Fabbi, Esquire
Florida Bar Number: 1022503
1030 W. Canton Ave., Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail:
ryan.saboff@fff.law
E-Mail:
rebekah.davis@familyfirstfirm.com
E-Mail:
joe.fabbi@familyfirstfirm.com
Secondary E-Mail:
probate@familyfirstfirm.com
June 26; July 3, 2025 25-01680W

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2023-CA-002395-O
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LBTIKI SERIES V TRUST, Plaintiff, v.
FRANSANTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 12, 2025 and entered in Case No. 2023-CA-002395-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein FRANSANTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., are the Defendants. The Clerk of the Court, TIFFANY MOORE RUSSELL, will sell to the highest bidder for cash at https://myorangeclerk.realforeclose.com on July 23, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 243 OF WATERMARK PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE(S) 42-43, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

and commonly known as: 14519 CRESTED PLUME DRIVE, WINTER GARDEN, FL 34787 (the "Property").

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

"IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN A COURT PROCEEDING OR EVENT, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: IN ORANGE COUNTY, ADA COORDINATOR, HUMAN RESOURCES, ORANGE COUNTY COURTHOUSE, 425 N. ORANGE AVENUE, SUITE 510, ORLANDO, FLORIDA, (407) 836-2303, FAX: 407-836-2204; AND IN OSCEOLA COUNTY: ADA COORDINATOR, COURT ADMINISTRATION, OSCEOLA COUNTY COURTHOUSE, 2 COURTHOUSE SQUARE, SUITE 6300, KISSIMMEE, FL 34741, (407) 742-2417, FAX 407-835-5079 AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING NOTIFICATION IF THE TIME BEFORE THE SCHEDULED COURT APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711 TO REACH THE TELECOMMUNICATIONS RELAY SERVICE." .

By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
June 26; July 3, 2025 25-01667W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002437 #36
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs.
HASANAIN et.al., Defendant(s).
NOTICE OF ACTION
Count II

To: ELIZABETH EILEEN VINCENT-CULLEN and PATRICK BRENDAN CULLEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATRICK BRENDAN CULLEN and all parties claiming interest by, though, under or against Defendant(s) ELIZABETH EILEEN VINCENT-CULLEN and PATRICK BRENDAN CULLEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATRICK BRENDAN CULLEN and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
12/003642
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 a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

June 4th, 2025
TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01649W

Q&A

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

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

Rarely do consumers specifically search online for public notices.

Q Who benefits from legal notices?

A You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q What is a public notice?

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

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

Q How much do legal notices cost?

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

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

Q Are there different types of legal notices?

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

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

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

LV18237_V39

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

ORANGE COUNTY

--- ESTATE / SALE / ACTION ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-007597-O
WELLS FARGO BANK, N.A
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF BRADLEY N NYE, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ETHEL THORNTON; GOODLEAP, LLC F/K/A LOANPAL, LLC
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 17, 2025, in this cause, in the Circuit Court of Orange County, Florida, the office of Tiffany Moore Russell, Clerk of the Circuit Court, shall sell the property situated in Orange County, Florida, described as:

LOTS 22, 23 AND 24, BLOCK B, OAK PARK MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 115, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
a/k/a 1471 PEACH ST, APOPKA, FL 32703-8216

at public sale, to the highest and best bidder, for cash, online at www.myorangeclerk.realforeclose.com, on July 14, 2025 beginning at 11:00 AM.

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

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 at St. Petersburg, Florida this 18 day of June, 2025

By: /s/ Andrew L. Fivecoat, Esq.
FL Bar: # 122068
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
1000010365
June 26; July 3, 2025 25-01666W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2025-CA-004846-O
PHH MORTGAGE CORPORATION,
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 BARBARA BEY, 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 Barbara Bey, Deceased
Last Known Residence: Unknown

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

LOT 22, CLARION OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 123 AND 124, 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 ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 8/4/2025, 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 JUNE 20, 2025

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

1395-1417B
Ref# 11647
June 26; July 3, 2025 25-01675W

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-001896-O
UNIVERSITY SUN ESTATES 2 and 3, LLC, a Florida limited liability company
Plaintiff, vs.
TAMMIE KALLO; et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Order Granting Plaintiff's Motion to Schedule Auction Sale dated June 18, 2025, entered in Civil Case No. 2024-CA-001896-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein UNIVERSITY SUN ESTATES 2 and 3, LLC, a Florida limited liability company, is Plaintiff and TAMMIE KALLO; et al., are Defendant(s). The Clerk, Tiffany Moore Russell, of the Circuit Court will sell to the highest bidder for cash, online at www.myorangeclerk.realforeclose.com on July 14, 2025, at 11:00 A.M. o'clock a.m., on the following described property, to wit:

Single Wide Mobile Home, located at 338 Holiday Acres Drive, Orlando, Florida 32833, Lot 338
VIN#: Uknown; Title#: Uknown; Year: Uknown; Make: Uknown; Color: White; Body: HS

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

DATED this 20th day of June, 2025.

BY: /s/ Christian Savio
CHRISTIAN SAVIO, ESQ.
FLORIDA BAR NO. 84649
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 305W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mls-pa.com
June 26; July 3, 2025 25-01669W

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2023-CA-015185-O
UNIVERSITY SUN ESTATES 2 and 3, LLC, a Florida limited liability company
Plaintiff, vs.
BRIAN LARRY SEMON; et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Order Granting Plaintiff's Motion to Schedule Auction Sale dated June 18, 2025, entered in Civil Case No. 2023-CA-015185-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein UNIVERSITY SUN ESTATES 2 and 3, LLC, a Florida limited liability company, is Plaintiff and BRIAN LARRY SEMON; et al., are Defendant(s). The Clerk, Tiffany Moore Russell, of the Circuit Court will sell to the highest bidder for cash, online at www.myorangeclerk.realforeclose.com on July 14, 2025, at 11:00 A.M. o'clock a.m., on the following described property as set forth in said Order, to wit:

VIN# FLFLJ70A16352SE; Title #47890829; Year 1989; Make: Uknown; Color: Green; Body: HS (the "Mobile Home")

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

DATED this 19th day of June, 2025.

BY: /s/ Christian Savio
CHRISTIAN SAVIO, ESQ.
FLORIDA BAR NO. 84649
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 305W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mls-pa.com
June 26; July 3, 2025 25-01668W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001564-O
IN RE: ESTATE OF CYNTHIA CHUNG
Deceased.

The administration of the Estate of Cynthia Chung, deceased, whose date of death was August 4, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave, Suite 355, Orlando, FL 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 26, 2025.

Personal Representative:
Dale Alexander Hunte
111 Park Ave.
London, United Kingdom E6 2PY
Attorney for Personal Representative:
Cyrus Malhotra, Esq.
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail: filings@FLprobatesolutions.com
Secondary E-Mail:
cortney@FLprobatesolutions.com
June 26; July 3, 2025 25-01673W

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024CC000613
WESTMOOR HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
BOUDHRAJ SINGH, et al.,
Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated June 18, 2025, in Case No.: 2024CC000613 of the County Court in and for Orange County, Florida, wherein WESTMOOR HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and BOUDHRAJ SINGH, et al., is the Defendant. 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.myorangeclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on September 17, 2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 155, WESTMOOR PHASE IV-A, according to the Plat thereof as recorded in Plat Book 15, Pages 109 and 110 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 20, 2025

By: /s/ Carlos Arias
Carlos Arias, Esquire
Florida Bar No.: 820911
ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
June 26; July 3, 2025 25-01664W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-002031-O
IN RE: ESTATE OF KATO YVETTE BUNCH KEETON
Deceased.

The administration of the estate of KATO YVETTE BUNCH KEETON, deceased, whose date of death was March 14, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Ste 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 26, 2025.

/s/ Lisa Yvette Keeton
Personal Representative
2194 Yorville Ct.
Ocoee, FL 34761
/s/ Donald Gervase
Attorney for Personal Representative
Florida Bar No. 95584
Provision Law PLLC
310 S. Dillard St. Ste 140
Winter Garden, FL 34787
Telephone: 407-287-6767
Email: dgervase@provisionlaw.com
June 26; July 3, 2025 25-01674W

FIRST INSERTION

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

To: FATIH MEHMET KIRMIZCI and ASLIHAN GOKCE

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

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

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

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

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

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Brian Williams
4/16/25
Deputy Clerk
Civil Division
425 N Orange Ave
Orlando, FL 32801
June 26; July 3, 2025 25-01660W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002438 #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BOTHAM et.al.,
Defendant(s).
NOTICE OF ACTION
Count IV

To: ANDREA FRANCO VELARDE and MAURICIO GONZALO FERRUFINO TIRAO and all parties claiming interest by, though, under or against Defendant(s) ANDREA FRANCO VELARDE and MAURICIO GONZALO FERRUFINO TIRAO and all parties having or claiming to have any right, title or interest in the property herein described.

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

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

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

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

June 4, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Stan Green
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01642W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000624-O
IN RE: ESTATE OF LYNN GRACE OWENS,
Deceased.

The administration of the estate of LYNN GRACE OWENS, Deceased, whose date of death was August 19, 2024, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N Orange Ave #340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this notice is June 26, 2025.

JONATHAN BROOKS,
Personal Representative
Attorney to Personal Representative:
Scott R. Bugay, Esquire
290 NW 165 Street, Suite P-600
Miami FL 33169
(305) 956-9040
(305) 945-2905 (Facsimile)
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
June 26; July 3, 225 25-01671W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY FLORIDA
CASE NO.: 2025-CP-001828-O
DIVISION: Probate
IN RE: ESTATE OF FRANCIS PAUL FABIJANIC
Deceased.

The administration of the estate of Francis Paul Fabijanic, deceased, whose date of death was April 11, 2025, is pending in the Ninth Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is June 26, 2025.

Personal Representative:
Charles Fabijanic
Joanna J. Payette, Esq.
Attorney for Charles Fabijanic
Florida Bar Number: 1048864
Orange Blossom Law PLLC
1133 Louisiana Avenue,
Suite 116
Winter Park, FL 32789
Telephone: (407) 748-4887
E-Mail:
joanna@orangeblossomlaw.com
Secondary E-Mail:
info@orangeblossomlaw.com
June 26; July 3, 2025 25-01681W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001491-O
IN RE: ESTATE OF FRANK HAXEL A/K/A FRANCIS HAXEL
Deceased.

The administration of the estate of Frank Haxel a/k/a Francis Haxel, deceased, whose date of death was February 21, 2025, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 325 N. Orange Ave., room 355, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 26, 2025.

Personal Representative:
Lisa McCormick
1576 Copperfield Circle
Tallahassee, Florida 32312
Attorney for Personal Representative:
Kristen M. Jackson, Attorney
Florida Bar Number: 394114
JACKSON LAW PA
5401 S KIRKMAN RD, Ste 310
ORLANDO, FL 32819
Telephone: (407) 363-9020
Fax: (407) 363-9558
E-Mail: kjackson@jacksonlawpa.com
Secondary E-Mail:
tengberg@jacksonlawpa.com
June 26; July 3, 2025 25-01672W

ORANGE COUNTY

--- SALES / ACTIONS ---

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-006854-O
HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-2,
Plaintiff, vs.
JULIE A. NICHOLS AND JACKIE M. NICHOLS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 18, 2025, and entered in 2024-CA-006854-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-2 is the Plaintiff and JULIE A. NICHOLS A/K/A JULIE NICHOLS; UNKNOWN SPOUSE OF JULIE A. NICHOLS A/K/A JULIE NICHOLS; ORANGE COUNTY, FLORIDA, are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on July 17, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 2 & 3, BLOCK B, ROCK SPRINGS HOMESITES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK S, PAGE 12, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 4611 ANTON AVE, APOPKA, FL 32712

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

IMPORTANT

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

Dated this 20 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
24-217077 - RaO
June 26; July 3, 2025 25-01679W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025-CA-001411-O
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF FIDELITY & GUARANTY LIFE MORTGAGE TRUST 2018-1,
Plaintiff, vs.
JX INVESTMENT GROUP LLC; JAMIE RICHARD; UNKNOWN TENANT #1; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TIFFANY MOORE RUSSELL as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com at, 11:00 AM on the 18 day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK F, PINE HILLS SUBDIVISION NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK S, PAGE 43, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1000 SAN DOMINGO RD, ORLANDO, FL 32808

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 20 day of June 2025.

By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Florida Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
P.O. Box 5026
Coral Springs, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-04108
June 26; July 3, 2025 25-01677W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002439 #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
PARSON et.al.,
Defendant(s).

NOTICE OF ACTION
Count I

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

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

WEEK/UNIT:
STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 40000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

June 4th, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Nancy Garcia, 6.4.2025
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01652W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002439 #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
PARSON et.al.,
Defendant(s).

NOTICE OF ACTION
Count IX

To: NATTAWAT WIROTWRANUN A/K/A SANTIPAB P. and THANWNAN WIROTWRANUN and all parties claiming interest by, though, under or against Defendant(s) NATTAWAT WIROTWRANUN A/K/A SANTIPAB P. and THANWNAN WIROTWRANUN and all parties having or claiming to have any right, title or interest in the property herein described.

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 30000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

June 4th, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Nancy Garcia, 6.4.2025
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01659W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002438 #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BOTHAM et.al.,
Defendant(s).

NOTICE OF ACTION
Count II

To: SHEENA G. BROWN and JASON PHILIP BROWN and all parties claiming interest by, though, under or against Defendant(s) SHEENA G. BROWN and JASON PHILIP BROWN and all parties having or claiming to have any right, title or interest in the property herein described.

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

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

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

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

June 4, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Stan Green
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01641W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002437 #36
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HASANAIN et.al.,
Defendant(s).

NOTICE OF ACTION
Count III

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

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

WEEK/UNIT:
11/087568
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 a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

June 4th, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01650W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002439 #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
PARSON et.al.,
Defendant(s).

NOTICE OF ACTION
Count III

To: ELENA ZORAIDA TAPIA EGOAVIL and PERCY CRUZ ROSALES and all parties claiming interest by, though, under or against Defendant(s) ELENA ZORAIDA TAPIA EGOAVIL and PERCY CRUZ ROSALES and all parties having or claiming to have any right, title or interest in the property herein described.

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

WEEK/UNIT:
STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 60000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

June 4th, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Nancy Garcia, 6.4.2025
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01654W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002439 #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
PARSON et.al.,
Defendant(s).

NOTICE OF ACTION
Count II

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

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

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

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

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

June 4th, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Nancy Garcia, 6.4.2025
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01653W

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2022-CA-005555-O
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
YVONNE SMITH; STEVEN SMITH; ROCK SPRINGS RIDGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 25, 2025 and an Order Resetting Sale dated May 27, 2025 and entered in Case No. 2022-CA-005555-O of the Circuit Court in and for Orange County, Florida, wherein Lakeview Loan Servicing, LLC is Plaintiff and YVONNE SMITH; STEVEN SMITH; ROCK SPRINGS RIDGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.myorangeclerk.realforeclose.com, 11:00 A.M., on July 15, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit::

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

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

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED June 16, 2025.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700

Diaz Anselmo Lindberg P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
6706-184222 / TM1
June 26; July 3, 2025 25-01665W

ORANGE COUNTY

--- SALES / ACTIONS ---

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2018-CA-005603-O
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2007-1,
Plaintiff, vs.
BERNADINE PIERRE; SIONNIS PIERRE; MOSS PARK RIDGE HOMEOWNERS ASSOCIATION, INC.; EQUITY RESOURCES, INC., AN OHIO CORPORATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated June 4, 2019, and entered in Case No. 2018-CA-005603-O of the Circuit Court of the 9TH Judicial Circuit in and for Orange County, Florida, wherein HSBC Bank USA, National Association as trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-1, is Plaintiff and Bernadine Pierre; Sionnis Pierre; Moss Park Ridge Homeowners Association, Inc.; Equity Resources, Inc., an Ohio Corporation; Unknown Tenant #1; Unknown Tenant #2, are Defendants, the Office of the Clerk, Orange County Clerk of the Court will sell via online auction at www.myorangeclerk.realforeclose.com at 11:00 a.m. on the 23rd day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 122, MOSS PARK RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGES 83 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 9038 Dry Creek Lane, Orlando, Florida 32832

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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: 6/8/25

By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 18-400238
June 26; July 3, 2025 25-01670W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002437 #36
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HASANAIN et.al.,
Defendant(s).
NOTICE OF ACTION
Count V

To: LUCIA E MARTINEZ and ESTANISLADO PICENO SOTO and all parties claiming interest by, though, under or against Defendant(s) LUCIA E MARTINEZ and ESTANISLADO PICENO SOTO and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
29/003771
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 a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

June 4th, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01651W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002437 #36
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HASANAIN et.al.,
Defendant(s).
NOTICE OF ACTION
Count X

To: ABDULRAHMAN S. A. HASANAIN and ZAKERA A MIRZA and all parties claiming interest by, though, under or against Defendant(s) ABDULRAHMAN S. A. HASANAIN and ZAKERA A MIRZA and all parties having or claiming to have any right, title or interest in the property herein described:

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

WEEK/UNIT:
30/086247
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 a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

June 4, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Stan Green
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01648W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002438 #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BOTHAM et.al.,
Defendant(s).
NOTICE OF ACTION
Count VII

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

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 240000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

June 4, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Stan Green
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01645W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002438 #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BOTHAM et.al.,
Defendant(s).
NOTICE OF ACTION
Count V

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

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 30000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

June 4, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Stan Green
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01643W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002439 #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
PARSON et.al.,
Defendant(s).
NOTICE OF ACTION
Count V

To: FRANCISCO JAVIER TREJO SCHLOEGL and ILEANA ZARATE DE TREJO and all parties claiming interest by, though, under or against Defendant(s) FRANCISCO JAVIER TREJO SCHLOEGL and ILEANA ZARATE DE TREJO and all parties having or claiming to have any right, title or interest in the property herein described.

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

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

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

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

June 4th, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Nancy Garcia, 6.4.2025
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01656W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002438 #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BOTHAM et.al.,
Defendant(s).
NOTICE OF ACTION
Count VIII

To: BEVERLEY EARLE MOUNTCASTLE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BEVERLEY EARLE MOUNTCASTLE and all parties claiming interest by, though, under or against Defendant(s) BEVERLEY EARLE MOUNTCASTLE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BEVERLEY EARLE MOUNTCASTLE 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:

SIGNATURE Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 320000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

June 4, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Stan Green
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01646W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002439 #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
PARSON et.al.,
Defendant(s).
NOTICE OF ACTION
Count VI

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

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

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

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

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

June 4th, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Nancy Garcia, 6.4.2025
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01657W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002439 #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
PARSON et.al.,
Defendant(s).
NOTICE OF ACTION
Count IV

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

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

WEEK/UNIT:
STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 35000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

June 4th, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Nancy Garcia, 6.4.2025
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
June 26; July 3, 2025 25-01655W

ORANGE COUNTY

--- SALES / ACTIONS ---

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002438 #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BOTHAM et.al.,
Defendant(s).

NOTICE OF ACTION
Count VI

To: WILLIAM R. HENKEL and AMANDA C. GLENN and JUDITH L. HENKEL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JUDITH L. HENKEL and all parties claiming interest by, though, under or against Defendant(s) WILLIAM R. HENKEL and AMANDA C. GLENN and JUDITH L. HENKEL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JUDITH L. HENKEL and all parties having or claiming to have any right, title or interest in the property herein described.

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 30000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust")All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

June 4, 2025

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

June 26; July 3, 2025 25-01644W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002438 #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BOTHAM et.al.,
Defendant(s).

NOTICE OF ACTION
Count X

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

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

STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 70000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida ("Memorandum of Trust") All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein.

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

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

June 4, 2025

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

June 26; July 3, 2025 25-01647W

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2025-CA-002439 #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
PARSON et.al.,
Defendant(s).

NOTICE OF ACTION
Count VII

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

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

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

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

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

June 4th, 2025

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
/s/ Nancy Garcia, 6.4.2025
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

June 26; July 3, 2025 25-01658W

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-003286-O
DITECH FINANCIAL LLC,
Plaintiff, vs.
JOYCE STOERMER AND ROBERT STOERMER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 16, 2019, and entered in 2019-CA-003286-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein DITECH FINANCIAL LLC is the Plaintiff and JOYCE STOERMER; ROBERT STOERMER; FORD MOTOR CREDIT COMPANY LLC DBA LINCOLN AUTOMOTIVE FINANCIAL SERVICES; POWER ROOFING & CONSTRUCTION LLC; BRYN MAWR HOMEOWNERS ASSOCIATION UNIT #4. INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on July 16, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 605, SKY LAKE SOUTH LOT 67, BRYN MAWR UNIT 4 PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 138 AND 139, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Property Address: 3580 MARSTON DR, ORLANDO, FL 32812

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

IMPORTANT

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

Dated this 20 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
19-246971 - NaC

June 26; July 3, 2025 25-01678W

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-005299-O #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
VENLET ET AL.,
Defendant(s).

COUNT	DEFENDANTS	WEEK/UNIT
I	DELORES MAE VENLET JOHN ARTHUR VENLET AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN ARTHUR VENLET	40 EVEN/005246

Notice is hereby given that on 7/21/25 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

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

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

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2024-CA-005299-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 18th 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 26; July 3, 2025 25-01661W

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-009203 #40
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BLOJ ET AL.,
Defendant(s).

COUNT	DEFENDANTS	WEEK/UNIT
I	VALERIU BLOJ IBOJKA-ANNA BLOJ	STANDARD / 50000/ 6792392
II	ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ANTHONY C. CILIBERTO	STANDARD / 50000/ 6806212
III	ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GREGORY JOHN FLEMING ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROSETTA MARIE FLEMING	STANDARD / 100000/ 6833412
IV	TERRI-LYNN SCHIEFER	STANDARD / 30000/ 6782062
V	SUSANA SMITH JAMES ANDREW BOYES	STANDARD / 300000/ 6793369

Notice is hereby given that on 7/28/25 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

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, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official 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-009203 #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 24th 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 26; July 3, 2025 25-01706W

FIRST INSERTION

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

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

Notice is hereby given that on July 28, 2025 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

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

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

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

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

DATED this 23rd 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 26; July 3, 2025 25-01676W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2022-CA-009965-O
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-14,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; LUZANNE JOACHIN A/K/A LUZZANNE JOACHIN; WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY; TIDEWATER FINANCE COMPANY; HIAWASSEE OAKS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOHN DOE; MARC ANTOINE JOACHIN A/K/A MARK JOACHIN; WILKINSON JOACHIN; WATSON JOACHIN; ROBINSON JOACHIN; JUDITH JOACHIN; JULIENSON JOACHIN; JULIENNE JOACHIN; ANSON JOACHIN; DYAMOND JOACHIN; 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. 2022-CA-009965-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-14 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; LUZANNE JOACHIN A/K/A LUZZANNE JOACHIN; WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY; TIDEWATER FINANCE COMPANY; HIAWASSEE OAKS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOHN DOE; MARC ANTOINE JOACHIN A/K/A MARK JOACHIN; WILKINSON JOACHIN; WATSON JOACHIN; ROBINSON JOACHIN; JUDITH JOACHIN; JULIENSON JOACHIN; JULIENNE JOACHIN; ANSON JOACHIN; DYAMOND JOACHIN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on June 18, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 39, HIAWASSEE OAKS, ACCORDING TO MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 9, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA..

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

IMPORTANT

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

Dated this 19th day of June, 2025.

Digitally Signed by Zachary Ullman
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com

ALDRIDGE | PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.,
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
1092-12099B

June 26; July 3, 2025 25-01663W

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/11/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 SCHU mobile home bearing vehicle identification number S176779A and S176779B and all personal items located inside the mobile home. Last Tenant: Jeffrey John Weiss, The Estate of Jeffrey John Weiss, Unknown Beneficiaries, Heirs, Successors, and Assigns of Jeffrey John Weiss, Unknown Party or Parties In Possession, and Brooke Ann Weiss, as possible Heir. Sale to be held at: Gulfstream Harbor, 4505 Old Goldenrod Road, Orlando, Florida 32822, 407-965-2836.

June 19, 26, 2025 25-01623W

SECOND INSERTION

NOTICE OF SALE

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

CASE NO.: 2021-CC-005921-O

PALM COVE HOMES, LLC, d/b/a Riverside Mobile Home Community,

Plaintiff, vs.

PETER SOLTZS & DARRELL E. PUTNEY,

Defendants.

Notice is hereby given that, pursuant to the Amended Default Final Judgment entered in this cause on June 9, 2025, in the County Court of Orange County, Tiffany Moore Russell, Orange County Clerk of the Court, will sell the property situated in Orange County, Florida, described as:

That certain 1974 JAMI Mobile Home bearing vehicle identification number 2959 located in the Community at 1580 Genie Street, Orlando, Florida 32828.

at public sale, to the highest and best bidder, for cash, via the internet at https://orange.realforeclose.com at 11:00 A.M. on the 9th day of July 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

Brian C. Chase, Esq.
Florida Bar No. 0017520
LeBron C. Page, Esq.
Fla. Bar No. 1030825

Respectfully submitted,
ATLAS LAW, PLLC
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff

June 19, 26, 2025 25-01617W

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

SECOND INSERTION

NOTICE OF ACTION

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

CASE NO.: 2025-CA-003278-O

VILLAGE SQUARE CONDOMINIUM OF ORLANDO, INC.,

Plaintiff, vs.

DEBBIE SIMMS, et al.,

Defendant.

TO: Debbie Simms
Unknown Parties In Possession
6077 Village Circle
Unit 6077
Orlando FL 32822
Debbie Simms 127 Norman Rd
Leytonstone London E11 4RJ

YOU ARE NOTIFIED that an action to enforce a lien against the following property in Orange County, Florida:

CONDOMINIUM UNIT NO. 6077, OF VILLAGE SQUARE CONDOMINIUM, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3180, PAGE 2265, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JENNIFER SINCLAIR, ESQUIRE, Plaintiffs Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. CANTON AVENUE, SUITE 330 WINTER PARK, FL 32789, 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 Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

DATED on June 10, 2025.

Tiffany Moore Russell
CLERK OF THE COURT
By /s/ Rasheda Thomas
As Deputy Clerk
Civil Division
415 N Orange Ave
Room 350
Orlando, Florida 32801

June 19, 26, 2025 25-01635W

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION

File Number: 2025-CP-001677-O

In Re: Estate of Robert John Peter Meert, Deceased.

The administration of the Estate of Robert John Peter Meert, deceased, whose date of death was March 7, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is Circuit Court for Orange County, Florida, Probate Division, 425 N. Orange Avenue, Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this notice is June 19, 2025.

Judith A. Ledrew
Personal Representative
209 El Camino Real Cir.
Winter Springs, FL 32708

Robert D. King, Esq.
Email: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA 4430 Park Blvd.
Pinellas Park, Florida 33781
Telephone: (727) 800-3040
Attorney for Personal Representative

June 19, 26, 2025 25-01592W

OFFICIAL COURTHOUSE WEBSITES
manateeclerk.com hillsclerk.com
sarasotaclerk.com pascoclerk.com
charlotteclerk.com pinellasclerk.org
leeclerk.org polkcountyclerk.net
collierclerk.com myorangeclerk.com
LV20890_V8

SECOND INSERTION

NOTICE TO CREDITORS

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

File No. 2025-CP-001573-O

IN RE: ESTATE OF MERIGILDO SUAREZ, Deceased.

The administration of the estate of MERIGILDO SUAREZ, Deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave #340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this notice is June 19, 2025.

YOVANNY SUAREZ,
Personal Representative

Attorney to Personal Representative:
Scott R. Bugay, Esquire
290 NW 165 Street, Suite P-600
Miami FL 33169
(305) 956-9040
(305) 945-2905 (Facsimile)
Primary Email:
Scott@srblawyers.com
Secondary Email:
jennifer@srblawyers.com

June 19, 26, 2025 25-01622W

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025-CP-001288-0
Division 01

IN RE: ESTATE OF TERRELL COLLINS Deceased.

The administration of the estate of Terrell Collins, deceased, whose date of death was September 9, 2024, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 200 E Robinson St Ste 1200, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOT WITHSTANDING 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 19, 2025.

Personal Representative:
Brianna Collins e
10221 NW 33rd St
Apt3
Coral Springs, Florida 33605

Attorney for Personal Representative:
/s/ Amanda 0. Singleton
Amanda 0. Singleton
Attorney
Florida Bar Number: 0015957
425 22nd Avenue N.
Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 234-8831
E-Mail: amanda@singletonlegal.com

June 19, 26, 2025 25-01593W

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025-CP-002000-O

IN RE: ESTATE OF CAROL LEE ARLEN, A/K/A CAROL ARLEN, Deceased.

The administration of the estate of CAROL LEE ARLEN, A/K/A CAROL ARLEN, deceased, whose date of death was March 30, 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 Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211. The written demand must be filed with the clerk.

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

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

Signed on this 29th day of May, 5/29/2025.

/s/ Valerie Ann Williams
VALERIE ANN WILLIAMS
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 19, 26, 2025 25-01639W

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

Q&A

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

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

Rarely do consumers specifically search online for public notices.

Q Who benefits from legal notices?

A You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q How much do legal notices cost?

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

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

Q What is a public notice?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com
LV18237_V38

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No.
Division 02
IN RE: ESTATE OF
MASHUR ABUHAMDA
Deceased.

The administration of the estate of Mashur Abuhamda, deceased, whose date of death was March 24, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this notice is June 19, 2025.

Personal Representative:
Ayed Abuhamda
1242 Blackwater Pond Drive
Orlando, Florida 32828
Attorney for Personal Representative:
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
June 19, 26, 2025 25-01594W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001902-O
Division Probate 02
IN RE: ESTATE OF
ROGER J. SELL
Deceased.

The administration of the estate of Roger J. Sell, deceased, whose date of death was May 14, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this notice is June 19, 2025.

Personal Representative:
Cecile Tremblay
1720 Fulmer Road
Bele Isle, Florida 32809
Attorney for Personal Representative:
James M. Magee, Esq.
Attorney for Personal Representative
Florida Bar Number: 168735
NEDUCHAL & MAGEE PA
501 N Magnolia Ave
Orlando, FL 32801
Telephone: (407) 423-1020
Fax: (407) 423-7718
E-Mail: jim@nmpalaw.com
Secondary E-Mail:
bookkeeping@cfl.rr.com
June 19, 26, 2025 25-01640W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001826-O
IN RE: ESTATE OF
VERNON DARRELL MATTESON
Deceased.

The administration of the estate of Vernon Darrell Matteson, deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below..

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

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

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

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

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

The date of first publication of this notice is June 19, 2025.

Personal Representative:
Michelle Ann Matteson
3609 S Summerlin Ave
Orlando, Florida 32806
FAMILY FIRST FIRM
Counsel for Personal Representative
/s/ Ryan Saboff
Ryan Saboff, Esquire
Florida Bar Number: 1010852
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
Joseph K. Fabbi, Esquire
Florida Bar Number: 1022503
1030 W. Canton Ave., Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: ryan.saboff@fff.law
E-Mail:
rebekah.davis@familyfirstfirm.com
E-Mail: joe.fabbi@familyfirstfirm.com
Secondary E-Mail:
probate@familyfirstfirm.com
June 19, 26, 2025 25-01638W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001644-O
IN RE: ESTATE OF
GARY LOUIS HAGEL,
Deceased.

The administration of the estate of Gary Louis Hagel, deceased, whose date of death was December 21, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 19, 2025.

Personal Representative:
Jeffrey Hagel
9495 Blind Pass Rd.
Unit 908
St. Pete Beach, Florida 33706
FAMILY FIRST FIRM
Counsel for Personal Representative
/s/ Ryan Saboff
Ryan Saboff, Esquire
Florida Bar Number: 1010852
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
Joseph K. Fabbi, Esquire
Florida Bar Number: 1022503
1030 W. Canton Ave., Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: ryan.saboff@fff.law
E-Mail:
rebekah.davis@familyfirstfirm.com
E-Mail: joe.fabbi@familyfirstfirm.com
Secondary E-Mail:
probate@familyfirstfirm.com
June 19, 26, 2025 25-01614W

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-003746-O
GITSIT SOLUTIONS, LLC,
Plaintiff, v.
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.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 28, 2025 and entered in Case No. 2024-CA-003746-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein JESSIE EARL WHITE, are the Defendants. The Clerk of the Court, TIFFANY MOORE RUSSELL, will sell to the highest bidder for cash at https://myorangeclerk.realforeclose.com on August 26, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

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.

and commonly known as: 4175 COVINGTON STREET, ORLANDO, FL 32811 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
June 19, 26, 2025 25-01620W

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 48-2022-CA-001761-O
DIVISION: 20
HOMEBRIDGE FINANCIAL SERVICES, INC.,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, RON ADITYA, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 30, 2025, and entered in Case No. 48-2022-CA-001761-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which Homebridge Financial Services, Inc., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Ron Aditya, deceased, Meera Kumari Ramjee, Ramjeeram, Pheasant Run at Rosemont Condominium Association, Inc, Unknown Party #1 N/K/A Amber Doggett, are defendants, the Orange County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.myorangeclerk.realforeclose.com, Orange County, Florida at 11:00am on the July 14, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

CONDOMINIUM UNIT B-2, BUILDING 36, OF PHASE TWO, PHEASANT RUN AT ROSEMONT CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 3181, PAGE 476, AS AMENDED, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; TOGETHER WITH ALL APPURTENANCES TO UNIT DESCRIBED ABOVE, INCLUDING BUT NOT LIMITED TO AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

A/K/A 4605 RING NECK RD ORLANDO FL 32808

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

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

Dated this 05 day of June, 2025.

/s/ Silver Jade Bohn
Flmida Bar #95948
Silver Jade Bohn, Esq.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
IN/22-001162
June 19, 26, 2025 25-01585W

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2023-CA-001391-O
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,
vs.
DANIEL LIPPETH; et. al.,
Defendants.

NOTICE IS GIVEN that, in accordance with the Order on Defendant's Motion to Cancel June 11, 2025 Foreclosure Sale and Motion for Conciliation Settlement Conference entered on June 10, 2025 in the above-styled cause, Tiffany Moore Russell, Orange county clerk of court shall sell to the highest and best bidder for cash on July 15, 2025 at 11:00 A.M., at www.myorangeclerk.realforeclose.com, the following described property:

LOT 57, MYSTIC AT MARINERS' VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 73, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 2978 Mystic Cove Drive, Orlando, FL 32812

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

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771."

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

Dated: June 11, 2025

B /s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
June 19, 26, 2025 25-01589W

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-003746-O
GITSIT SOLUTIONS, LLC,
Plaintiff, v.
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.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on May 28, 2025 and entered in Case No. 2024-CA-003746-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein JESSIE EARL WHITE, are the Defendants. The Clerk of the Court, TIFFANY MOORE RUSSELL, will sell to the highest bidder for cash at https://myorangeclerk.realforeclose.com on August 26, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

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.

and commonly known as: 4175 COVINGTON STREET, ORLANDO, FL 32811 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
June 19, 26, 2025 25-01620W

SECOND INSERTION

Prepared by and returned to:
Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having a street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/Contract #

WILLIE F. DEMPSEY A/K/A WILLIE FRANK DEMPSEY and MONIQUE SUZZETTE DEMPSEY 3608 ALYN CT, JEFFERSONVILLE, IN 47130 44 ODD/5354/6582360 LAUSON M. DIAZ-MARTINEZ and ELIANA D. DIAZ 172 HOPE AVE APT 3, PASSAIC, NJ 07055 and 320 E MONTGOMERY ST, ALLENTOWN, PA 18103 13 EVEN/5254/6292368 WILLIE JUNIOR FELLOWS, II and JESSICA ROSE SOISSON 521 PALINDROME CT, HOPE MILLS, NC 28348 47 ODD/81503/6464072 MARILYN DIANE MOORE 8230 HONEYSUCKLE DR, LIVERPOOL, NY 13090 10/081503/6834993 KEVIN LAMONT WILSON 10368 BRIDGETOWN PL, BURKE, VA 22015 38 ODD/5234/6301653

Whose legal descriptions are (the "Property"): The above-described WEEK(S)/UNIT(S) of the following described real property:

of Orange Lake Country Club Villas IV, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 9040, Page 662, of the Public Records of Orange County, Florida, and all amendments thereto.

The above-described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Orange County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name Mtg.-Orange County Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem

WILLIE F. DEMPSEY A/K/A WILLIE FRANK DEMPSEY and MONIQUE SUZZETTE DEMPSEY 20190092904 $ 13,046.14 $ 3.26 LAUSON M. DIAZ-MARTINEZ and ELIANA D. DIAZ 20170104317 $ 2,842.70 $ 1.11 WILLIE JUNIOR FELLOWS, II and JESSICA ROSE SOISSON 20160433068 $ 20,565.17 $ 5.61 MARILYN DIANE MOORE 20220300975 $ 23,069.93 $ 7.91 KEVIN LAMONT WILSON 11021, 5858, 20150624401 $ 3,071.64 $ 0.90

Notice is hereby given that on July 15, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above described Property..

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, fl. 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
June 19, 26, 2025 25-01603W

SECOND INSERTION

Prepared by and returned to:
Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Fl. 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/Contract #

WILLIAM G. GORSCHE and BETTY L. GORSCHE 430 GREENBRIER LN, LOWELL, IN 46356 and 430 GREENBRIER LN, LOWELL, IN 46356 21/082630AB Contract # M6068787 CARLOS ANTONIO PARDO and REBECCA LUCAS PARDO 1830 RED OAK RD, NASHVILLE, NC 27856 and 1830 RED OAK RD, NASHVILLE, NC 27856 13/082707 Contract # M6127287 KIMBERLY WRIGHT A/K/A KIMBERLY J HOLMES 328 TAFT AVE, ENDICOTT, NY 13760 49/082704 Contract # M6792309

Whose legal descriptions are (the "Property"): The above described UNIT(S)/WEEK(S) of the following described real property:

of Orange Lake Country Club Vilof 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, as recorded in Official Records Book 9984, Page 71, of the Public Records of Orange County, Florida, and all amendments thereto.

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Orange County, Florida, as stated below:

Owner Name Lien Document # Assign Lien Doc # Lien Amount Per Diem

WILLIAM G. GORSCHE and BETTY L. GORSCHE 20230224654 20230226222 $17,253.36 $ 0.00 CARLOS ANTONIO PARDO and REBECCA LUCAS PARDO 20230224654 20230226222 $13,081.43 $ 0.00 KIMBERLY WRIGHT A/K/A KIMBERLY J HOLMES 20230224654 20230226222 $12,463.33 $ 0.00

Notice is hereby given that on July 15, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above described Property..

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
June 19, 26, 2025 25-01602W

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- SALES ---

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. 482024CA010931A001OX
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff,
vs.
LORA KATHRYN LATTIN; LA COSTA BRAVA LAKESIDE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated May 6, 2025, and entered in Case No. 482024CA010931A001OX of the Circuit Court in and for Orange County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and LORA KATHRYN LATTIN; LA COSTA BRAVA LAKESIDE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.myorangeclerk.realforeclose.com, at 11:00 A.M., on July 2, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

UNIT 6-72, OF LA COSTA BRAVA LAKESIDE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 7567, PAGE 2757, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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

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

DATED May 16, 2025

By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-192396 / VMR
June 19, 26, 2025 25-01587W

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-005292-O #48
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff,
vs.
PATTERSON ET AL.,
Defendant(s).

COUNT	DEFENDANTS	WEEK /UNIT
I	LOREA PATTERSON	8/086126
II	ZIA ROWHANI SHIDROKH ROWHAN	2/086744
III	ROSA L. SANDERS HELEN HEARD WILLIE SANDERS, JR ANY AND ALL UNKNOWN HEIRS DEVISEES AND OTHER CLAIMANTS OF VANESSA S. MOORE	

Notice is hereby given that on 7/14/25 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-005292-O #48.

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

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

DATED this 12th 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
mevans@aronlaw.com
June 19, 26, 2025 25-01586W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2016-CA-003301-O
WELLS FARGO BANK, N.A.,
Plaintiff,
v.
DILIP LAL, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Mortgage Foreclosure dated June 17, 2024, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated June 12, 2025, issued in and for Orange County, Florida, in Case No. 2016-CA-003301-O, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST as assignee of WELLS FARGO BANK, N.A. is the Plaintiff, and DILIP LAL, UNKNOWN SPOUSE OF DILIP LAL, MIRABELLA AT VIZCAYA HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT 1 and UNKNOWN TENANT 2 are the Defendants.

The Clerk of the Court, TIFFANY RUSSELL, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 08, 2025, at electronic sale beginning at 11:00 AM, at www.myorangeclerk.realforeclose.com the following-described real property as set forth in said Amended Final Judgment of Mortgage Foreclosure, to wit:

LOT 55, MIRABELLA AT VIZCAYA PHASE THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 32, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 8142 Via Rosa, Orlando, FL 32836

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 12th day of June, 2025.

By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
June 19, 26, 2025 25-01591W

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 482024CA006974A001OX
GERALD HERTZ AND FAY HERTZ, as Co-Trustees of the GERALD HERTZ REVOCABLE TRUST AGREEMENT DATED 5/31/07,
Plaintiff,
vs.
CRYPTO MARKET REAL INVESTMENT GROUP INC, a Florida corporation; UNKNOWN TENANT IN POSSESSION # 1; and UNKNOWN TENANT IN POSSESSION # 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Mortgage Foreclosure dated March 6, 2025 and Order on Plaintiff's Motion to Reset Sale dated June 11, 2025 and entered in Case No. 482024CA006974A001OX of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida wherein GERALD HERTZ AND FAY HERTZ, as Co-Trustees of the GERALD HERTZ REVOCABLE TRUST AGREEMENT DATED 5/31/07, is the Plaintiff(s) and CRYPTO MARKET REAL INVESTMENT GROUP INC, a Florida corporation, is the Defendant, I will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on the 10 day of July, 2025 at www.myorangeclerk.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit:

The North ½ of Lots 3 and 4, Block A, BURCHSHIRE, according to the plat thereof as recorded in Plat Book Q, Page 138, of the Public Records of Orange County, Florida
a/k/a 320 W. Story Road, Winter Garden, FL 34787

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771."

Dated: June 11, 2025

By: David R. Roy
Fla. Bar No. 885193
By: Teyvon Johnson
Fla. Bar No. 1011005
DAVID R. ROY, P.A.
4209 N. Federal Hwy.
Pompano Beach, FL 33064
Tel. (954) 784-2961
Email: david@davidrroy.com
Email: teyvon@davidrroy.com
June 19, 26, 2025 25-01590W

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2019-CA-010824-O
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-TIKI SERIES V TRUST.,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ANNA L. PARKER, DECEASED., et al,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 27, 2024 and entered in Case No. 2019-CA-010824-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein ESTATE OF ANNA L PARKER, are the Defendants. The Clerk of the Court, TIFFANY MOORE RUSSELL, will sell to the highest bidder for cash at https://myorangeclerk.realforeclose.com on July 8, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:

LOTS 1 AND 2, JOHN LOGAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 119, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
and commonly known as: 1305 S CLARACONA RD, APOPKA, FL 32703 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
June 19, 26, 2025 25-01619W

SECOND INSERTION

Prepared by and returned to:
Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having a street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/Contract #

WILLIAM DEAN MOBLEY and TERRI LINDSEY POPE 31222 N HIGH MEADOW CIR, MAGNOLIA, TX 77355 1/004334/6287870

Whose legal descriptions are (the "Property"): The above-described WEEK(S)/UNIT(S) of the following described real property:

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, as recorded in Official Records Book 4846, Page 1619, of the Public Records of Orange County, Florida, and all amendments thereto.

The above-described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Orange County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name Mtg.-Orange County Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem

WILLIAM DEAN MOBLEY and TERRI LINDSEY POPE 11028, 3634, 20150649057 $ 3,884.54 $ 1.50

Notice is hereby given that on July 15, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above described Property..

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, fl. 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
June 19, 26, 2025 25-01606W

SECOND INSERTION

Prepared by and returned to:
Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having a street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/Contract #

KATE BILLINGTON A/K/A KATE MARIE DEMPICH and DANIEL R BILLINGTON II 323 ATKINSON ST, MUKWONAGO, WI 53149 and W7100 OAKDALE DR, BEAVER DAM, WI 53916 49/087854 Contract # M6126983 CHERI L. BRUMMER and MONTE J BRUMMER 29 DUNUGGAN CT, IOWA CITY, IA 52240 50/087946 Contract # M1051373 ALEXIS G. CARR and VICKI V. CARR, A/K/A VICKI L. CARR 3192 WAVERLY LN, AUGUSTA, GA 30909 29/003551 Contract # M6053826 WILLIAM J COLLINS and NANCY L. COLLINS 6511 PARK VALLEY DR, CLARKSTON, MI 48348 and 2936 AIRPORT RD, WATERFORD, MI 48329 17/087637 Contract # M6121952 STEVEN MICHAEL DOANE 8585 SW PFAFFLE ST APT 2, PORTLAND, OR 97223 52/53/087527 Contract # M6066928 MATTHEW S. FIORILLO and CHERYL L MUNTER 46 BRUSHY HILL RD, NEWTOWN, CT 06470 8/003563 Contract # M1056309 SAMUEL R. HUMPHREY III 9200 NW 39TH AVE STE 130, GAINESVILLE, FL 32606 50/086453 Contract # M1047706 MAURICE E. JACKMAN 223 PARK AVE, WEST HARRISON, NY 10604 39 ODD/87566 Contract # M6190804 BRYON JAMES 113 CHAPARRAL DR, EARLY, TX 76802 49 ODD/3556 Contract # M6508704 VINCENT MAURICE JOHNSON and SUSAN MORGAN JOHNSON 1502 SUNDAY SILENCE DR, KNIGHTDALE, NC 27545 3 EVEN/86554 Contract # M6187543 MAMIE L. JOHNSON and LA TANYA G JOHNSON 109 AHRENS ST, MOUNT CLEMENS, MI 48043 and 3533 WAYBURN ST, DETROIT, MI 48224 49/086746 Contract # M1048096 FAWAZ KANNOUT and AMNEH ARNOUS 505 N MCCLURG CT APT 3204, CHICAGO, IL 60611 10/086432 Contract # M1053116 KEVIN A KNOPF and AMY B BRECHT 220 W BELL RD APT 1017, PHOENIX, AZ 85023 45/086336 Contract # M1017677 MANOJ DINKERRAY KOTHARI and HINA M. KOTHARI and DHAWANI MANOJ KOTHARI 11407 SAWYER VLY, SAN ANTONIO, TX 78254 and 8719 LEDGE RUN, SAN ANTONIO, TX 78255 29/086421 Contract # M6192680 TERESA V KOWAL 7661 OAKRIDGE WOODS CT APT C1, LORTON, VA 22079 51/086726 Contract # M1039543 FELICE CINDY LENZ A/K/A FELICE BRAVATO-LENZ and GARY LENZ A/K/A GARY T LENZ 1620 EARLINGTON RD, HAVERTOWN, PA 19083 42 EVEN/3835 Contract # M6182880 ROBERT L LOCKETT and CECELIA LOCKETT 111 ORANGE AVE, IRVINGTON, NJ 07111 28/003834 Contract # M0204603 ROBERT P LOPEZ and JANET G ESPINA-LOPEZ 6102 HARMONY MLS W, COHOES, NY 12047 and 670 ACADEMY DR APT 102, KISSIMMEE, FL 34744 52/53/086123 Contract # M1027961 RAYMOND R LOUIS-JEAN and PASCALE LOUIS-JEAN 18 KEENELAND TRL, BLYTHEWOOD, SC 29016 and 18 KEENELAND TRL, BLYTHEWOOD, SC 29016 25/003514 Contract # M0211454 FRANCISCA OLAIDE AYINKE MARINHO 14637 181ST ST, SPRINGFIELD GARDENS, NY 11413 51/087821 Contract # M6236490 ELIZABETH N. NABI 64 WHITCOMB RD, SWANZEY, NH 03446 9/086215 Contract # M1034688 MAHER B. NASHERALNEAM 11 ASHTREE LN, FRAZER, PA 19355 51/003437 Contract # M6127803 LORI PRINGLE and GARY PRINGLE 23431 GREENWOOD TRL, BULLARD, TX 75757 and 23431 GREENWOOD TRAIL, BULLARD, TX 75757 52/53/003755 Contract # M6489999 DOYLE C ROBISON 200 ATWOOD AVE, KINSLEY, KS 67547 46/086436 Contract # M1050105B DOYLE C ROBISON 200 ATWOOD AVE, KINSLEY, KS 67547 12/086255 Contract # M1050105A AARON H STEFFEN and SARAH E STEFFEN 106 WEST ST, ANCHOR, IL 61720 and 101 N EAST ST, CROPSEY, IL 61731 1/086334 Contract # M1018523 ALFRED WALKER and JOANNE COOPER 8658 MICHENER AVE, PHILADELPHIA, PA 19150 3/086422 Contract # M1060220 DENISE R. WEAVER and RICHARD L. WEAVER 3582 SIX OAKS CT, DECATUR, GA 30034 21 EVEN/86545 Contract # M6168220 ALVIN CHARLES WILLIS and MARILYN LURYE WILLIS and HOLLIE ROSE WILLIS and 3140 MCLAIN RD, CLYDE, MI 48049 and 5101 TWIN LAKES DR, KIMBALL, MI 48074 and 4055 GRATIOT AVE, FORT GRATIOT, MI 48059 45 ODD/3895 Contract # M6180952 JAVIER F. YURRITA and MARITZA VERONICA YURRITA 16 GARDENSIDE ST APT 2, ROSLINDALE, MA 02131 1/086151 Contract # M6073045

Whose legal descriptions are (the "Property"): The above described UNIT(S)/WEEK(S) of the following described real property:

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, as recorded in Official Records, Book 5914, Page 1965, of the Public Records of Orange County, Florida, and all amendments thereto.

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Orange County, Florida, as stated below:

Owner Name Lien Document # Assign Lien Doc # Lien Amount Per Diem

KATE BILLINGTON A/K/A KATE MARIE DEMPICH and DANIEL R BILLINGTON II 20230410248 20230413159 $14,917.94 $ 0.00 CHERI L. BRUMMER and MONTE J BRUMMER 20230410181 20230412968 $11,238.57 $ 0.00 ALEXIS G. CARR and VICKI V. CARR, A/K/A VICKI L. CARR 20230410232 20230412990 $11,483.98 $ 0.00 WILLIAM J COLLINS and NANCY L. COLLINS 20220402831 20220403870 $11,539.88 $ 0.00 STEVEN MICHAEL DOANE 20230410275 20230413070 $11,582.05 $ 0.00 MATTHEW S. FIORILLO and CHERYL L MUNTER 20220402771 20220403891 $12,772.70 $ 0.00 SAMUEL R. HUMPHREY III 20230410290 20230413093 $10,969.21 $ 0.00 MAURICE E. JACKMAN 20220402947 20220403884 $6,374.49 $ 0.00 BRYON JAMES 20220402947 20220403884 $6,303.62 $ 0.00 VINCENT MAURICE JOHNSON and SUSAN MORGAN JOHNSON 20230410307 20230413096 $10,788.42 $ 0.00 MAMIE L. JOHNSON and LA TANYA G JOHNSON 20220402947 20220403884 $13,412.52 $ 0.00 FAWAZ KANNOUT and AMNEH ARNOUS 20240486833 20240487966 $7,477.07 $ 0.00 KEVIN A KNOPF and AMY B BRECHT 20240486833 20240487966 $8,376.20 $ 0.00 MANOJ DINKERRAY KOTHARI and HINA M. KOTHARI and DHAWANI MANOJ KOTHARI 20230410307 20230413096 $10,846.72 $ 0.00 TERESA V KOWAL 20230410307 20230413096 $9,754.98 $ 0.00 FELICE CINDY LENZ A/K/A FELICE BRAVATO-LENZ and GARY LENZ A/K/A GARY T LENZ 20230410181 20230412968 $8,839.85 $ 0.00 ROBERT L LOCKETT and CECELIA LOCKETT 20240486834 20240487967 $6,767.54 $ 0.00 ROBERT P LOPEZ and JANET G ESPINA-LOPEZ 20240486834 20240487967 $12,316.21 $ 0.00 RAYMOND R LOUIS-JEAN and PASCALE LOUIS-JEAN 20230410307 20230413096 $9,770.78 $ 0.00 FRANCISCA OLAIDE AYINKE MARINHO 20230410308 20230413114 $12,060.33 $ 0.00 ELIZABETH N. NABI 20240486835 20240487968 $8,617.80 $ 0.00 MAHER B. NASHERALNEAM 20230410308 20230413114 $11,066.43 $ 0.00 LORI PRINGLE and GARY PRINGLE 20230410330 20230413126 $11,451.01 $ 0.00 DOYLE C ROBISON 20240486836 20240487969 $8,671.18 $ 0.00 DOYLE C ROBISON 20240486836 20240487969 $8,617.80 $ 0.00 AARON H STEFFEN and SARAH E STEFFEN 20240486836 20240487969 $9,269.22 $ 0.00 ALFRED WALKER and JOANNE COOPER 20220402977 20220403894 $13,083.42 $ 0.00 DENISE R. WEAVER and RICHARD L. WEAVER 20230410248 20230413159 $11,753.40 $ 0.00 ALVIN CHARLES WILLIS and MARILYN LURYE WILLIS and HOLLIE ROSE WILLIS and 20220402977 20220403894 $7,264.20 $ 0.00 JAVIER F. YURRITA and MARITZA VERONICA YURRITA 20230410248 20230413159 $17,529.02 $ 0.00

Notice is hereby given that on July 15, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above described Property..

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
June 19, 26, 2025 25-01608W

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
Case No. 2023-CC-020275-O
CORNER LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a not-for-profit Corporation,
Plaintiff,
v.
ARMANDO HERNANDEZ, et al.,
Defendants.

Notice is hereby given, pursuant to the Amended Order Granting Final Summary Judgment of Foreclosure entered in this cause in the County Court the Ninth Judicial Circuit in and for Orange County, Florida on June 11, 2025. The Clerk will sell the property situated in Orange County; Florida described as:

Legal Description: Lot 9, CORNER LAKE – PHASE 1, according to the plat thereof, recorded in Plat Book 49, Page(s) 49 through 54 of the Public Records of Orange County, Florida.
Parcel ID# 16-22-32-1375-00-090
Street Address: 1632 Cornerview Lane, Orlando, Florida, 32820.

at public sale on August 15, 2025, to the highest bidder for cash, in accordance with section 45.031, Florida Statutes, by electronic sale beginning at 11:00 a.m. on the prescribed date at https://www.myorangeclerk.realforeclose.com.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange

Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742- 2417, Fax #: 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

DATED this 12th day of June, 2025.
/s/Barbara Billliot Stage
By: Barbara Billiot Stage, Esq.
Florida Bar No. 0042467
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
June 19, 26, 2025 25-01598W

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025-CA-004629-O
SELENE FINANCE, LP,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA E. ADAMS A/K/A PATRICIA ADAMS, DECEASED, DECEASED, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA E. ADAMS A/K/A PATRICIA ADAMS, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ORANGE, STATE OF FLORIDA TO-WIT:
LOT 7, BLOCK "E", LUOLA TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "T", PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of this Court at County, Florida, this 14th day of JUNE, 2025.

Tiffany Moore Russell, Clerk of Courts
/s/ Nancy Garcia
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-272889
June 19, 26, 2025 25-01621W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NUMBER 2023-CA-011019-0
KUGLER DEVELOPMENT, LLC,
Plaintiff, vs.
CAYMAR GROUP LLC, a Florida limited liability company; JIMS BRACKNER CAYO; THOMAS RAY CASON; NELSON VALLEJO; STEPHANE VALLEJO; UNKNOWN TENANT #1; UNKNOWN TENANT #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,
Defendants,

NOTICE IS HEREBY GIVEN pursuant to ORDER GRANTING PLAINTIFF'S MOTION TO RESCHEDULE DATE OF PUBLIC SALE dated MAY 30, 2025, and entered in Case No. 2023-CA—11019-O, of the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida. KUGLER DEVELOPMENT, LLC (hereinafter "Plaintiff") is Plaintiff and CAYMAR GROUP, LLC, a Florida limited liability company; JIMS BRACKNER CAYO; STEPHANE VALLEJO; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants. The Clerk of Court will sell to the highest and best bidder for cash via the internet at www.myorangeclerk.realforeclose.com at 11:00 a.m. on the 9th day of July, 2025 the following described property as set forth in said Final Judgment, to wit:

Lot 28 and the North ½ of Lot 27, ETHEL PARK, according to the plat thereof as recorded in Plat Book M, Page39 of the Public Records of Orange County, Florida.
Property Address: 465 North Phelps Avenue, Winter Park, Florida 32789

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

In accordance with the American Disabilities Act, persons with disabilities needing any special accommodation should contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 North Orange Avenue, Suite 510, Orlando, Florida (407) 836-2303; fax (407) 836-2204, no later than seven (7) days prior to the proceedings. If hearing impaired, call (TDD) 1-800-955-8771, or Voice impaired, call (v) 1-800-955-8770 via Florida Relay Services.
Orsatti & Associates, P.A.
Chad T. Orsatti, Esq.
Florida Bar No. 0168130
2925 Alternate 19 N., #B
Palm Harbor, FL 34683
(727) 772-9060
June 19, 26, 2025 25-01637W

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-005296-O #37
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
SHERINIAN ET AL.,
Defendant(s).

COUNT	DEFENDANTS	Type/Points/Contract#
II	ROBERT LINDSAY NATHAN JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT LINDSAY NATHAN JR.	STANDARD / 220000/ 6731297
III	LORI D. NEWMAN DONNIE A. NEWMAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DONNIE A. NEWMAN	STANDARD / 30000/ 6635406
IV	ALEXANDER ROJAS RIVERA VIVIANA IDARRAGA GUTIERREZ	STANDARD / 200000/ 6860364
V	LEANNE V. SMOKE CLAYTON WESLEY FRANKLIN ATKINSON	STANDARD / 40000/ 6901912
VI	SOREN JACOBSON SONSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SOREN JACOBSON SONSON	STANDARD / 50000/ 6859210
VII	SOREN JACOBSON SONSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SOREN JACOBSON SONSON	STANDARD / 100000/ 6930128
IX	MARLON JOSUE TOME MARADIAGA	STANDARD / 50000/ 6686132
X	EBONY NICOLE WEBB COREY RAY WEBB AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF COREY RAY WEBB	STANDARD / 100000/ 6697119
XI	KATHRYN ELIZABETH WHITNEY TERRY IRAN WHITNEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF TERRY IRAN WHITNEY	STANDARD / 50000/ 6826886
XII	JUDITH WILLIAMSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JUDITH WILLIAMSON	STANDARD / 100000/ 6712579

Notice is hereby given that on 7/14/25 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, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official 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-005296-O #37.

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

DATED this 17th 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 19, 26, 2025 25-01636W

SECOND INSERTION

Prepared by and returned to:
Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Fl. 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/Contract #

JOHN D. BALDWIN, JR. 648 WEEDEN ST, PAWTUCKET, RI 02860 20/000047 Contract # M0262373 NATHAN MICHAEL BROSIUS and JILL AMBER BROSIUS 79 SAGEWOOD DR, MALVERN, PA 19355 and 1 SOLITUDE WAY, WILMINGTON, DE 19808 24/004044 Contract # M6683923 FARID CIFUENTES 10715 VERSAILLES BLVD, WELLINGTON, FL 33449 50/000421 Contract # M1047769 TIMOTHY CRIST 5622 HAWLEY LN, HOUSTON, TX 77040 50/004231 Contract # M6270332 REINALDO MOJICA and MARGARITA MARIA MOJICA 9115 92ND ST APT 2, WOODHAVEN, NY 11421 28/005132 Contract # M0256756 ROBERT WILLIAM WEIR, JR. and LISA ANTOINETTE WEIR 10310 KLUTTZ RD, ROCKWELL, NC 28138 24/000076 Contract # M6210359

Whose legal descriptions are (the "Property"): The above described UNIT(S)/WEEK(S) of the following described real property:

of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3300, Page 2702, of the Public Records of Orange County, Florida, and all amendments thereto.

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Orange County, Florida, as stated below:

Owner Name Lien Document # Assign Lien Doc # Lien Amount Per Diem

JOHN D. BALDWIN, JR. 20240449299 20240451492 $7,212.13 $ 0.00 NATHAN MICHAEL BROSIUS and JILL AMBER BROSIUS 20230442892 20230446598 $10,596.80 $ 0.00 FARID CIFUENTES 20230442892 20230446598 $10,438.73 $ 0.00 TIMOTHY CRIST 20230442939 20230446544 $10,375.83 $ 0.00 REINALDO MOJICA and MARGARITA MARIA MOJICA 20210441314 20210444675 $14,290.09 $ 0.00 ROBERT WILLIAM WEIR, JR. and LISA ANTOINETTE WEIR 20230442831 20230446604 $10,661.29 $ 0.00

Notice is hereby given that on July 15, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above described Property..

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
June 19, 26, 2025 25-01610W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NUMBER 2023-CA-011019-0
KUGLER DEVELOPMENT, LLC,
Plaintiff, vs.
CAYMAR GROUP LLC, a Florida limited liability company; JIMS BRACKNER CAYO; THOMAS RAY CASON; NELSON VALLEJO; STEPHANE VALLEJO; UNKNOWN TENANT #1; UNKNOWN TENANT #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,
Defendants,

NOTICE IS HEREBY GIVEN pursuant to ORDER GRANTING PLAINTIFF'S MOTION TO RESCHEDULE DATE OF PUBLIC SALE dated MAY 30, 2025, and entered in Case No. 2023-CA—11019-O, of the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida. KUGLER DEVELOPMENT, LLC (hereinafter "Plaintiff") is Plaintiff and CAYMAR GROUP, LLC, a Florida limited liability company; JIMS BRACKNER CAYO; STEPHANE VALLEJO; UNKNOWN TENANT #1; UNKNOWN TENANT #2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants. The Clerk of Court will sell to the highest and best bidder for cash via the internet at www.myorangeclerk.realforeclose.com at 11:00 a.m. on the 9th day of July, 2025 the following described property as set forth in said Final Judgment, to wit:

Lot 28 and the North ½ of Lot 27, ETHEL PARK, according to the plat thereof as recorded in Plat Book M, Page39 of the Public Records of Orange County, Florida.
Property Address: 465 North Phelps Avenue, Winter Park, Florida 32789

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

In accordance with the American Disabilities Act, persons with disabilities needing any special accommodation should contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 North Orange Avenue, Suite 510, Orlando, Florida (407) 836-2303; fax (407) 836-2204, no later than seven (7) days prior to the proceedings. If hearing impaired, call (TDD) 1-800-955-8771, or Voice impaired, call (v) 1-800-955-8770 via Florida Relay Services.
Orsatti & Associates, P.A.
Chad T. Orsatti, Esq.
Florida Bar No. 0168130
2925 Alternate 19 N., #B
Palm Harbor, FL 34683
(727) 772-9060
June 19, 26, 2025 25-01637W

SECOND INSERTION

Prepared by and returned to:

Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having a street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/Contract #

WENDOLY ABARCA 3776 RAMALHO LN, STOCKTON, CA 95206 19 EVEN/3422/6345112 JESUS GALLEGOS NEVAREZ and ANA ALICIA JACOBO 4613 N WESTERN AVE, CHICAGO, IL 60625 and 1944 S CHESTNUT ST, DES PLAINES, IL 60018 33 ODD/87627/6337037 EVELYN GREEN 1545 UNIONPORT RD APT 7E, BRONX, NY 10462 28/086627/6727132 DUSTIN S. MCMULLEN 343 EAST BLUFF, MADISON, WI 53704 26/003437/6346938 DEBORAH ELAINE SILVER A/K/A DEBORAH ELAINE ALDAY and JOHN ANDRE ALDAY 224 FIELDRIDGE LN, HARVEST, AL 35749 50 EVEN/88142/6305148

Whose legal descriptions are (the "Property"): The above-described WEEK(S)/UNIT(S) of the following described real property:

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, as recorded in Official Records Book 5914, Page 1965, of the Public Records of Orange County, Florida, and all amendments thereto..

The above-described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Orange County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name Mtg.-Orange County Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem

WENDOLY ABARCA 20160272705 $ 2,323.86 $ 0.89 JESUS GALLEGOS NEVAREZ and ANA ALICIA JACOBO 20160243329 $ 5,549.22 $ 2.09 EVELYN GREEN 20190761878 $ 8,211.10 $ 2.92 DUSTIN S. MCMULLEN 20160228805 $ 8,181.05 $ 3.14 DEBORAH ELAINE SILVER A/K/A DEBORAH ELAINE ALDAY and JOHN ANDRE ALDAY 20170313458 $ 4,790.96 $ 1.75

Notice is hereby given that on July 15, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above described Property..

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, fl. 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
June 19, 26, 2025 25-01607W

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

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

Rarely do consumers specifically search online for public notices.

LV18237_V12

PUBLISH YOUR LEGAL NOTICE
Call **941-906-9386** and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V8

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication
SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- SALES ---

SECOND INSERTION

Prepared by and returned to:
Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of CASCADE FUNDING, LP -SERIES 14, having a street address of 1251 AVENUE OF THE AMERICAS, 50TH FLOOR, NEW YORK, NY 10020 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Interest/Points/Contract #

MARIO JOSE ACEVEDO LIGORRIA 6024 BUCKINGHAM PKWY UNIT 8, CULVER CITY, CA 90230 STANDARD Interest(s)/300000 Points, contract # 6972217 MARICELA BAEZ MARCIANO and MARIA ENGRACIA LEON MIRAMONTES 31 BOND ST, NEW YORK, NY 10012 and 1217 GREENBUSH ST, LAFAYETTE, IN 47904 STANDARD Interest(s)/50000 Points, contract # 6967209 ROBIN CHARLETTE BROOKS and DARYL LYNN BROOKS 15906 TUG CT, CROSBY, TX 77532 STANDARD Interest(s)/150000 Points, contract # 6987905 KELLY LYNN BROWN and JOSHUA CHARLES BROWN 323 LADY HAWK LN SW, HUNTSVILLE, AL 35824 STANDARD Interest(s)/30000 Points, contract # 6954474 RANDALL WEST BRUCE 2428 E VERMONTVILLE HWY, CHARLOTTE, MI 48813 SIGNATURE Interest(s)/50000 Points, contract # 6962337 NINA JAYNE BUJACICH 1008 CRESTWOOD LN, FIRCREST, WA 98466 STANDARD Interest(s)/200000 Points, contract # 6947787 TANAQUIL QUERIDA BURTON A/K/A TANAQUIL CONERLY and MARCUS LEEVON CONERLY 157 RAMADA CIR, JACKSON, MS 39212 STANDARD Interest(s)/50000 Points, contract # 6951495 MARIA DELALUZ CENICEROS PO BOX 660, BACLIFF, TX 77518 STANDARD Interest(s)/30000 Points, contract # 6968417 AMANDA SHEREE COLEMAN 2567 E JULIET DR, DELTONA, FL 32738 STANDARD Interest(s)/50000 Points, contract # 6964970 GLENNIE THRASH COPE and OSCAR THOMAS COPE 6870 OAK LEAF DR, FAIRBURN, GA 30213 STANDARD Interest(s)/100000 Points, contract # 6963567 ROBERT EVANS and ANGELINA ASIA EVANS 1706 DAVIDSON AVE APT 5A, BRONX, NY 10453 STANDARD Interest(s)/50000 Points, contract # 6954488 JONATHAN PAUL EVANS, JR. and KAREN ANN FAULKNER 1202 JANICE DR, NEWARK, DE 19713 STANDARD Interest(s)/150000 Points, contract # 6972603 TIARA FERLO 7946 S PEORIA ST APT 1N, CHICAGO, IL 60620 STANDARD Interest(s)/75000 Points, contract # 6987142 FREDRIC JOSHUA FORD and DANAESHA DESIREE FORD 4194 IRON HORSE DR, AUGUSTA, GA 30907 STANDARD Interest(s)/115000 Points, contract # 6958870 SHEILA SUSAN FOSTER and ANTHONY JAY FOSTER 5383 ABBY LOOP WAY, DAYTON, OH 45414 STANDARD Interest(s)/100000 Points, contract # 6962658 CORINA ESTELA GARCIA and CARLOS MANUEL DIAZ 1565 KENWOOD AVE SW, WINTER HAVEN, FL 33880 STANDARD Interest(s)/150000 Points, contract # 6963925 MILISA GONZALEZ-LOPEZ and EDWARDO CARRASQUILLO 923 E 6TH ST, BETHLEHEM, PA 18015 STANDARD Interest(s)/200000 Points, contract # 6988970 MELISSA C. GREEN and ANGNEM G. GREEN 1126 BLUESPRUCE CIR, GENEVA, NY 14456 STANDARD Interest(s)/60000 Points, contract # 6953920 SHERILYN DENISE HAYWARD and LEROY R. HAYWARD, JR. 1416 TANGLEBRIAR DR, BATON ROUGE, LA 70810 STANDARD Interest(s)/150000 Points, contract # 6966580 FRANK LEVON HUDGINS, JR. and LESLIE BLANCHE HUDGINS 9853 GARDEN HILL LN, DOUGLASVILLE, GA 30135 STANDARD Interest(s)/50000 Points, contract # 6950186 SANDRA HUDSON 1408 COUNTY ROAD 79 S, EUFAULA, AL 36027 STANDARD Interest(s)/60000 Points, contract # 6964723 VERNICE D. JOHNSON 93 WASHINGTON ST, EAST WALPOLE, MA 02032 STANDARD Interest(s)/70000 Points, contract # 6962126 EBONY DOMINIQUE LEBLANC 104 PALM DR, DONALDSONVILLE, LA 70346 STANDARD Interest(s)/60000 Points, contract # 6986079 SHARON L. LEVAN and TIMOTHY R. SCHMOYER 511 LENORE CT, READING, PA 19609 STANDARD Interest(s)/100000 Points, contract # 6963322 LEONOR MEJIA ZURITA 414 AVENUE A APT B, HORSHAM, PA 19044 STANDARD Interest(s)/30000 Points, contract # 6964121 SHREEN DENISE MORAN and RAYMOND LEROY MORAN 564 STOKES RD, WALTERBORO, SC 29488 STANDARD Interest(s)/300000 Points, contract # 6948915 SHREEN DENISE MORAN and RAYMOND LEROY MORAN 564 STOKES RD, WALTERBORO, SC 29488 SIGNATURE Interest(s)/45000 Points, contract # 6952769 ROBERT MORRIS, JR. A/K/A ROBERT L. MORRIS and ALVALDIA LEE MORRIS 6714 COLUMBIA RD, SAINT MATTHEWS, SC 29135 STANDARD Interest(s)/30000 Points, contract # 6954643 TORY LAMAR MOULTRIE 9002 LISMORE LN, PORT RICHEY, FL 34668 STANDARD Interest(s)/200000 Points, contract # 6967716 ELIZABETH TENNISON PADILLA 6219 CHILDS AVE, SAN DIEGO, CA 92139 STANDARD Interest(s)/75000 Points, contract # 6962331 SAMANTHA ROSE PETERSON PO BOX 331275, ATLANTIC BEACH, FL 32233 STANDARD Interest(s)/200000 Points, contract # 6966454 THOMAS L. PRICE and YVETTE GARY PRICE 44 E 96TH ST APT 2R, BROOKLYN, NY 11212 and 7004 KENNEDY BLVD E APT 38B, GUTTENBERG, NJ 07093 , , STANDARD Interest(s)/40000 Points, contract # 6956698 LATASHA CARROWAY QUARLES and JERRY LEON QUARLES 2808 DAYTONA DR, KILLEEN, TX 76549 and 7500 ABILENE DR, KILLEEN, TX 76549 STANDARD Interest(s)/30000 Points, contract # 6973267 ANTHONY RODRIGUEZ SANTIAGO and YANAIRA RODRIGUEZ ORTIZ B13 CALLE 4, CAROLINA, PR 00982 STANDARD Interest(s)/60000 Points, contract # 6966272 DIANE V. SCHOFIELD 21 MCCUSKER DR APT 7, BRAINTREE, MA 02184 STANDARD Interest(s)/150000 Points, contract # 6974456 JOSHUA ADAMS SHIPLEY and MICAH ANNETTE SHIPLEY 17 WILD CHERRY LANE, WASHINGTON, WV 26181 and 3504 6TH AVE, PARKERSBURG, WV 26101 STANDARD Interest(s)/100000 Points, contract # 6966916 KIMBERLI FAYE SMITH and RODERICK LAMONT SMITH, JR. 787 S MCARTHUR AVE, FRESNO, CA 93727 STANDARD Interest(s)/100000 Points, contract # 6963230 MISTY LYNN SPRATLEY A/K/A MISTY L. PHOENIX and STEVEN M. SPRATLEY 2372 LOOMIS BROOK RD, WALTON, NY 13856 and 6828 COUNTY ROAD 32, NORWICH, NY 13815 STANDARD Interest(s)/255000 Points, contract # 6949806 NIKKIA JONES STEPHENS and KALISHA A. COLEY 563 BROOKE HAMPTON DR, TALLAHASSEE, FL 32311 and 1125 GROVE ST, IRVINGTON, NJ 07111, , STANDARD Interest(s)/30000 Points, contract # 6973519 NICOLE LOUISE TEEL and PAUL DANIEL TEEL 332 KNOLLWOOD DR, CHARLESTON, WV 25302 STANDARD Interest(s)/40000 Points, contract # 6984909 ANNA MARIE TEW and THOMAS ALLEN TEW, JR. 114 WILLOUGHBY DR, NEW HOPE, AL 35760 STANDARD Interest(s)/50000 Points, contract # 6967840 QUINETTA L WALTON 10949 S RACINE AVE, CHICAGO, IL 60643 STANDARD Interest(s)/35000 Points, contract # 6958094 NATHAN GEORGE WINEGAR and DEBRA ANN WINEGAR 140 CLYDE HANSON DR, HAMMOND, WI 54015 STANDARD Interest(s)/75000 Points, contract # 6964136

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

The above-described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Orange County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name Mtg.-Orange County Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem

MARIO JOSE ACEVEDO LIGORRIA 20230527311 $ 48,735.72 $ 17.26 MARICELA BAEZ MARCIANO and MARIA ENGRACIA LEON MIRAMONTES 20230437010 $ 14,741.46 $ 5.66 ROBIN CHARLETTE BROOKS and DARYL LYNN BROOKS 20230619329 $ 31,776.01 $ 12.26 KELLY LYNN BROWN and JOSHUA CHARLES BROWN 20230265295 $ 9,069.48 $ 3.35 RANDALL WEST BRUCE 20230406087 $ 17,171.79 $ 6.57 NINA JAYNE BUJACICH 20230146345 $ 22,136.24 $ 8.57 TANAQUIL QUERIDA BURTON A/K/A TANAQUIL CONERLY and MARCUS LEEVON CONERLY 20230309140 $ 11,713.06 $ 4.50 MARIA DELALUZ CENICEROS 20230453546 $ 8,248.85 $ 3.04 AMANDA SHEREE COLEMAN 20230427181 $ 9,779.71 $ 3.78 GLENNIE THRASH COPE and OSCAR THOMAS COPE 20230385404 $ 21,334.25 $ 8.38 ROBERT EVANS and ANGELINA ASIA EVANS 20230369978 $ 15,273.65 $ 5.87 JONATHAN PAUL EVANS, JR. and KAREN ANN FAULKNER 20230527126 $ 29,458.95 $ 11.29 TIARA FERLO 20230588479 $ 21,151.53 $ 8.13 FREDRIC JOSHUA FORD and DANAESHA DESIREE FORD 20230315828 $ 28,684.08 $ 10.99 SHEILA SUSAN FOSTER and ANTHONY JAY FOSTER 20230381663 $ 23,125.50 $ 8.85 CORINA ESTELA GARCIA and CARLOS MANUEL DIAZ 20230447021 $ 31,701.73 $ 12.23 MILISA GONZALEZ-LOPEZ and EDWARDO CARRASQUILLO 20230621578 $ 42,249.19 $ 16.30 MELISSA C. GREEN and ANGNEM G. GREEN 20230370935 $ 16,046.71 $ 6.30 SHERILYN DENISE HAYWARD and LEROY R. HAYWARD, JR. 20230459161 $ 32,458.85 $ 12.50 FRANK LEVON HUDGINS, JR. and LESLIE BLANCHE HUDGINS 20230180599 $ 14,000.22 $ 5.37 SANDRA HUDSON 20230417409 $ 16,999.38 $ 6.56 VERNICE D. JOHNSON 20230435231 $ 18,888.47 $ 7.25 EBONY DOMINIQUE LEBLANC 20230633119 $ 17,244.81 $ 6.66 SHARON L. LEVAN and TIMOTHY R. SCHMOYER 20230384559 $ 21,646.25 $ 8.50 LEONOR MEJIA ZURITA 20230524097 $ 8,667.10 $ 3.34 SHREEN DENISE MORAN and RAYMOND LEROY MORAN 20230140839 $ 30,586.34 $ 11.76 SHREEN DENISE MORAN and RAYMOND LEROY MORAN 20230219613 $ 15,972.92 $ 6.14 ROBERT MORRIS, JR. A/K/A ROBERT L. MORRIS and ALVALDIA LEE MORRIS 20230275876 $ 8,639.94 $ 3.33 TORY LAMAR MOULTRIE 20230598459

$ 42,358.09 $ 16.28 ELIZABETH TENNISON PADILLA 20230374714 $ 20,531.35 $ 7.86 SAMANTHA ROSE PETERSON 20230442936 $ 44,198.07 $ 16.92 THOMAS L. PRICE and YVETTE GARY PRICE 20230286190 $ 7,043.68 $ 2.45 LATASHA CARROWAY QUARLES and JERRY LEON QUARLES 20230521429 $ 8,702.14 $ 3.34 ANTHONY RODRIGUEZ SANTIAGO and YANAIRA RODRIGUEZ ORTIZ 20230444300 $ 16,544.65 $ 6.33 DIANE V. SCHOFIELD 20230560755 $ 30,117.18 $ 11.61 JOSHUA ADAMS SHIPLEY and MICAH ANNETTE SHIPLEY 20230435607 $ 23,160.29 $ 8.89 KIMBERLI FAYE SMITH and RODERICK LAMONT SMITH, JR. 20230384494 $ 22,145.80 $ 8.59 MISTY LYNN SPRATLEY A/K/A MISTY L. PHOENIX and STEVEN M. SPRATLEY 20230169271 $ 50,470.42 $ 19.46 NIKKIA JONES STEPHENS and KALISHA A. COLEY 20230523674 $ 8,082.94 $ 2.97 NICOLE LOUISE TEEL and PAUL DANIEL TEEL 20230632919 $ 12,103.19 $ 4.67 ANNA MARIE TEW and THOMAS ALLEN TEW, JR. 20230483464 $ 14,731.03 $ 5.68 QUINETTA L WALTON 20230289295 $ 10,383.08 $ 3.99 NATHAN GEORGE WINEGAR and DEBRA ANN WINEGAR 20230402440 $ 20,145.35 $ 7.65

Notice is hereby given that on July 15, 2025 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above-described Properties.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Bianca Jones
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF
FLORIDA
Commission Number: HH215271
Expiration: February 28, 2026. Notarial Seal
June 19, 26, 2025 25-01611W

SECOND INSERTION

Prepared by and returned to:

Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of CASCADE FUNDING, LP -SERIES 14, having a street address of 1251 AVENUE OF THE AMERICAS, 50TH FLOOR, NEW YORK, NY 10020 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Interest/Points/Contract #

KAREN LYNN ARCAND and SCOTT ANDREW ARCAND 1591 SENECA TRL, WHITE BEAR TOWNSHIP, MN 55110 STANDARD Interest(s)/150000 Points, contract # 6903479 DAN GOEPPER BROGDON III and JAMIE LYNN PELFREY 136 CREST POINTE CT, AUBURN, GA 30011 and 5137 EBERHARDT ST NW, COVINGTON, GA 30014 STANDARD Interest(s)/50000 Points, contract # 6883700 ARANDA MAURISA BROWN 19955 DUNSTABLE CIR, GERMANTOWN, MD 20876 STANDARD Interest(s)/60000 Points, contract # 6926485 TERRY DEWAYNE BULL and ANGELEK BULL 143 WILDLIFE GROVE RD, LEXINGTON, SC 29072 STANDARD Interest(s)/75000 Points, contract # 6905072 MARYANN CARDONA and FRASMO CARDONA 3449 NE 2ND ST, HOMESTEAD, FL 33033 STANDARD Interest(s)/75000 Points, contract # 6915729 DOMINGO CASTILLO, JR. A/K/A D.C, JR. and LAURA PANTOJA CASTILLO 1507 ELLIS AVE, FORT WORTH, TX 76164 SIGNATURE Interest(s)/200000 Points, contract # 6909659 LA'CLECIA RONNELL CLARK and DEONTE' EMMANUEL CLARK 1947 KING MILL RD, MCDONOUGH, GA 30252 STANDARD Interest(s)/50000 Points, contract # 6885651 CYNTHIA E. CONTRERAS 1317 N 17TH AVE APT 1 AVE, MELROSE PARK, IL 60160 STANDARD Interest(s)/50000 Points, contract # 6883311 JHERIS DIAZ-RODRIGUEZ 15 FORT HILL RD, GROTON, CT 06340 STANDARD Interest(s)/60000 Points, contract # 6902550 TERESA MARIE DUNCAN and JERRY DARNELL WASHINGTON 1319 HIGHLAND DR, WAYNESBORO, MS 39367 STANDARD Interest(s)/150000 Points, contract # 6914123 RAYMOND BOYD FISHER, II and MARIFE L. FISHER 2046 MERRIMAN ST, PORT NECHES, TX 77651 STANDARD Interest(s)/150000 Points, contract # 6911508 JERI L. GARRETT 9046 80TH ST APT 2R, WOODHAVEN, NY 11421 STANDARD Interest(s)/50000 Points, contract # 6903387 SHERILYN DENISE HAYWARD and LEROY R. HAYWARD, JR. 1416 TANGLEBRIAR DR, BATON ROUGE, LA 70810 STANDARD Interest(s)/150000 Points, contract # 6903344 DAVOLIA SONORIA HILL and WILLIE BEN HILL 65 BRUNSWICK BLVD, BUFFALO, NY 14208 and 147 WRIGHT AVE, BUFFALO, NY 14215 STANDARD Interest(s)/40000 Points, contract # 6900020 CLARENCE EDWARD JACKSON 12900 BROXTON BAY DR APT 718, JACKSONVILLE, FL 32218 STANDARD Interest(s)/30000 Points, contract # 6903506 JAMES RAY JOHNSON and DEBRA H. JOHNSON 310 ROSEWOOD ST, DAYTON, TX 77535 STANDARD Interest(s)/15000 Points, contract # 6917784 CHRISTINE DEBRA JOHNSON 5017 CHARLES ST, PHILADELPHIA, PA 19124 STANDARD Interest(s)/40000 Points, contract # 6910995 JACOBY JAMAL JOHNSON and KENNETH JEROME DUPREE A/K/A KENNETH J. DUPREE, SR. and LORIA LEE DUPREE and 1720 WELLS BRANCH PKWY APT 9210, AUSTIN, TX 78728 and 13820 W STATE ROAD 235 APT 10, ALACHUA, FL 32615 and 5510 NW 27TH AVE, GAINESVILLE, FL 32606 STANDARD Interest(s)/100000 Points, contract # 6918128 THERESA MARIE KEHRER and DAVID WILLIAM KEHRER 5024 FLEET RD, TOLEDO, OH 43615 SIGNATURE Interest(s)/150000 Points, contract # 6918690 ROY HERMAN LITTLE, JR. and MARY JANE LITTLE 11702 SUN BEAM CT, LOUISVILLE, KY 40272 STANDARD Interest(s)/35000 Points, contract # 6900675 KENNETH BERNARD LOLLIE and ARLENE PHILLIPS LOLLIE 6207 SONOMA WAY, HOUSTON, TX 77053 STANDARD Interest(s)/200000 Points, contract # 6914424 LISBET DEL VALLE LOPEZ and YUSMANY CANA FERNANDEZ 7741 NW 7TH ST APT 708, MIAMI, FL 33126 STANDARD Interest(s)/50000 Points, contract # 6920496 DAWN RENEE LOPEZ and JOSE ABRAN LOPEZ and TYLER ALEJANDRO LOPEZ and DANIELLE VICTORIA LOPEZ, KRISTIN NICOLE LOPEZ 4612 TATTENHAM COR, MIDLAND, TX 79707 and 9652 WEST BLUE MEADOWS ST, BOISE, ID 83709 and 6304 S COUNTY ROAD 1185, MIDLAND, TX 79706, 1706 COMMUNITY LN MIDLAND TX 79701 STANDARD Interest(s)/350000 Points, contract # 6906340 FREDDY C. MARTIN A/K/A FREDERICK C. MARTIN 414 TRAVIS AVE, STATEN ISLAND, NY 10314 STANDARD Interest(s)/50000 Points, contract # 6909280 TINESHIA A. MC ELROY and MICHAEL MC ELROY 1636 LINDEN RD, HOMEWOOD, IL 60430 STANDARD Interest(s)/220000 Points, contract # 6904984 TIANN MYRANDA MISAK and ANDREW JOSEPH MISAK 16175 WILLIAMS WOODS DR, GOWEN, MI 49326 STANDARD Interest(s)/40000 Points, contract # 6903541 ANDREA M. MOORE and IVAN CHARLES CARTER 335 N OAKHURST DR APT 24, AURORA, IL 60504 and 6640 S WOODLAWN AVE, CHICAGO, IL 60637 STANDARD Interest(s)/50000 Points, contract # 6916457 SHANNON ROGERS NASH 112 OAK COLONY DR, ANGLETON, TX 77515 STANDARD Interest(s)/200000 Points, contract # 6910484 TOYE RE'AUN NICHOLSON and JENNIFER DANETTE NICHOLSON 607 PINGREE ST, DETROIT, MI 48202 and 8711 2ND AVE APT 1007, DETROIT, MI 48202 STANDARD Interest(s)/300000 Points, contract # 6918068 DONALD BARRY OWENS and MARGARET ELIZABETH HILYER 1000 COUNTY ROAD 119, RANDOLPH, AL 36792 SIGNATURE Interest(s)/50000 Points, contract # 6920794 BYRON JUAN RAY, II A/K/A BYRON JUAN RAY, JR. 561 RHINE FALLS LN, BLYTHEWOOD, SC 29016 STANDARD Interest(s)/100000 Points, contract # 6898454 NATHAN JARED RUTHERFORD and TIFFANY LEANN RUTHERFORD 11800 W 78TH TER, LENEXA, KS 66214 STANDARD Interest(s)/30000 Points, contract # 6877939 EDNA M SALINAS 321 MILLER RD, INEZ, TX 77968 STANDARD Interest(s)/50000 Points, contract # 6915822 SHAWN PAUL SCHENK and STEPHANIE F. SCHENK 153 LINDEN AVE, NORTHERN CAMBRIA, PA 15714 STANDARD Interest(s)/60000 Points, contract # 6916315 JESSICA D. SIMS and LEON K. CODRINGTON, JR 183 E 98TH ST APT 11F, NEW YORK, NY 10029 STANDARD Interest(s)/40000 Points, contract # 6916926 SHANTELLE TRINETTE SMITH 1435 REALE AVE, SAINT LOUIS, MO 63138 STANDARD Interest(s)/200000 Points, contract # 6915245 ANGELA LAQUITA STEPHENSON and JOEY LAVERN WHITEHEAD 34029 GENERAL MAHONE BLVD, WAKEFIELD, VA 23888 STANDARD Interest(s)/225000 Points, contract # 6903496 CHANTELLE YVONNE SUBLETT 5645 MATTESON DR, INDIANAPOLIS, IN 46235 STANDARD Interest(s)/50000 Points, contract # 6909572 DONNISH ULMER THOMAS and TENIKA CHAWANE ULMER 411 ROBERTS ST, NACOGDOCHES, TX 75964 STANDARD Interest(s)/30000 Points, contract # 6917773 JUNET AMELIA VASQUEZ PO BOX 6171, TAMPA, FL 33608 SIGNATURE Interest(s)/185000 Points, contract # 6917436 GAYNAIL CAMAY VENEY A/K/A NAIL VENEY 2129 SAMPSON ST, PITTSBURGH, PA 15235 STANDARD Interest(s)/60000 Points, contract # 6909205 DARLA J. ZAPPA 1908 AGNES ST, EAU CLAIRE, WI 54701 STANDARD Interest(s)/30000 Points, contract # 6899860

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

The above-described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Orange County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name Mtg.-Orange County Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem

KAREN LYNN ARCAND and SCOTT ANDREW ARCAND 20220454580 $ 34,506.62 $ 13.08 DAN GOEPPER BROGDON III and JAMIE LYNN PELFREY 20220431907 $ 10,472.63 $ 3.91 ARANDA MAURISA BROWN 20220772965 $ 15,719.58 $ 5.95 TERRY DEWAYNE BULL and ANGELEK BULL 20220535432 $ 18,728.68 $ 7.02 MARYANN CARDONA and FRASMO CARDONA 20220648297 $ 19,224.66 $ 6.83 DOMINGO CASTILLO, JR. A/K/A D.C, JR. and LAURA PANTOJA CASTILLO 20220597107 $ 40,174.97 $ 13.97 LA'CLECIA RONNELL CLARK and DEONTE' EMMANUEL CLARK 20220320571 $ 12,980.94 $ 4.87 CYNTHIA E. CONTRERAS 20220445238 $ 13,238.69 $ 4.97 JHERIS DIAZ-RODRIGUEZ 20220486796 $ 15,008.00 $ 5.58 TERESA MARIE DUNCAN and JERRY DARNELL WASHINGTON 20220667193 $ 39,138.25 $ 13.54 RAYMOND BOYD FISHER, II and MARIFE L. FISHER 20220597103 $ 14,034.61 $ 4.70 JERI L. GARRETT 20220621346 $ 13,467.74 $ 5.03 SHERILYN DENISE HAYWARD and LEROY R. HAYWARD, JR. 20220509684 $ 27,305.29 $ 10.31 DAVOLIA SONORIA HILL and WILLIE BEN HILL 20220374543 $ 10,904.47 $ 4.07 CLARENCE EDWARD JACKSON 20220510760 $ 8,120.18 $ 3.04 JAMES RAY JOHNSON and DEBRA H. JOHNSON 20220693910 $ 7,829.30 $ 2.77 CHRISTINE DEBRA JOHNSON 20220624081 $ 12,509.55 $ 4.65 JACOBY JAMAL JOHNSON and KENNETH JEROME DUPREE A/K/A KENNETH J. DUPREE, SR. and LORIA LEE DUPREE and 20220706815 $ 20,860.52 $ 7.87 THERESA MARIE KEHRER and DAVID WILLIAM KEHRER 20220707899 $ 40,971.99 $ 14.72 ROY HERMAN LITTLE, JR. and MARY JANE LITTLE 20220554846 $ 9,480.37 $ 3.55 KENNETH BERNARD LOLLIE and ARLENE PHILLIPS LOLLIE 20220655051 $ 13,932.24 $ 4.72 LISBET DEL VALLE LOPEZ and YUSMANY CANA FERNANDEZ 20220762619 $ 12,888.48 $ 4.83 DAWN RENEE LOPEZ and JOSE ABRAN LOPEZ and TYLER ALEJANDRO LOPEZ and DANIELLE VICTORIA LOPEZ, KRISTIN NICOLE LOPEZ 20220601622 $ 51,737.49 $ 18.05 FREDDY C. MARTIN A/K/A FREDERICK C. MARTIN 20220597403 $ 14,798.43 $ 5.54 TINESHIA A. MC ELROY and MICHAEL MC ELROY 20220525423 $ 40,501.70 $ 15.25 TIANN MYRANDA MISAK and ANDREW JOSEPH MISAK 20220462010 $ 10,339.55 $ 3.95 ANDREA M. MOORE and IVAN CHARLES CARTER 20220674807 $ 13,849.45 $ 5.18 SHANNON ROGERS NASH 20220583635 $ 21,881.91 $ 8.29 TOYE RE'AUN NICHOLSON and JENNIFER DANETTE NICHOLSON 20220694346 $ 63,882.63 $ 22.15 DONALD BARRY OWENS and MARGARET ELIZABETH HILYER 20220713122 $ 14,969.48 $ 5.60 BYRON JUAN RAY, II A/K/A BYRON JUAN RAY, JR. 20220446064 $ 19,615.28 $ 7.34 NATHAN JARED RUTHERFORD and TIFFANY LEANN RUTHERFORD 20220220878 $ 8,374.46 $ 3.14 EDNA M SALINAS 20220663654 $ 13,082.42 $ 4.89 SHAWN PAUL SCHENK and STEPHANIE F. SCHENK 20220681559 $ 15,909.70 $ 5.92 JESSICA D. SIMS and LEON K. CODRINGTON, JR 20220759152 $ 10,770.87 $ 4.03 SHANTELLE TRINETTE SMITH 20220633021 $ 22,233.49 $ 8.32 ANGELA LAQUITA STEPHENSON and JOEY LAVERN WHITEHEAD 20220510624 $ 51,144.16 $ 18.03 CHANTELLE YVONNE SUBLETT 20220545444 $ 9,861.04 $ 3.66 DONNISH ULMER THOMAS and TENIKA CHAWANE ULMER 20220675899 $ 8,320.47 $ 3.11 JUNET AMELIA VASQUEZ 20220672173 $ 54,856.21 $ 20.78 GAYNAIL CAMAY VENEY A/K/A NAIL VENEY 20220597285 $ 15,194.96 $ 5.66 DARLA J. ZAPPA 20220476602 $ 8,115.30 $ 3.04

Notice is hereby given that on July 15, 2025 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above-described Properties.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Bianca Jones
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF
FLORIDA
Commission Number: HH215271
Expiration: February 28, 2026.
Notarial Seal
June 19, 26, 2025 25-01612W

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 482024CA010931A001OX
LENA PREKAJ,
Plaintiff,
v.
CHRISTINA SHORTT, NERDIESLIVING "LLC", DAVID SHORTT and PREKAJ COMMERCIAL LEASING, LLC,
Defendants.
CHRISTINA SHORTT, Current address unknown:

YOU ARE HEREBY NOTIFIED that an seeking rescission of fraudulent deeds and to quiet title in the following property located in Orange County, Florida:

EXHIBIT A

Lots 3 and 4, lying North of Highway, less the Easterly 20 feet of Lot 4, Block D, LAKE SHORE ESTATES, according to the map or play thereof as recorded in Plat Book Q, Page 89, Public Records of Orange County, Florida, Less and Except that portion conveyed to The State of Florida by Quit Claim Deed recorded in Deed Book 690, Page 538, Public Records of Orange County, Florida.

Also Less and Except:

From the most Northerly corner of Lot 4, run Southeasterly along the Southerly R/W line of Santa Rosa drive, a Distance of 20 Feet for P.O.B., Thence run Southeasterly parallel with the East line of said Lot 4, 63.9 Feet to the Northerly R/W of State Road #50, Thence run Southwesterly along said R/W line 17 Feet, Thence run Northwesterly to the P.O.B., all in Block "D" LAKE SHORE ESTATES, according to the Plat thereof as recorded in Plat Book Q, Page 89, of the Public Records of Orange County, Florida.

TOGETHER WITH

20200551801-ERROR IN LEGAL: LAKE SHORE ESTATES Q/89 LOT 14 BLK D N OF HWY & PT OF LOT 13 BLK D DESC AS COMM AT NYLMOST COR OF LOT 13 BLK D TH S19-29-44E 75.3 FT TO POB TH S19-29-44E 40.44 FT TH S70-22-55W 6.13 FT TH N19-29-44W 40.45 FT TH N70-30-16E 6.13 FT TO POB of the Public Records of Orange County, Florida.

TOGETHER WITH

Begin at the SW corner of Lot 32, Lakeside Estates, as recorded in Plat Book "Q", Page 95, Public Records of Orange County Florida, run thence north 77 feet, thence S89*53' E-85 feet, thence, thence S19*53" E-139.20 feet to the northerly right of line of State Road No. 50, thence Southwesterly along said R/W line 151.2 feet to the East R/W line of Barton Drive, thence North 126.6 feet to the point of beginning.

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

June 11, 2025
By: /s/ Rasheda Thomas
As Deputy Clerk
Tiffany Moore Russell,
Clerk of Courts
Civil Division
425 N Orange Ave
Room 350
Orlando, Florida 32801
June 19, 26; July 3, 10, 2025
25-01588W

SECOND INSERTION

Prepared by and returned to:

Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Fl. 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/ Contract #

JUNKO T. ALLEN and SHANICE L. COOPER 916 TRAILMORE CIR, SUMTER, SC 29154 and 707 SEIGLE AVE APT 412, CHARLOTTE, NC 28204 24/081709AB Contract # M6266131 EVA BERNAL 5741 W IRVING PARK RD APT 2E, CHICAGO, IL 60634 46 ODD/5338 Contract # M6232612 ELISABETH BOJIC 27 HILLWOOD PL, NORWALK, CT 06850 25/081227 Contract # M6045589 MAMANE BOUBACAR and FOURERATOU KARAMBA BOUBACAR 4808 KINGWELL DR, MC LEANSVILLE, NC 27301 and 4808 KINGWELL DR, MC LEANSVILLE, NC 27301 27/5233 Contract # M6202676 JORGE CANTRES CAMERON and NOELIA TORRES CANTRES URB SAN AGUSTIN 1236 CALLE 7, SAN JUAN, PR 00926 and URB SAN AGUSTIN 1236 CALLE 7, SAN JUAN, PR 00926 30/081125 Contract # M6048687 WILLIAM H. COOKE, JR. and NANCY KATHLEEN COOKE A/K/A NANCY R COOKE 424 E CRICKLEWOOD DR, FLORENCE, SC 29505 and 424 E CRICKLEWOOD DR, FLORENCE, SC 29505 50 ODD/5331 Contract # M6092946 PAUL T. GOTSCHALL and HEATHER L. GOTSCHALL 33353 LOWERY RD APT A, MACKINAW, IL 61755 and 1103 BROADWAY, NORMAL, IL 61761 52/53/082427 Contract # M6086437 RICHARD J. GRUNAWALT and REBECCA MARIE RUSSELL 212 PARIS WAY, VACAVILLE, CA 95687 and 8280 W 93RD WAY, BROOMFIELD, CO 80021 52/53/005340 Contract # M6230066 PATRICK LOZITO and LYNN WALLACE LOZITO 179 GENERAL JACKSON MEMORIAL DR, SYLACAUGA, AL 35151 and 179 GENERAL JACKSON MEMORIAL DR, SYLACAUGA, AL 35151 28/082305 Contract # M6270077 ERNESTINA M MEJIA 27 GALAXIE LN, SELDEN, NY 11784 30 ODD/5346 Contract # M6190327 THOMAS A. ROURKE and RUTH P. BOGAN 957 GEORGIA CREEK RD, SCOTTSVILLE, VA 24590 and 2910 W RIVER RD, SCOTTSVILLE, VA 24590 52/53 ODD/5250 Contract # M6056173 JOHN M. SMITH 2166 OLD LEBANON RD, CAMPBELLSVILLE, KY 42718 26/5333 Contract # M6117778 MICHAEL C. YBARRA and JANICE R. YBARRA PO BOX 843, DENVER CITY, TX 79323 and 603 N 12TH ST, WOLFFORTH, TX 79382 7/081607 Contract # M6005487

Whose legal descriptions are (the "Property"): The above described UNIT(S)/WEEK(S) of the following described real property:

of Orange Lake Country Club Villas IV, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 9040, Page 662, of the Public Records of Orange County, Florida, and all amendments thereto.

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Orange County, Florida, as stated below:

Owner Name Lien Document # Assign Lien Doc # Lien Amount Per Diem

JUNKO T. ALLEN and SHANICE L. COOPER 20230361187 20230362664 $12,646.94 $ 0.00 EVA BERNAL 20220425271 20220429457 $5,954.11 $ 0.00 ELISABETH BOJIC 20230361187 20230362664 $8,559.94 $ 0.00 MAMANE BOUBACAR and FOURERATOU KARAMBA BOUBACAR 20230361187 20230362664 $6,774.23 $ 0.00 JORGE CANTRES CAMERON and NOELIA TORRES CANTRES 20230361187 20230362664 $10,458.47 $ 0.00 WILLIAM H. COOKE, JR. and NANCY KATHLEEN COOKE A/K/A NANCY R COOKE 20230361182 20230362718 $5,063.69 $ 0.00 PAUL T. GOTSCHALL and HEATHER L. GOTSCHALL 20230361182 20230362718 $10,506.42 $ 0.00 RICHARD J. GRUNAWALT and REBECCA MARIE RUSSELL 20230361182 20230362718 $8,974.44 $ 0.00 PATRICK LOZITO and LYNN WALLACE LOZITO 20230361187 20230362664 $10,458.47 $ 0.00 ERNESTINA M MEJIA 20230361187 20230362664 $7,532.26 $ 0.00 THOMAS A. ROURKE and RUTH P. BOGAN 20230361182 20230362718 $5,777.59 $ 0.00 JOHN M. SMITH 20230361187 20230362664 $5,650.63 $ 0.00 MICHAEL C. YBARRA and JANICE R. YBARRA 20220425328 20220429476 $9,177.64 $ 0.00

Notice is hereby given that on July 15, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above described Property..

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
June 19, 26, 2025 25-01604W

SECOND INSERTION

Prepared by and returned to:

Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Fl. 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/ Contract #

VICTOR O FUENTES A/K/A VICTOR O FUENTES E and EDNA M FUENTES 4152 NOVAR DR, CHANTILLY, VA 20151 29/004283 Contract # M0215112 NATIVIDAD MEJIA MENDOZA and JENNIFER DYAN FRIESS A/K/A JENNIFER DYAN MENDOZA 3702 E KACHINA DR, PHOENIX, AZ 85044 and 206 GARFIELD ST SE APT 8, WARROAD, MN 56763 47/004327 Contract # M6212112 LORENZA V. PREZA 501 CHICKAPOO TRCE, GRAND PRAIRIE, TX 75051 30/002591 Contract # M0212957 RICHARD DOUGLAS ROGERS and PATRICIA A TRIMBLE-ROGERS 215 ASPEN CMN, EAST STROUDSBURG, PA 18302 30/002597 Contract # M6258648 DAMION LEAFORD ANDRE WEIR and SHALONDA TANAE WEIR 507 N VAN BUREN ST, WILMINGTON, DE 19805 and 303 ARCTIC LN, SMYRNA, DE 19977 28/002593 Contract # M6460871

Whose legal descriptions are (the "Property"): The above described UNIT(S)/WEEK(S) of the following described real property:

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, as recorded in Official Records Book 4846, Page 1619, of the Public Records of Orange County, Florida, and all amendments thereto..

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Orange County, Florida, as stated below:

Owner Name Lien Document # Assign Lien Doc # Lien Amount Per Diem

VICTOR O FUENTES A/K/A VICTOR O FUENTES E and EDNA M FUENTES 20230388922 20230390495 $8,928.21 $ 0.00 NATIVIDAD MEJIA MENDOZA and JENNIFER DYAN FRIESS A/K/A JENNIFER DYAN MENDOZA 20220447056 20220447878 $7,384.64 $ 0.00 LORENZA V. PREZA 20220447467 20220448145 $7,300.61 $ 0.00 RICHARD DOUGLAS ROGERS and PATRICIA A TRIMBLE-ROGERS 20230388897 20230390492 $8,908.53 $ 0.00 DAMION LEAFORD ANDRE WEIR and SHALONDA TANAE WEIR 20230388897 20230390492 $7,575.02 $ 0.00

Notice is hereby given that on July 15, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above described Property..

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
June 19, 26, 2025 25-01609W

SECOND INSERTION

Prepared by and returned to:
Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of OLLAF 2020-1, LLC, having a street address of 255 E. Brown St., Suite 300, Birmingham, MI 48009 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Interest/Points/ Contract #

FELICIA JASMINE COELLO A/K/A FELICIA J AVILES and RONALD EDUARDO COELLO 2729 N CAMPBELL AVE, CHICAGO, IL 60647 and 422 W TOUHY AVE LOT 169, DES PLAINES, IL 60018 STANDARD Interest(s)/35000 Points, contract # 6812818 CAROL P. DENEAULT and JASON ERNEST DENEAULT 720 N COMMERCE ST # 793, ARDMORE, OK 73401 STANDARD Interest(s)/70000 Points, contract # 6832098 KENNETH WALTER EYRE 50 INDIAN TRL, MERRILLVILLE, IN 46410 STANDARD Interest(s)/50000 Points, contract # 6800937 TIERA KASHANNA FULTON 2770 WILLIAMSON RD, FAIRMONT, NC 28340 STANDARD Interest(s)/50000 Points, contract # 6810578 JEFFREY ALLEN GANSMANN and SONJA MAE GANSMANN 193 BOBWHITE LN, HOUSE SPRINGS, MO 63051 and 193 BOBWHITE LN, HOUSE SPRINGS, MO 63051 STANDARD Interest(s)/40000 Points, contract # 6828081 CORINA DORA HENDRIX 1943 WALNUT AVE, TULARE, CA 93274 STANDARD Interest(s)/75000 Points, contract # 6835577 ROBERT FRANK MANWARREN and ANN MARIE DOWNING 161 GUN CLUB RD, SOUTH NEW BERLIN, NY 13843 STANDARD Interest(s)/35000 Points, contract # 6791357 TENESHIA MILLIGAN CAVIN A/K/A TENESHIA V MILLIGAN CAVIN and ANTOINE S. CAVIN 1642 TINA LN, FLOSSMOOR, IL 60422 SIGNATURE Interest(s)/60000 Points, contract # 6800131 TASHA LAKEISHA NEAL and RON ANTHONY FOSTER 7125 TREVENO PL, LOCUST GROVE, GA 30248 and 8791 CRENSHAW DR, GROVETOWN, GA 30813 STANDARD Interest(s)/30000 Points, contract # 6806850 ANGELA SERELL SADLER and MARIO JEROME MCCAIN PO BOX 2778, RICHMOND, CA 94802 and 3600 SIERRA RDG APT 2107, SAN PABLO, CA 94806 STANDARD Interest(s)/50000 Points, contract # 6787912 CASSANDRA LAVERNE TAYLOR and ANTHONY LAMAR TAYLOR 12 GILEAD HILL RD, NORTH CHILI, NY 14514 STANDARD Interest(s)/150000 Points, contract # 6831554

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

The above-described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Orange County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name Mtg.-Orange County Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem

FELICIA JASMINE COELLO A/K/A FELICIA J AVILES and RONALD EDUARDO COELLO 20210127057 $ 9,466.98 $ 3.45 CAROL P. DENEAULT and JASON ERNEST DENEAULT 20210459322 $ 7,848.67 $ 2.67 KENNETH WALTER EYRE 20200553370 $ 10,805.23 $ 4.09 TIERA KASHANNA FULTON 20210226778 $ 13,646.75 $ 4.64 JEFFREY ALLEN GANSMANN and SONJA MAE GANSMANN 20210452816 $ 9,816.30 $ 3.76 CORINA DORA HENDRIX 20210522973 $ 17,349.06 $ 6.57 ROBERT FRANK MANWARREN and ANN MARIE DOWNING 20200294246 $ 8,465.72 $ 3.21 TENESHIA MILLIGAN CAVIN A/K/A TENESHIA V MILLIGAN CAVIN and ANTOINE S. CAVIN 20200538422 $ 15,855.86 $ 6.14 TASHA LAKEISHA NEAL and RON ANTHONY FOSTER 20200647136 $ 6,220.68 $ 2.28 ANGELA SERELL SADLER and MARIO JEROME MCCAIN 20200591904 $ 11,188.08 $ 4.24 CASSANDRA LAVERNE TAYLOR and ANTHONY LAMAR TAYLOR 20210444547 $ 26,453.59 $ 10.16

Notice is hereby given that on July 15, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above described Property..

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, fl. 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
June 19, 26, 2025 25-01613W

SECOND INSERTION

Prepared by and returned to:
Jerry E. Aron, Esq.
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Fl. 33407, is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/ Contract #

FAKHAR CHATHA and SHAZIA CHATTHA 18 WATERCREST CT, SAINT JAMES, NY 11780 and 491 HORTON HWY, WILLISTON PARK, NY 11596 19/004033/6343407 MARILYN DEQUARTO and JOSEPH FRANK DEQUARTO, JR. and JANE MARIE DEQUARTO 96 ORCHID DR, KINGS PARK, NY 11754 and 4711 NORWOOD LN, TOBYHANNA, PA 18466 4/000475/6622109 NATALIE N. EVANS 30834 SAINT VINCENT CT, WESLEY CHAPEL, FL 33543 46/000483/6264706 GERALDINE C. FILS-AIME and DOMINIQUE ASHLEY SARAH FILS-AIME 3026 83RD ST, EAST ELMHURST, NY 11370 and 3640 BOWNE ST APT 3I, FLUSHING, NY 11354 50/004253/6490608 LORRAINE HERNANDEZ 233 SANDS ST APT 4D, BROOKLYN, NY 11201 18/003027/6610558 SCOTT WILLIAM PITMAN and ELIZABETH HARRIS PITMAN A/K/A BETH PITMAN 2516 OLNEY FALLS DR, BRASELTON, GA 30517 26/005215/6344206 AUTUMN JANE STEVENSON and CORY L. STEVENSON 5910 BEAVER DAM RD, MORGANTOWN, KY 42261 and 180 WILLOW BEND CT, BOWLING GREEN, KY 42104 50/000116/6462509 DEDRI ARENIA WILLIAMS 8894 NW 44TH ST APT 2210, SUNRISE, FL 33351 18/003106/6482257

Whose legal descriptions are (the "Property"): The above described UNIT(S)/WEEK(S) of the following described real property:

of Orange Lake Country Club. Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3300, Page 2702, of the Public Records of Orange County, Florida, and all amendments thereto.

The above-described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Orange County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name Lien Document # Assign Lien Doc # Lien Amount Per Diem

FAKHAR CHATHA and SHAZIA CHATTHA 20170147345 $ 11,374.26 $ 3.42 MARILYN DEQUARTO and JOSEPH FRANK DEQUARTO, JR. and JANE MARIE DEQUARTO and 20190510819 $ 10,895.90 $ 4.25 NATALIE N. EVANS 10867, 7434, 20150048219 $ 4,185.73 $ 1.22 GERALDINE C. FILS-AIME and DOMINIQUE ASHLEY SARAH FILS-AIME 20170194086 $ 16,375.66 $ 4.56 LORRAINE HERNANDEZ 20190129473 $ 10,435.04 $ 4.55 SCOTT WILLIAM PITMAN and ELIZABETH HARRIS PITMAN A/K/A BETH PITMAN 20160297658 $ 4,947.88 $ 1.89 AUTUMN JANE STEVENSON and CORY L. STEVENSON 20170487946 $ 6,218.19 $ 2.39 DEDRI ARENIA WILLIAMS 20160506551 $ 7,622.50 $ 2.79

Notice is hereby given that on July 15, 2025, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, Fl. 32803 the Trustee will offer for sale the above described Property..

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, fl. 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: Print Name: Dianne Black
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.
Sworn to and subscribed before me this June 13, 2025, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
June 19, 26, 2025 25-01605W

CHECK OUT YOUR **LEGAL NOTICES**
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LV20890_V17

FOURTH INSERTION

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. lrlo Bronson Hwy.
Kissimmee, FL 34746

YOU ARE NOTIFIED that an action of Termination of Parental Rights and Relative Adoption has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sherrille D. Akin, Akin Law, P.A., Petitioners' attorney, whose address is 600 West New York Avenue, Deland, Florida 32720 JULY 10, 2025 from the date of first publication of this notice and file the original with the clerks of this Court at 425 N. Orange Ave., Orlando, FL 32801 before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Joint Petition for Termination of Parental Rights and Relative Adoption.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

Dated on MAY 19th, 2025
Tiffany Moore Russell
As Clerk of the Court
By: /s/Gwendolyn Allen-Wafer
425 North Orange Ave.
Suite 320
Orlando, Florida 32801
June 5, 12, 19, 26, 2025 25-01508W

ORANGE COUNTY

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