

ORANGE COUNTY

---ACTIONS / SALES ---

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. 2016-CA-003534-O DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-5, Plaintiff, vs. DIANA K. WINKLER AND MICHAEL JAY WINKLER A/K/A MICHAEL J. WINKLER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 14, 2025, and entered in 2016-CA-003534-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-5 is the Plaintiff and DIANA K. WINKLER ; MICHAEL JAY WINKLER A/K/A MICHAEL J. WINKLER ; UNITED STATES OF AMERICA - DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE 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.myorangedclerk.realforeclose.com, at 11:00 AM, on November 25, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 13, BLOCK "G", PARK MANOR ESTATE, SECTION 1, PLAT BOOK "X", PAGE 79, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.	Property Address: 10908 DOMINICO STREET, ORLANDO, FL 32825 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.	IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 26 day of October, 2025. By: \S\ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@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 13-13422 - RaO Oct. 26; Nov. 6, 2025 25-03237W

FIRST INSERTION		
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-007466 #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. KUMOI ET.AL., Defendant(s). ALIAS NOTICE OF ACTION Count V To: RODERICK SANTAMENA ROX-AS and all parties claiming interest by, though, under or against Defendant(s) RODERICK SANTAMENA ROXAS 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 : a 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, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official 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 Oct/21/2025 /s/ Michelle Zayas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Oct. 31; Nov. 6, 2025 25-03220W		

FIRST INSERTION		
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-007466 #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. KUMOI ET.AL., Defendant(s). ALIAS NOTICE OF ACTION Count IV To: GILBERTO ROMERO MARTINEZ and AZALIA CRUZ DOMINGUEZ and all parties claiming interest by, though, under or against Defendant(s) GILBERTO ROMERO MARTINEZ and AZALIA CRUZ DOMINGUEZ 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 : a 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, as amended by that certain amend-	ment thereto recorded as Document Number: 20250269550 in the Official 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 Oct/21/2025 /s/ Michelle Zayas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Oct. 31; Nov. 6, 2025 25-03219W	

FIRST INSERTION		
NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2025-CA-000221 #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. ALIBHAI ET AL., Defendant(s). COUNT IIX X XI MONIQUE DASHAWN HOLLAND AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MONIQUE DASHAWN HOLLAND STANDARD / 150000/ 6881951 WILLIAM TYRICE HOLT LAURI MICHELLE SMITH FATIH MEHMET KIRMIZCI ASLIHAN GOKCE STANDARD / 50000/ 6967858 STANDARD / 100000/ 69154307 Notice is hereby given that on 11/12/2025 at 11:00 a.m. Eastern time at www.myorangedclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property: Interest(s) as described above in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida, 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. 2025-CA-000221 #33. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale. DATED this 14th day of October, 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 October 30; November 6, 2025 25-03227W		

FIRST INSERTION		
NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2025-CA-000226-O #34 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BRICENO LEMUS ET AL., Defendant(s). COUNT I II IV LEOPOLDO DE JESUS BRICENO LEMUS MARGLEY MARIA ESTRADA REYNA DANIELA VERONICA HERNANDEZ MORENO LEOPOLDO DE JESUS BRICENO BATISTA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LEOPOLDO DE JESUS BRICENO BATISTA 4 EVEN/82325 VIVIEN I. ADAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VIVIEN I. ADAMS 19/081128 YAHAIRA KEMBERLY GIRIGORIA CORNELIS HENMARIIGILA XIANAMARIE AUGUSTINA BERNARDUS 30 ODD/5248 Notice is hereby given that on 12/3/2025 at 11:00 a.m. Eastern time at www.myorangedclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property: Orange Lake Country Club Villas 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. 2025-CA-000226-O #34. 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 27th day of October, 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 October 30; November 6, 2025 25-03229W		

FIRST INSERTION		
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-007466 #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. KUMOI ET.AL., Defendant(s). ALIAS NOTICE OF ACTION Count III To: NIASHA LA TISHA AUGUSTA POMPEY and ELSON ELROY POMPEY and all parties claiming interest by, though, under or against Defendant(s) NIASHA LA TISHA AUGUSTA POMPEY and ELSON ELROY POMPEY 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 : a 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, as amended by that certain amend-	ment thereto recorded as Document Number: 20250269550 in the Official 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 Oct/21/2025 /s/ Michelle Zayas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Oct. 31; Nov. 6, 2025 25-03218W	

FIRST INSERTION		
NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2025-CA-000226-O #34 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BRICENO LEMUS ET AL., Defendant(s). COUNT V VI VII ROBERT S. GRIFFIN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT S. GRIFFIN VIRGINIA ALICE GRIFFIN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VIRGINIA ALICE GRIFFIN 51/082305 MILVA AGATHA JOB HOEVE MELINDA NATASHA AGATHA HOEVE 47/081122 CHRISTOPHER RAWLE KELLER NATASHA SIMONE GILL 51 EVEN/5227 Notice is hereby given that on 12/3/2025 at 11:00 a.m. Eastern time at www.myorangedclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property: Orange Lake Country Club Villas 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. 2025-CA-000226-O #34. 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 27th day of October, 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 October 30; November 6, 2025 25-03230W		

FIRST INSERTION		
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-007466 #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. KUMOI ET.AL., Defendant(s). ALIAS NOTICE OF ACTION Count I To: LEZLEY KUMOI A/K/A LEZLEY DEBBIE KUMOI and CHRISTOPHER Y. KUMOI and all parties claiming interest by, though, under or against Defendant(s) LEZLEY KUMOI A/K/A LEZLEY DEBBIE KUMOI and CHRISTOPHER Y. KUMOI 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 : a STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 75000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title 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, as amended by that certain amend-	ment thereto recorded as Document Number: 20250269550 in the Official 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 Oct/21/2025 /s/ Michelle Zayas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Oct. 31; Nov. 6, 2025 25-03216W	

FIRST INSERTION		
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-007466 #48 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. KUMOI ET.AL., Defendant(s). ALIAS NOTICE OF ACTION Count II To: CARLOS AUGUSTO MADEIRA GODOY and TATIANA SOUZA DA MOTA and all parties claiming interest by, though, under or against Defendant(s) CARLOS AUGUSTO MADEIRA GODOY and TATIANA SOUZA DA MOTA 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 : a 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, as amended by that certain amend-	ment thereto recorded as Document Number: 20250269550 in the Official 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 Oct/21/2025 /s/ Michelle Zayas Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Oct. 31; Nov. 6, 2025 25-03217W	

ORANGE
COUNTY

---TAX DEEDS---

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that ATCF II FLORIDA-A LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-7857 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: E 198 FT OF W 1088.5 FT OF S 200 FT OF SW1/4 OF NE1/4 (LESS E 123 FT & S 30 FT THEREOF) OF SEC 20-22-29 PARCEL ID # 20-22-29-0000-00-034 Name in which assessed: ESPERANZA IGNO LOPS LIFE ESTATE, REM: CLAUDE ROBERT LOPS ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03193W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that GS-RAN-Z LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-7864 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: E 198 FT OF W 1088.5 FT OF S 200 FT OF SW1/4 OF NE1/4 (LESS E 75 FT OF W 965.5 FT OF S 200 FT OF SW1/4 OF NE1/4 & LESS S 30 FT) SEC 20-22-29 PARCEL ID # 20-22-29-0000-00-048 Name in which assessed: ESPERANZA IGNO LOPS LIFE ESTATE, REM: CLAUDE ROBERT LOPS ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03194W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-8515 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: MERRYMOUNT N/29 LOT 97 BLK G PARCEL ID # 28-22-29-5600-70-970 Name in which assessed: BARBARA G FLETCHER, FRED W FLETCHER, FELIX D FLETCHER ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03195W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that APOLLO GROUP HOLDINGS LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-9063 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: LAKE MANN ESTATES UNIT NO 4 Y/133 LOT 1 BLK A PARCEL ID # 33-22-29-4597-01-010 Name in which assessed: RICKY LAVEL DANIELS, ODETTA ELIZABETH DANIELS ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03196W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-9233 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: RIO VISTA J/138 LOTS 36 THROUGH 39 (LESS BEG SW COR LOT 39 RUN N 228.12 FT E 46 FT S 44 DEG W 28.39 FT S 208.12 FT W 26 FT TO POB TAK-EN FOR RD R/W PER 4150/1390) PARCEL ID # 34-22-29-7448-00-360 Name in which assessed: BALD GUY C-STORE INC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03197W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-9341 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: LUCERNE PARK H/13 LOTS 5 & 6 BLK J PARCEL ID # 35-22-29-5276-10-050 Name in which assessed: PAUL VAN HAMOND ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03198W
FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-9577 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: 15 FT STRIP IN SEC 2-23-29 LYING NORTH OF BLK C & D LUCERNE HGTS PB E PG 59 & SOUTH OF THE N 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SEC 2-23-29 & WEST OF ORLANDO REGIONAL HEALTHCARE PLAT 6 PB72 PG 95 & EAST OF R/W. PARCEL ID # 02-23-29-0000-00-101 Name in which assessed: E R DUMONT ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03199W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that GS-RAN-Z LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-10888 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: MO-SAIC AT MILLENIA A CONDOMINIUM 8282/3777 UNIT 1715 BLDG 17 PARCEL ID # 16-23-29-5783-01-715 Name in which assessed: CESAR AUGUSTO TOSCANO ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03200W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that GS-RAN-Z LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-10942 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: WALDEN PALMS CONDOMINIUM 8444/2553 UNIT 24 BLDG 4 PARCEL ID # 17-23-29-8957-04-240 Name in which assessed: MACATA LLC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03201W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that GS-RAN-Z LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-11407 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: LAS PALMAS AT SAND LAKE CON-DO CB 5/34 BLDG 805 UNIT C PARCEL ID # 26-23-29-8070-01-010 Name in which assessed: JUAN LORENZO VILLA ORTIZ LIFE ESTATE, REM: NUBIA ESTELA GOMEZ OSPINA, VILLA GOMEZ REAL ESTATE INVESTMENTS COMPANY ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03202W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that GS-RAN-Z LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-11446 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: SKY LAKE UNIT ELEVEN A 3/90 LOT 1396 PARCEL ID # 26-23-29-8108-13-960 Name in which assessed: ANGELA HOVER 1/5, NORMAN LEO BUCKLEY 1/5, ROBERT BUCKLEY 1/5, JAMES RONALD BUCKLEY SR ESTATE 1/5, FRANK BUCKLEY 1/5 ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03203W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that ATCF II FLORIDA-A LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-12394 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: SUMMERFIELD 35/65 LOT 129 PARCEL ID # 25-24-29-8385-01-290 Name in which assessed: AMNERIS LUGO ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03204W
FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that GS-RAN-Z LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-12462 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: HUNTERS CREEK TRACT 115 PH 1 26/143 LOT 15 PARCEL ID # 28-24-29-3098-00-150 Name in which assessed: HERCULES NGUYEN, MY LINH THI LE ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03205W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that GS-RAN-Z LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-12467 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: HUNTERS CREEK TRACT 430-A PH 1 25/39 LOT 21 PARCEL ID # 28-24-29-3810-00-210 Name in which assessed: AUBOURG INVESTMENTS LLC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03206W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that GS-RAN-Z LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-12492 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: VILLANOVA AT HUNTERS CREEK CONDOMINIUM 8103/2271 UNIT 106 BLDG 4 PARCEL ID # 29-24-29-8824-04-106 Name in which assessed: ABDELAZIZ AHROUN ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03207W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that ATCF II FLORIDA-A LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-13414 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: COLONIAL GROVE ESTATES E/95 LOT 2 BLK A PARCEL ID # 19-22-30-1512-01-020 Name in which assessed: MARGARET A DAVIS ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03208W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-15780 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: WYNDHAM LAKES ESTATES UNIT 2 69/20 LOT 14 BLK 5 PARCEL ID # 32-24-30-9624-05-014 Name in which assessed: RENATTA BROOKS ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03209W	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-18236 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: E1/2 OF SE1/4 OF NW1/4 S OF CHENEY H/W (LESS BEG 30 FT W & 501.25 FT N OF SE COR OF NE1/4 OF SE1/4 OF NW1/4 SWLY 363.48 FT TO PT 480.42 FT N OF S LINE OF NE1/4 OF SE1/4 OF NW1/4 S 250.42 FT E 361.53 FT N 281.98 FT TO POB & LESS ST RD R/W) SEC 33-22-33 PARCEL ID # 33-22-33-0000-00-008 Name in which assessed: GRANT AND GRANT HOLDINGS LLC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Dec 11, 2025. Dated: Oct 23, 2025 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Oct. 30; Nov. 7, 14, 21, 2025 25-03210W

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE COUNTY CIVIL COURT OF THE JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO: 2025-CC-011625-O LIEN LIQUIDATORS OF FL LIT 2, LLC (A/A/O A-1 SEPTIC, INC.), Plaintiff v. J3 EQUITIES LLC, Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated September 17, 2025 and the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale Set for November 11, 2025 dated October 24, 2025, in the above-styled cause, the Clerk of Circuit Court Tiffa-

ny Moore Russell, shall sell the subject property at public sale on the 9th day of December, 2025, at 11:00 A.M. to the highest and best bidder for cash, at www.myorangeclerk.realforeclose.com on the following described property: LOT 1, HIDDEN SPRINGS UNIT THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE(S) 45 AND 46 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 14-23-28-3560-00-010. Property Address: 5701 Pitch Pine Drive, Orlando, FL 32819. Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated: October 28, 2025. /s/ Samantha Darrigo Samantha Darrigo, Esquire Florida Bar No.: 92331 sdarrigo@bitman-law.com kimy@bitman-law.com Ronnie Bitman, Esquire Florida Bar No.: 744891 rbitman@bitman-law.com acrown@bitman-law.com BITMAN, O'BRIEN, PLLC 610 Crescent Executive Ct., Suite 112 Lake Mary, Florida 32746 Telephone: (407) 815-3110 Co-Counsel for Plaintiff Oct. 30; Nov. 6, 2025 25-03272W



How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

W1020 923

ORANGE COUNTY
SUBSEQUENT INSERTIONS

OFFICIAL
COURTHOUSE WEBSITES:

- MANATEE COUNTY:
manateeclerk.com
- SARASOTA COUNTY:
sarasotaclerk.com
- CHARLOTTE COUNTY:
charlotte.realforeclose.com
- LEE COUNTY:
leeclerk.org
- COLLIER COUNTY:
collierclerk.com
- HILLSBOROUGH COUNTY:
hillsclerk.com
- PASCO COUNTY:
pasco.realforeclose.com
- PINELLAS COUNTY:
pinellasclerk.org
- POLK COUNTY:
polkcountyclerk.net
- ORANGE COUNTY:
myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business
Observer

ACTIONS / TAX DEED

THIRD INSERTION

NOTICE OF ACTION
UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
ORLANDO DIVISION
Case No. 6:25-cv-01414
PRIME PROPERTY AND CASUALTY
INSURANCE INC., a foreign
corporation,
Plaintiff, VS.
438 XXPRESS LLC, DESTIN
AUBRIN, and LA TONYA A.
POLLARD,
Defendants
TO: DESTIN AUBRIN,
4847 Grovemont Pl.,
Orlando, FL 32808
YOU ARE HEREBY NOTIFIED that
a Complaint has been filed against you
in the above styled case and in the above
referenced court. You are required to file
written defenses, if any, with the clerk
of the court and to serve a copy on or
before 30 days from the date of the first
publication of this notice, on Brittney
Savino, Esq., Plaintiff's attorney, whose
address is Hinshaw & Culbertson LLP,
2811 Ponce de Leon Blvd., Suite 1000,
Coral Gables, Florida 33134.
DATED on October 8, 2025
Elizabeth M. Warren
As Clerk of the Court
By Anna Moody
As Deputy Clerk
Oct. 16, 23, 30; Nov. 6, 2025
25-03026W

FOURTH INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE - Unit
Week 24 in Unit 840 Vistana Springs
Condominium 8800 Vistana Centre
Drive, Orlando, FL 32821
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025-CA-003848-O
TIM PEARSON-GRANADOS,
Plaintiff, v.
TRUSTEES OF THE STICHTER
FAMILY TRUST, WILLIAM J.
STICHTER, RUTH N. STICHTER,
JAMES FIGGINS, and LINDA
FIGGINS,
Defendants.
To: WILLIAM J. STICHTER, RUTH N.
STICHTER, JAMES FIGGINS, LINDA
FIGGINS, and TRUSTEES OF THE
STICHTER FAMILY TRUST
Unit Week 24 in Unit 840 Vistana
Springs Condominium 8800 Vistana
Centre Drive, Orlando, FL 32821
YOU ARE NOTIFIED that an action
to quiet title on the following property
in 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 Plaintiff's attorney, whose
name and address is listed below, and
file the original with the Clerk of this
Court at 425 North Orange Avenue,
Orlando, Florida 32801, either before
service on Plaintiff's attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition.
DESCRIPTION OF PROPER-
TY:
Unit Week 24 in Unit 840, of
Vistana Springs Condominium,
together with all appurtenances
thereto, according to the Decla-
ration of Condominium there-
of recorded in Official Records
Book 4052, Page 3241 et seq.,
in the Public Records of Orange
County, Florida and all amend-
ments thereto, if any, from 12:00
noon on the first day until 12:00
noon on the last day of the Unit
Week as numbered and defined
in the Declaration of Condo-
minium.
WITNESS my hand and seal of this
Court on this ____ day of ____, 2025.
Tiffany Moore Russell
Clerk of the Circuit and County Court
By /s/
Deputy Clerk
Civil Division
425 N. Orange Ave.
Room 350
Orlando, FL 32801
Attorney for Plaintiff:
Christopher V. Taylor, Esq.
Donaldson Law P.A.
701 East Michigan Street
Orlando, FL 32806
Phone: (407) 720-6151
Fax: (407) 720-7983
Email: chris@donaldsonlawpa.com
October 9, 16, 23, 30, 2025 25-02951W

FOURTH INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
NOTICE IS HEREBY GIVEN that
KIVI LLC the holder of the following
certificate has filed said certificate for a
TAX DEED to be issued thereon. The
Certificate number and year of issuance,
the description of the property, and the
names in which it was assessed are as
follows:

CERTIFICATE NUMBER: 2022-13011

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY: JAM-
AJO J/88 LOT 5 BLK M

PARCEL ID # 21-22-30-3932-13-050

Name in which assessed:
EMMA RUTH BANZON

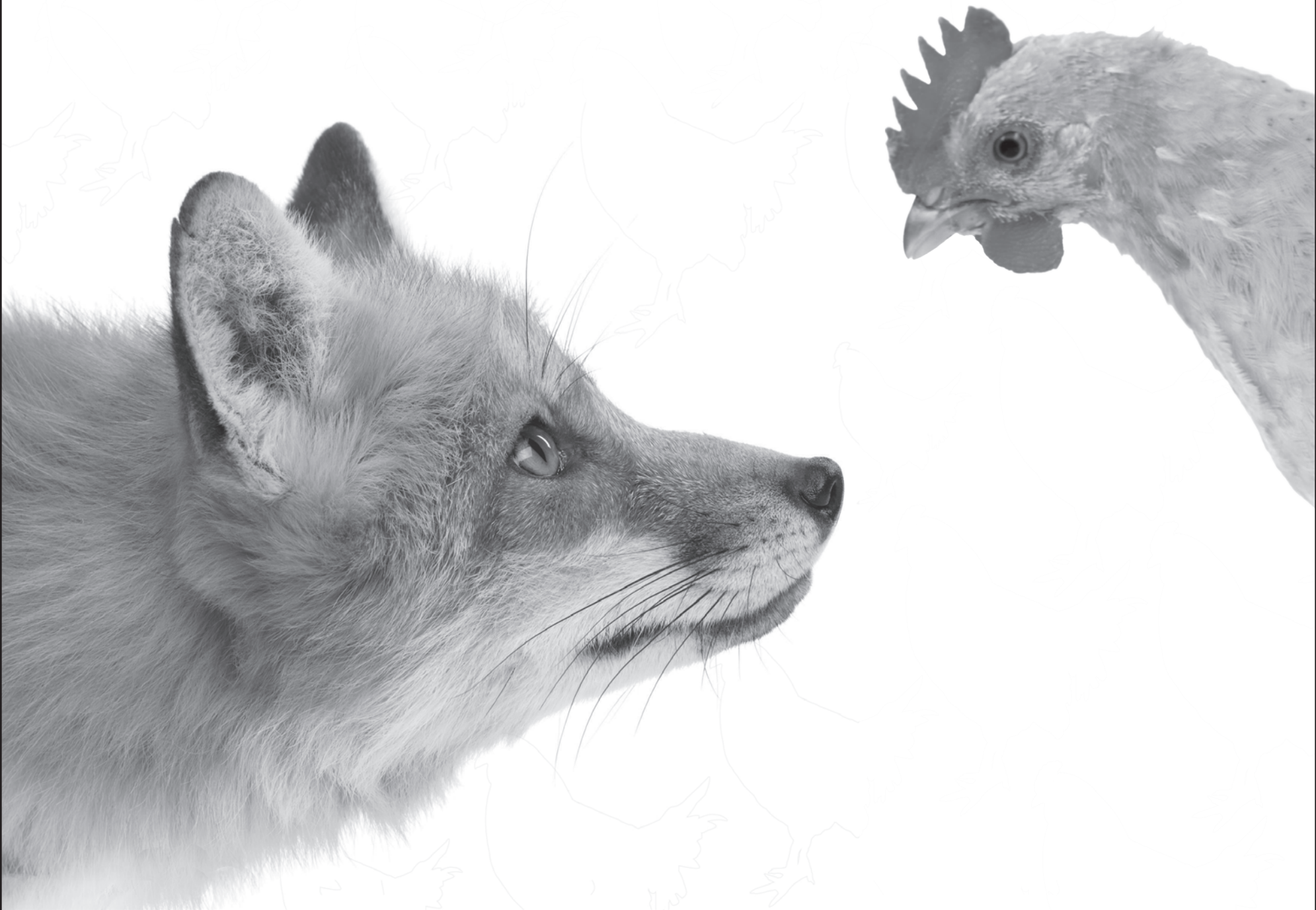
ALL of said property being in the Coun-
ty of Orange, State of Florida. Unless
such certificate shall be redeemed ac-
cording to law, the property described
in such certificate will be sold to the
highest bidder online at www.orange.realtaxdeed.com
scheduled to begin at 10:00 a.m. ET, Nov 20, 2025.

Dated: Oct 02, 2025
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Oct. 9, 16, 23, 30, 2025 25-02868W

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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This is like putting the fox in charge of the hen house.



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