

## ORANGE COUNTY LEGAL NOTICES

\*\*Additional Public Notices may be accessed on [OrangeObserver.com](http://OrangeObserver.com), [BusinessObserverFL.com](http://BusinessObserverFL.com) and the statewide legal notice website, [FloridaPublicNotices.com](http://FloridaPublicNotices.com)\*\*

### --- PUBLIC NOTICES ---

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice Is Hereby Given that Duval Station FL Tenant, LLC, 420 S. Orange Ave, Ste 420, Orlando, FL 32801, desiring to engage in business under the fictitious name of Alto Duval Station, 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.  
January 29, 2026 26-00356W

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice Is Hereby Given that Hickory Creek FL Tenant, LLC, 420 S. Orange Ave, Ste 420, Orlando, FL 32801, desiring to engage in business under the fictitious name of Alto Hickory Creek, 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.  
January 29, 2026 26-00355W

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice Is Hereby Given that Walden Woods FL Tenant, LLC, 420 S. Orange Ave, Ste 420, Orlando, FL 32801, desiring to engage in business under the fictitious name of Alto Walden Woods, 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.  
January 29, 2026 26-00354W

**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 Tower Realty Healthcare Group located at 135 W. Central Blvd., Suite 900 in the City of Orlando, Orange, FL 32801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 26th day of January, 2026  
Tower Realty Partners, Inc.  
January 29, 2026 26-00376W

**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 Mater Virtual Academy at Narcoossee located at 8315 Academy Drive in the City of Orlando, Orange, FL 32827 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 22nd day of January, 2026  
Mater Academy, Inc.  
January 29, 2026 26-00352W

**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 WYN Realty located at 1700 Flamingo Dr in the City of Orlando, Orange, FL 32803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 27th day of January, 2026  
Earl S. Bullock  
January 29, 2026 26-00393W

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of EVOLUTION SPORTS located at 5717 Red Bug Lake Road, Unit 360, Winter Springs, Florida 32765, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Winter Park, Florida, this 26th day of January, 2026.  
EVOLUTION SPORTS  
LEAGUES, LLC  
January 29, 2026 26-00377W

**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 A Place to Heal Psychotherapy located at 255 South Orange Avenue suite 104 #1624, Central Business District in the City of Orlando, Orange, FL 32801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 21st day of January, 2026  
Denise VonSchmidt  
January 29, 2026 26-00351W

**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 Ritual States located at 33 S. Main St in the City of Winter Garden, Orange, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 27th day of January, 2026  
Holistic Patterns, LLC  
January 29, 2026 26-00394W

**FICTITIOUS NAME NOTICE**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of RISEWELL HOMES located at: 18300 VON KARMAN AVE., SUITE 1000 in the city of IRVINE, CA 92612, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 27th day of January 2026.  
OWNER:  
RW HOMES US CORPORATION  
18300 VON KARMAN AVE., SUITE 1000  
IRVINE, CA 92612  
RWHC CORPORATION  
18300 VON KARMAN AVE., SUITE 1000  
IRVINE, CA 92612  
January 29, 2026 26-00392W

**FIRST INSERTION**  
**Notice of Sale**  
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999  
Sale Date February 20th, 2026 @ 10:00 AM at each individual repair facility.  
41525 2023 Chevrolet VIN#: 3GCPABEK3PG168979 Repair Facility: Starling Chevrolet 13155 S Orange Blossom Trl Orlando 407-240-7000 Lien Amt \$700  
41526 2022 GMC VIN#: 1GKSGKD2NR130013 Repair Facility: Starling Chevrolet 13155 S Orange Blossom Trl Orlando 407-240-7000 Lien Amt \$9,857.88  
January 29, 2026 26-00350W

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
NOTICE IS HEREBY GIVEN THAT ON 02/23/26 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: MCS MECHANICAL LLC 2GCCE13C281336662 2008 CHEV 5688.28 / 1FDXE4FN0NDC15755 2022 CHEV 14091.18 TEL: 813-697-1791 MV#: MV111035 LOCATION: 2699 OLD WINTER GARDEN RD UNIT B ORLANDO, FL 32805/  
January 29, 2026 26-00370W

**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, February 10, 2026, 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](http://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  
January 29, 2026 26-00349W

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that the following will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at [www.StorageTreasures.com](http://www.StorageTreasures.com). Auction will close on Thursday February 19, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:  
**Location 1: US Storage Centers - Winter Park, phone (407) 676-7198, located at 7000 Aloma Avenue, Winter Park, FL, 32792**  
F149 - Steve Barnett Barnett Financial Advisory Group, Inc.  
C550 - John Allen  
C647 - John Allen  
F170 - Mary Deacy  
N1060 - Tin Ho  
C957 - Tracy Smith  
C873 - Steve Barnett Barnett Financial Advisory Group, Inc.  
**Location 2: US Storage Centers - Orlando - Sligh, phone (407) 606-6925, located at 930 Sligh Blvd, Orlando, FL, 32806**  
6251 - QUENTON WATKINS  
5131 - NICHOLAS DANDREA WILLIAMS  
6148 - Michael Concannon  
4213 - Sandra yvette Cross  
2121 - Michael Concannon  
4118 - Petra Lacroix  
3246 - Shantel Williams The firm AIP  
5156 - Calab Daniels  
2204 - Eric Katanich  
5213 - Michelle Klug Project Opioid  
3205 - Tammara Dudley  
2148 - Genesis Colon Jimenez  
1135 - McKinna Griffith  
4238 - Jasmine Hill  
5218 - Michelle Klug Project Opioid  
5201 - Michelle Klug Project Opioid  
4175 - Derek Blaylock  
5204 - Michelle Klug Project Opioid  
2215 - Elton Paige  
1219 - Antwaun Cason  
**Location 3: US Storage Centers - Windermere - Winter Garden, phone (407) 972-1933, located at 7902 Winter Garden Vineland Road, Windermere, FL, 34786**  
3156 - Rabbayah Reese The Reese Law Firm  
2001 - Nancy Vega-Cruz  
3219 - Alvin Najju  
2041 - Sharhonda Rhynes  
1040 - Tray Bailey  
2203 - Eduardo Felix Jr.  
**Location 4: US Storage Centers - Orlando - Majorca, phone (407) 863-7740, located at 7660 Majorca Place , Orlando, FL, 32819**  
2169 - Patricia Ann Hudgeons  
2048 - Ajay Kellam  
3040 - Terrial Tomlin  
3214 - Victor Jordan  
3123 - Rogerio Teixeira  
2139 - Jill Ralston Anthony Wine And Dine U.S.  
3075 - Terrance Grant  
**Location 5: US Storage Centers - Orlando - Colonial Drive, phone (689) 219-7851, located at 6205 W. Colonial Drive , Orlando, FL, 32808**  
2264 - Valerie Russell-mitchell  
2106 - Peggy Wisenburn  
1099 - Antonio Johnson  
1011 - Iatriccia salters  
3218 - Jerome Burgess  
2010 - Joseph Isaiah Charles Richards  
2170 - Joseph Sinclair  
2019 - Sherrie Ferguson  
2063 - Camerin Williams  
2080 - Tony Lee  
1086 - Marizta Johnson  
3226 - Debora Sterling  
3180 - Mauricio Zaleschi Marchini  
2128 - Melissa Hall  
**Location 6: US Storage Centers - Winter Park - Lee, phone (321) 483-3666, located at 1561 Lee Road, Winter Park, FL, 32789**  
1043 - Cherie Amos-Persson  
1048 - Cherie Amos-Persson  
3079 - Mary Sasser  
Jan. 29; Feb. 5, 2026 26-00347W



### Q What is a public notice?

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

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

### 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 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.

### 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 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](http://www.floridapublicnotices.com).

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

**OFFICIAL COURTHOUSE WEBSITES**

**MANATEE COUNTY**  
[manateeclerk.com](http://manateeclerk.com)

**SARASOTA COUNTY**  
[sarasotaclerk.com](http://sarasotaclerk.com)

**CHARLOTTE COUNTY**  
[charlotteclerk.com](http://charlotteclerk.com)

**LEE COUNTY**  
[leeclerk.org](http://leeclerk.org)

**COLLIER COUNTY**  
[collierclerk.com](http://collierclerk.com)

**HILLSBOROUGH COUNTY**  
[hillsclerk.com](http://hillsclerk.com)

**PASCO COUNTY**  
[pascoclerk.com](http://pascoclerk.com)

**PINELLAS COUNTY**  
[pinellasclerk.org](http://pinellasclerk.org)

**POLK COUNTY**  
[polkcountyclerk.net](http://polkcountyclerk.net)

**ORANGE COUNTY**  
[myorangeclerk.com](http://myorangeclerk.com)

**SAVE TIME**

**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto: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**

ORANGE COUNTY

--- ESTATE ---

**FIRST INSERTION**  
**NOTICE OF ACTION FOR FORFEITURE**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
 Case No.: 2025-CA-011139-O  
**IN RE: FORFEITURE OF:**  
 6 LOST MARY M020000 PRO ORANGE  
 POMEGRANATE CRANBERRY,  
 2 LOST MARY M020000 PRO PINA COLADA,  
 2 LOST MARY M020000 PRO SOUR STRAWBERRY DRAGON,  
 6 LOST MARY ARIZONA ICED TEA,  
 1 LOST MARY GRAPE JELLY,  
 4 LOST MARY DEEP PURPLE,  
 1 LOST MARY MOUNTAIN BERRY,  
 3 LOT MARY RED WAVE,  
 2 LOST MARY MT15000 TURBO DR. CHERRY,  
 3 LOST MARY MT15000 TURBO ROCKET POPSICLE,  
 6 OFF STAMP SW16000 BAJA BLAST,  
 5 OFF STAMP SW16000 RAINBOW SHERBERT,  
 3 OFF STAMP SW16000 ROCKET POPSICLE,  
 3 OFF STAMP SW16000 SMART SOUR LUSH GUMMY,  
 6 LOST MARY M020000 PRO HAWAIIAN POPSICLE,  
 8 LOST MARY M020000 PRO PEAR DROP,  
 4 RYL CLASSIC RAINBOW,  
 4 RYL CLASSIC PEACH PASSIONFRUIT,  
 4 RYL CLASSIC RASPBERRY WATERMELON,  
 6 RYL CLASSI ORANGE MANGO,  
 3 RYL CLASSIC BLUE RAZ ICE,  
 5 RYL CLASSIC SOUR APPLE,  
 5 GEEK BAR PULSE FCUKING FAB,  
 4 GEEK BAR PULSE GRAPE B-POP, AND  
 1 LOST MARY M020000 PRO PEPPERMINT,  
 NICOTINE DISPENSING DEVICES,  
 TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAVING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE-DESCRIBED PROPERTY.  
 Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the Attorney General, Department of Legal Affairs ("SOF, OAG, DLA") and Ocoee Police Department (OPD) seized the above-described property. The Court has issued an Order Finding Probable Cause. All persons or entities who have a legal interest in the subject property are required to serve a copy of your answer, asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than February 25, 2026. Failure to file your defenses will result in a default being entered against you.  
 Chris Phillips  
 Senior Assistant Attorney General  
 Florida Bar No. 89662  
 Office of the Attorney General  
 3507 E. Frontage Road, Suite 150  
 Tampa, Florida 33607  
 (813) 233-4532  
 Jan. 29; Feb. 5, 2026 26-00385W

**FIRST INSERTION**  
**NOTICE OF ACTION FOR FORFEITURE**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
 Case No.: 2025-CA-011138-O  
**IN RE: FORFEITURE OF:**  
 2 QUASAR 0525000 SHOOTING STARSICLE,  
 4 QUASAR 0525000 ORION SOUR BELTS,  
 2 QUASAR 0525000 WATERMELON LIMELIGHT,  
 7 QUASAR 0525000 BLUE STARZ,  
 5 QUASAR 0525000 WATERMELON STELLAR ICE,  
 3 QUASAR 0525000 COSMIC CHERRYADE,  
 4 QUASAR 0525000 AQUARIUS,  
 5 QUASAR 0525000 VIRGO MINT,  
 6 QUASAR 0525000 TAURUS,  
 7 FUMA EXTRA YOGURT ICE CREAM,  
 11 CALI PLUS BLUE RASPERRY LEMONADE,  
 3 LOST MARY MT15000 TURBO DR. CHERRY,  
 10 CALI PLUS RAINBOW BLAST,  
 10 CALI PLUS FROZEN PEACH LEMONADE,  
 11 CALI PLUS RAINBOW,  
 11 CALI PLUS FROZEN RAINBOW,  
 1 QUASAR 0525000 BIG BANGIN BERRY,  
 1 GEEK BAR PULSE FCUKING FAB,  
 2 RYL CLASSIC ORANGE MANGO,  
 4 LOST MARY M020000 PRO PINA COLADA,  
 3 LOST MARY M020000 PRO ORANGE POMEGRANATE CRANBERRY,  
 5 GEEK BAR PUSE GRAPE B-POP,  
 1 GEEK BAR PULSE X LIME BERRY ORANGE, AND  
 1 RAZ TN9000 BLUE RAZ B-POP,  
 NICOTINE DISPENSING DEVICES,  
 TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAVING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE-DESCRIBED PROPERTY.  
 Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the Attorney General, Department of Legal Affairs ("SOF, OAG, DLA") and Ocoee Police Department (OPD) seized the above-described property. The Court has issued an Order Finding Probable Cause. All persons or entities who have a legal interest in the subject property are required to serve a copy of your answer, asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than February 25, 2026. Failure to file your defenses will result in a default being entered against you.  
 Chris Phillips  
 Senior Assistant Attorney General  
 Florida Bar No. 89662  
 Office of the Attorney General  
 3507 E. Frontage Road, Suite 150  
 Tampa, Florida 33607  
 (813) 233-4532  
 Jan. 29; Feb. 5, 2026 26-00384W

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 2025-CP-004087-O**  
**IN RE: ESTATE OF ANNIE JEAN FAILS, a/k/a ANNIE JEAN FAILS, a/k/a ANNIE JEAN FAIL Deceased.**  
 The administration of the estate of Annie Jean Fail, deceased, whose date of death was July 21, 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.  
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.  
 The date of the first publication of this notice is January 29, 2026.  
**Personal Representative:**  
**Tangela Ciara Fails**  
 4570 Saint Mary's Rd. Apt F5  
 Columbus, GA 31907  
 Attorney for Personal Representative:  
 Anne J. McPhee  
 E-Mail Address: amcphee@blockscarpa.com  
 ileiva@blockscarpa.com  
 Florida Bar No. 0041605  
 Block & Scarpa  
 601 21st Street, Suite 401  
 Vero Beach, FL 32960  
 Telephone: 772-794-1918  
 Jan. 29; Feb. 5, 2026 26-00344W

**INTENTION TO REGISTER FICTITIOUS NAME**  
 Notice is hereby given that FITFORWARD LLC located at 1141 Vinsetta Circle, Winter Garden, FL 34787, desiring to engage in business under the fictitious name DEGREE WELLNESS HORIZON WEST, intends to register said name in Orange County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
 January 29, 2026 26-00353W

**FIRST INSERTION**  
**NOTICE OF ACTION FOR FORFEITURE**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
 Case No.: 2025-CA-011132-O  
**IN RE: FORFEITURE OF:**  
 9 FUME YOGURT ICE CREAM,  
 5 LOST MARY MT15000 TURBO DR. CHERRY,  
 3 RYLE CLASSIC PEACH PASSIONFRUIT,  
 5 RYL CLASSIC RAINBOW,  
 2 RYL CLASSIC TRIPLE BERRY,  
 5 RYL CLASSIC ICY MINT,  
 6 RYL CLASSIC RASPBERRY WATERMELON,  
 6 RYLE CLASSIC WHITE YUMMY ICE,  
 20 GEEK BAR PULSE FCUKING FAB,  
 15 GEEK BAR PULSE DRAGON MELON,  
 10 LOST MARY M020000 PRO SPACE EDITION PINA COLADA,  
 10 LOST MARY M020000 PRO SPACE EDITION PEPPERMINT, AND  
 10 LOST MARY M020000 PRO SPACE EDITION STRAWBERRY KIWI,  
 NICOTINE DISPENSING DEVICES,  
 TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAVING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE-DESCRIBED PROPERTY.  
 Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the Attorney General, Department of Legal Affairs ("SOF, OAG, DLA") and Ocoee Police Department (OPD) seized the above-described property. The Court has issued an Order Finding Probable Cause. All persons or entities who have a legal interest in the subject property are required to serve a copy of your answer, asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than February 25, 2026. Failure to file your defenses will result in a default being entered against you.  
 Chris Phillips  
 Senior Assistant Attorney General  
 Florida Bar No. 89662  
 Office of the Attorney General  
 3507 E. Frontage Road, Suite 150  
 Tampa, Florida 33607  
 (813) 233-4532  
 Jan. 29; Feb. 5, 2026 26-00382W

**FIRST INSERTION**  
**NOTICE OF SALE**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 2024-CA-003405-O**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ISIS VAZQUEZ, JOSHUA VAZQUEZ, WINDING CREEK OWNERS ASSOCIATION, INC., FLORIDA HOUSING FINANCE CORPORATION, UNKNOWN TENANT 1, UNKNOWN TENANT 2, Defendants.**  
 NOTICE IS GIVEN THAT, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on January 5, 2026 in the above-styled cause, Tiffany Moore Russell, Orange county clerk of court shall sell to the highest and best bidder for cash on February 19, 2026 at 11:00 A.M., at www.myorangeclerk.realforeclose.com, the following described property:  
 THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OR ORANGE AND STATE OF FLORIDA:  
 LOT 61, WINDING CREEK UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE(S) 62 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA  
 Property Address: 932 Cloyd Dairy Loop, 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 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.  
 Dated: January 23, 2026  
 /s/ Kelley L. Church  
 Kelley L. Church, Esquire  
 Florida Bar No.: 100194  
 Quintairo, Prieto, Wood & Boyer, P.A.  
 255 S. Orange Ave., Ste. 900  
 Orlando, FL 32801-3454  
 (855) 287-0240  
 (407) 872-6012 Facsimile  
 E-mail: servicescp@qpwbllaw.com  
 E-mail: kchurch@qpwbllaw.com  
 Attorney for Plaintiff  
 Matter No. FL-002820-23  
 Jan. 29; Feb. 5, 2026 26-00362W

**FIRST INSERTION**  
**NOTICE OF ADMINISTRATIVE COMPLAINT**  
 To: STEVENIA LOUIS  
 Case: CD202501901/D 3301147  
 An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
 Jan. 29; Feb. 5, 12, 19, 2026 26-00389W

**FIRST INSERTION**  
**NOTICE OF ACTION FOR FORFEITURE**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
 Case No.: 2025-CA-011141-O  
**IN RE: FORFEITURE OF:**  
 1 RAZ TN9000 STRAWBERRY SHORTCAKE,  
 1 RAZ TN9000 WHITE YUMMY GRAPE,  
 2 RAZ TN9000 BLUE RAZ B-POP,  
 2 RYL CLASSIC RAINBOW,  
 4 RYL CLASSIC ORANGE MANGO,  
 2 GEEK BAR PULSE DRAGON MELON,  
 2 LOSGAL MC25000 SOUR BLACKBERRY BLUEBERRY,  
 3 LOSGAL MC25000 BLACK CHERRY PEACH, AND  
 3 LOSGAL MC25000 CRANBERRY APPLE,  
 NICOTINE DISPENSING DEVICES,  
 TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAVING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE-DESCRIBED PROPERTY.  
 Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the Attorney General, Department of Legal Affairs ("SOF, OAG, DLA") and Ocoee Police Department (OPD) seized the above-described property. The Court has issued an Order Finding Probable Cause. All persons or entities who have a legal interest in the subject property are required to serve a copy of your answer, asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than February 25, 2026. Failure to file your defenses will result in a default being entered against you.  
 Chris Phillips  
 Senior Assistant Attorney General  
 Florida Bar No. 89662  
 Office of the Attorney General  
 3507 E. Frontage Road, Suite 150  
 Tampa, Florida 33607  
 (813) 233-4532  
 Jan. 29; Feb. 5, 2026 26-00386W

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 2025-CP-003524-O**  
**Division 9**  
**IN RE: ESTATE OF MICHAEL C LICATA, Deceased.**  
 The administration of the estate of Michael C Licata, deceased, whose date of death was September 27, 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.  
 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 January 29, 2026.  
**Personal Representative:**  
**Salvatore Licata**  
 70 Watergate Drive  
 Amawalk, New York 10501  
 Attorney for Personal Representative:  
 Elizabeth Bertrand, Esq  
 E-mail Address: elizabeth@palumbobertrand.com, eservice@palumbobertrand.com  
 Florida Bar No. 97814  
 Palumbo & Bertrand, P.A.  
 2500 S. Bumby Avenue  
 Orlando, Florida 32806  
 Telephone: (407) 960-2835  
 Jan. 29; Feb. 5, 2026 26-00398W

**FIRST INSERTION**  
**NOTICE OF ADMINISTRATIVE COMPLAINT**  
 To: CHARLES ADA-DESERT  
 Case: CD202506024/  
 D 3224801/3402264  
 An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
 Jan. 29; Feb. 5, 12, 19, 2026 26-00390W

**FIRST INSERTION**  
**NOTICE OF ACTION FOR FORFEITURE**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
 Case No.: 2025-CA-011133-O  
**IN RE: FORFEITURE OF:**  
 5 LOST MARY MT15000 TURBO DR. CHERRY,  
 3 RAZ TN9000 WATERMELON,  
 4 HQD CUVIEX 25000 MIAMI MINT,  
 5 LOST MARY MT15000 ROCKET POPSICLE, AND  
 8 FUME 1500 YOGURT ICE CREAM 5%,  
 NICOTINE DISPENSING DEVICES,  
 TO: ALL PERSONS, FIRMS AND CORPORATIONS OWNING, HAVING OR CLAIMING AN INTEREST IN OR LIEN ON THE ABOVE-DESCRIBED PROPERTY.  
 Notice is given pursuant to § 932.701 to § 932.704, Florida Statutes, the Florida Contraband Forfeiture Act, that the State of Florida, Office of the Attorney General, Department of Legal Affairs ("SOF, OAG, DLA") and Ocoee Police Department (OPD) seized the above-described property. The Court has issued an Order Finding Probable Cause. All persons or entities who have a legal interest in the subject property are required to serve a copy of your answer, asserting any affirmative defenses with the Clerk of the Court and the undersigned counsel no later than February 25, 2026. Failure to file your defenses will result in a default being entered against you.  
 Chris Phillips  
 Senior Assistant Attorney General  
 Florida Bar No. 89662  
 Office of the Attorney General  
 3507 E. Frontage Road, Suite 150  
 Tampa, Florida 33607  
 (813) 233-4532  
 Jan. 29; Feb. 5, 2026 26-00383W

**FIRST INSERTION**  
**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO. 2025-CA-011554-O**  
**SELENE FINANCE LP Plaintiff, v. VANN WHITEFIELD ELLIOTT, ET AL. Defendants.**  
 TO: LISA ANNA ELLIOTT,  
 Current residence unknown, but whose last known address was:  
 9605 LOST CREEK DR, WINTER GARDEN, FL 34787-8425  
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida, to-wit:  
 LOT 704, WATERLEIGH PHASES 3B, 3C AND 3D, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 100, PAGES 61 THROUGH 87, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 425 N Orange Ave, Orlando, FL 32801, 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 petition.  
 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.  
 WITNESS my hand and seal of the Court on this 21st day of January, 2026.  
 Tiffany Moore Russell  
 Clerk of the Circuit Court (SEAL) By: // S Gre  
 Deputy Clerk  
 Civil Division  
 425 N. Orange Avenue, Room 350  
 Orlando, Florida 32801  
 eXL Legal, PLLC,  
 Plaintiff's attorney,  
 12425 28th Street North, Suite 200,  
 St. Petersburg, FL 33716  
 1000011012  
 Jan. 29; Feb. 5, 2026 26-00375W

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Notice is hereby given that on various dates in February, 2026 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.  
 Locations of vehicles and The lienor's name, address and telephone number are: In And Out Autobody And Repairs, 6363 E Colonial Dr Ste #G, Orlando, FL 32807. Phone 551-804-5811  
 Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only.  
 The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order.  
 2016 CHEVY  
 VIN# IGGGCE34G1387010  
 \$14,792.85  
 SALE DAY 02/20/2026  
 2024 HYUN  
 VIN# KMHLM4DG0RU810312  
 \$13,875.85  
 SALE DAY 02/23/2026  
 2017 CHEVY  
 VIN# 2GNALCEKXH611009  
 \$13,610.70  
 SALE DAY 02/20/2026  
 2024 TOYOTA  
 VIN# JTEA5AAH7RJ158558  
 \$9095.10  
 SALE DAY 02/20/2026  
 January 29, 2026 26-00391W

**FIRST INSERTION**  
**NOTICE OF ADMINISTRATIVE COMPLAINT**  
 To: Jacob Lorenzo Mathis  
 Orlando, Orange County, Florida  
 Case Number: 350448-25-AG  
 An ADMINISTRATIVE COMPLAINT to (suspend or revoke your license(s) and eligibility for licensure) has been filed against you. You have the right to request a hearing pursuant to sections 120.569 and 120.57 (1) and (2), Florida Statutes, by mailing a request for same to the Agency Clerk. Filing with the Agency Clerk may be accomplished via U.S. Mail, express delivery overnight, hand delivery, facsimile transmission, or electronic mail. The address for delivery is DFS Agency Clerk, Department of Financial Services, 612 Larson Building, 200 East Gaines Street, Tallahassee, Florida, 32399-0390. The fax number is (850) 488-0697. The email address is DFSAgencyClerk@myfloridacfo.com. The address for delivery is the Department of Financial Services, Office of the General Counsel, 200 East Gaines Street, Tallahassee, Florida 32399-0333. A copy of the Administrative Complaint and Election of Proceeding can be requested by submitting a request via email at Hannah.Brackett@MyFloridaCFO.com or via telephone at (850) 413-4241. If a request for a hearing is not received by March 12, 2026, the right to a hearing in this matter will be waived and the Chief Financial Officer will dispose of this case in accordance with law.  
 Jan. 29; Feb. 5, 12, 19, 2026 26-00336W

**FIRST INSERTION**  
**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY  
**GENERAL JURISDICTION DIVISION**  
**CASE NO. 2024-CA-004456-O**  
**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. CATHERINE DENISE HACKNEY O'BRIEN A/K/A CATHERINE O'BRIEN, et al., Defendant.**  
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 22, 2026 in Civil Case No. 2024-CA-004456-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Catherine Denise Hackney O'Brien a/k/a Catherine O'Brien, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of February, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
 Lot 171, LONGLEAF AT OAKLAND, A REPLAT, according to the Nat thereof, as recorded in Plat Book 99, Page(s) 17 through 28, Public Records of Orange County, Florida.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.  
 /s/ Robyn Katz  
 Robyn Katz, Esq.  
 McCalla Raymer Leibert Pierce, LLP  
 Attorney for Plaintiff  
 225 East Robinson Street, Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRSservice@mccalla.com  
 Fla. Bar No.: 146803  
 24-09915FL  
 Jan. 29; Feb. 5, 2026 26-00365W

ORANGE COUNTY

--- TAX DEEDS ---

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that BEAMIF 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: 2019-15418  
 YEAR OF ISSUANCE: 2019  
 DESCRIPTION OF PROPERTY: SAMS AT GOLDENROD 40/103 INGRESS/EGRESS TRACT  
 PARCEL ID # 14-22-30-8647-00-002  
 Name in which assessed: MALBEC II 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00321W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN THAT DAY INVESTMENT AND CONSULTING 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: 2021-17102  
 YEAR OF ISSUANCE: 2021  
 DESCRIPTION OF PROPERTY: ROCKET CITY UNIT 2A Z/82 A/K/A CAPE ORLANDO ESTATES UNIT 2A 1855/292 THE E 75 FT OF W 180 FT OF TR 67  
 PARCEL ID # 13-23-32-7600-00-672  
 Name in which assessed: DALE ALEXANDER  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00322W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that HMF FL E 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: 2022-3921  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: BEL AIRE WOODS SIXTH ADDITION 4/30 LOT 33  
 PARCEL ID # 23-22-28-7975-00-330  
 Name in which assessed: DASMINE MERCEDEZ FAGAN, ANNE MARIE FAGAN-CODNER, SANDRA MAUREEN ALLEN  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00323W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that HMF FL E 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: 2022-6709  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: CYPRESS POINTE AT LAKE ORLANDO CONDOMINIUM 8825/0505 UNIT 4103H  
 PARCEL ID # 05-22-29-1876-04-103  
 Name in which assessed: 4103 DIJON DR LAND TRUST, AIG RENTALS LLC TRUSTEE  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00324W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that HMF FL E 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: 2022-10910  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: WEATHERLY CONDO AT CENTRAL PARK CB 22/10 UNIT 1667D BLDG 5  
 PARCEL ID # 22-23-29-9105-66-704  
 Name in which assessed: VEERA RAGAVAN DAYALAN, KALAISEL DAYALAN VI  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00325W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that PRO CAP 8 FBO FIRSTTRUST 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: 2022-14321  
 YEAR OF ISSUANCE: 2022  
 DESCRIPTION OF PROPERTY: VENETIAN PLACE CONDOMINIUM 8755/1712 UNIT 1614 BLDG 16  
 PARCEL ID # 10-23-30-8908-01-614  
 Name in which assessed: SAMUEL NWANOSIKE  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00326W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that BLUE SPRINGS INC 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: 2023-539  
 YEAR OF ISSUANCE: 2023  
 DESCRIPTION OF PROPERTY: STANTON ESTATES 92/17 LOT 19  
 PARCEL ID # 15-22-27-8241-00-190  
 Name in which assessed: LEGENDS REVOCABLE TRUST, KATHY THABET TRUSTEE  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00327W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN THAT AVK REAL ESTATE 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: 2023-2128  
 YEAR OF ISSUANCE: 2023  
 DESCRIPTION OF PROPERTY: TOWN OF APOPKA A/109 BEG AT SW COR OF LOT 34 BLK D RUN N 130 FT E 127 FT FOR POB S 130 FT E 23 FT N 130 FT W 23 FT TO POB  
 PARCEL ID # 09-21-28-0196-40-341  
 Name in which assessed: LAFAYETTE DOWDELL, MARTHA DOWDELL  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00328W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN THAT MUNICIPAL POINT CAPITAL LP 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: 2023-5032  
 YEAR OF ISSUANCE: 2023  
 DESCRIPTION OF PROPERTY: STONEBRIDGE RESERVE CONDOMINIUM PHASE 8 9281/0342 UNIT 3080S  
 PARCEL ID # 12-23-28-8182-30-808  
 Name in which assessed: SABAH KHOUJA  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00329W

**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: 2023-6048  
 YEAR OF ISSUANCE: 2023  
 DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VILLAGE 4 CONDOMINIUM 9453/0112 UNIT 5130Z  
 PARCEL ID # 35-24-28-4360-51-302  
 Name in which assessed: FREEDOM INVESTMENTS  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00330W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN THAT ELEVENTH TALENT 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: 2023-6051  
 YEAR OF ISSUANCE: 2023  
 DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VILLAGE 4 CONDOMINIUM 9453/0112 UNIT 51310  
 PARCEL ID # 35-24-28-4360-51-310  
 Name in which assessed: GIGICO USA GROUP 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00331W

**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: 2023-8871  
 YEAR OF ISSUANCE: 2023  
 DESCRIPTION OF PROPERTY: MALIBU GROVES ELEVENTH ADDITION 4/87 LOT 12  
 PARCEL ID # 32-22-29-1828-00-120  
 Name in which assessed: LOIS A MCWHORTER ESTATE, SHARON M WILLIAMS  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00332W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN that AVK REAL ESTATE 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: 2023-16973  
 YEAR OF ISSUANCE: 2023  
 DESCRIPTION OF PROPERTY: LAKE DRAWDY TERRACE V/65 LOT 12 (LESS N1/2 THEREOF)  
 PARCEL ID # 09-22-32-4416-00-120  
 Name in which assessed: MARY R LAMAR, JOHN A LAMAR JR  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00333W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN THAT RAJESH PATEL 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: 2023-17668  
 YEAR OF ISSUANCE: 2023  
 DESCRIPTION OF PROPERTY: 4776/3831 ERROR IN LEGAL DESCRIPTION -- CHRISTMAS GARDENS NO 1 P/54 LOTS 8 9 & 10 BLK 3 (LESS ST RD 50 R/W) 3899/3096  
 PARCEL ID # 26-22-32-1312-03-080  
 Name in which assessed: LILLIAN B METZ REVOCABLE TRUST, LILLIAN B METZ TRUSTEE  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00334W

**FIRST INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
 NOTICE IS HEREBY GIVEN THAT RAJESH PATEL 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: 2023-17830  
 YEAR OF ISSUANCE: 2023  
 DESCRIPTION OF PROPERTY: ROCKET CITY UNIT 1A Z/71 A/K/A CAPE ORLANDO ESTATES UNIT 1A 1855/292 THE N 75 FT OF S 180 FT OF TR 11  
 PARCEL ID # 01-23-32-7598-00-113  
 Name in which assessed: UYEN PHUONG NGUYEN, FREDTON QUOC DOAN  
 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, Mar 12, 2026.  
 Dated: Jan 22, 2026  
 Phil Diamond  
 County Comptroller  
 Orange County, Florida  
 By: M Sosa  
 Deputy Comptroller  
 Jan. 29; Feb. 5, 12, 19, 2026  
 26-00335W

**FIRST INSERTION**  
 Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.  
**SALE DATE: FEBRUARY 23 2026,**  
 DYNASTY AUTO SERVICES LLC  
 5901 EAST COLONIAL DRIVE  
 ORLANDO FL 32807  
 (407)896-8700 MV59824,2006 BMW WBAVB13536PT25171 \$3137.89, HFWP INC DBA:HOLLER FORD 1875 S ORLANDO AVE MAITLAND-FL 32751 (407)644-6111 MV115276, 2017 FORD NMO157E77H1323390 \$998.64, 2013 FORD 1FTSS3EL8DDB15256 \$764.40, 2013 FORD 1FADP5BU7DL551403 \$764.40, 2007 FORD 1FMCU03107KA63079 \$1303.18, 2004 FORD 1FMCU062K04UC36994 \$764.40, 2018 FORD 1FTYR2CM6JKAO9357 \$729.25, 2015 FORD 1FADP3K27FL282082 \$1033.78, 2017 FORD 1FMCU0J97HUB87560 \$1033.78, MOTOR AUTO REPAIRS LLC 11349 S ORANGE BLOSSOMTRL STE B105 ORLANDO FL 32837 (407)574-4183 MV93247 2017 BMW WBA8A3C54HK691930 \$6999.00, ORLANDO MOTORING LLC 9797 S ORANGE BLOSSOM TRL STE 15 ORLANDO FL 32837 (210)780-1721MV99861 2024 KIA KNDJ23AU2R7242553 \$10,219.31, 2020 SUBARU JF1VA1C66L9820162 \$12,322.17, VANTABLACKVENTURES LLC DBA: KEY AUTO REPAIR 102 W WETHERBEE RD ORLANDO FL 32824 (407)988-3353 MV112102 2022CHEV 3GCNWAEXXNG128656 \$2559.98  
 January 29, 2026 26-00348W

**FIRST INSERTION**  
**NOTICE TO CREDITORS (Summary Administration)**  
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2025-CP-003446-O**  
**IN RE: ESTATE OF SANDRA S. HODGES Deceased.**  
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
 You are hereby notified that an Order of Summary Administration has been entered in the estate of Sandra S. Hodges, deceased, File Number 2025-CP-003446-O, by the Circuit Court for Orange County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, FL 34741; that the decedent's date of death was November 7, 2024; that the total value of the estate is \$0 and that the names and addresses of those to whom it has been assigned by such order are:  
 Name Address  
 John R. Hood, III  
 1115 S. Elm Drive, #601  
 Los Angeles, CA 90035  
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
 All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this Notice is January 29, 2026.  
**Person Giving Notice:**  
**John R. Hood, III**  
 1115 S. Elm Drive #601  
 Los Angeles, California 90035  
 Attorney for Person Giving Notice  
 Michael J. Heath, Esquire, Attorney  
 Florida Bar Number: 0010419  
 167 108th Ave  
 Treasure Island, FL 33706  
 Telephone: (727) 360-2771  
 Fax: (727) 475-5323  
 E-Mail: mike@attorneymichaelheath.com  
 Secondary E-Mail: Jennifer@attorneymichaelheath.com  
 Jan. 29; Feb. 5, 2026 26-00373W

**FIRST INSERTION**  
**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY GENERAL JURISDICTION DIVISION  
**CASE NO. 2024-CA-004158-O**  
**PLAINS COMMERCE BANK, Plaintiff, vs. BRANDON KNIGHT, et al., Defendant.**  
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 09, 2026 in Civil Case No. 2024-CA-004158-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein PLAINS COMMERCE BANK is Plaintiff and Brandon Knight, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of February, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
 Lot 28, Block 5, Wyndham Lakes Estates Unit 7 (a Replat), according to the map or plat thereof as recorded in Plat Book 80, Page 131, of the Public Records of Orange County, Florida.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.  
 /s/ Robyn Katz  
 Robyn Katz, Esq.  
 McCalla Raymer Leibert Pierce, LLP  
 Attorney for Plaintiff  
 225 East Robinson Street, Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRService@mccalla.com  
 Fla. Bar No.: 146803  
 24-09681FL  
 Jan. 29; Feb. 5, 2026 26-00371W

**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

--- SALES / ACTIONS ---

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.: 2023-CA-001258-O U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. JOREL AIME A/K/A JOREL J. AIME, SR, et. al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Consent Final Judgment of Foreclosure dated the 7th day of January 2026, and entered in Case No : 2023-CA-001258-O, of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOREL AIME A/K/A JOREL J. AIME, SR; MARIE ANGELINE ST. HUBERT; MACKENLEY AIME; CATRINA ANN AIME, DIANA AIME, JOREL AIME, JR; JOEL OMAR AIME; JOEL FARIS AIME; OLIVER DONALD AIME, A MINOR, BY AND THROUGH PARENT AND NATURAL GUARDIAN, NICOLE GERMAIN; NICOLE GERMAIN; UNKNOWN SPOUSE NICOLE GERMAIN; STATE OF FLORIDA; PROGRESSIVE SELECT INSURANCE COMPANY, AS SUBROGEE FOR CATHARINA TRIPPETT; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are defendants. Tiffany Moore Russell the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.com, the Clerk's website

for on-line auctions at, 11:00am on the 8th day of April 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BEACON HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 34, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 6443 DELTA LEAH DRIVE, ORLANDO, FL 32818

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

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

Dated this 21st day of January 2026.

By: Paris A. Roach  
Paris A. Roach Esq.  
Bar Number: 1028751

Submitted by:  
DELUCA LAW GROUP, PLLC  
2101 NE 26th Street  
Fort Lauderdale, FL 33305  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
DESIGNATED PRIMARY E-MAIL FOR SERVICE  
PURSUANT TO FLA. R. JUD. ADMIN 2.516  
service@delucalawgroup.com  
22-05265-1  
Jan. 29; Feb. 5, 2026 26-00338W

FIRST INSERTION

**IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-010213 #48 CASCADE FUNDING, LP - SERIES II**

**Plaintiff, vs. HOWELL ET AL., Defendant(s).**

**NOTICE OF ACTION Count V**

To: MATTHEW BENJAMIN LIVSEY AND CARLA JAMEECE LEE-LIVSEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CARLA JAMEECE LEE-LIVSEY and all parties claiming interest by, though, under or against Defendant(s) MATTHEW BENJAMIN LIVSEY AND CARLA JAMEECE LEE-LIVSEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CARLA JAMEECE LEE-LIVSEY 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 Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number:

20180061276, Public Records of Orange County, Florida, 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 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  
JANUARY 15, 2026  
/s/ Rosa Aviles  
Deputy Clerk  
Civil Division  
425 N. Orange Avenue Room 350  
Orlando, Florida 32801  
Jan. 29; Feb. 5, 2026 26-00360W

FIRST INSERTION

**IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-010213 #48 CASCADE FUNDING, LP - SERIES II**

**Plaintiff, vs. HOWELL ET AL., Defendant(s).**

**NOTICE OF ACTION Count IV**

To: FRANCES MARGARET LEVY AND JACK CHARLES LEVY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JACK CHARLES LEVY and all parties claiming interest by, though, under or against Defendant(s) FRANCES MARGARET LEVY AND JACK CHARLES LEVY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JACK CHARLES LEVY 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 150000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records

of Orange County, Florida, 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 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  
JANUARY 15, 2026  
/s/ Rosa Aviles  
Deputy Clerk  
Civil Division  
425 N. Orange Avenue Room 350  
Orlando, Florida 32801  
Jan. 29; Feb. 5, 2026 26-00359W

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2025-CA-003050-O

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JASON PATRICK CHOATE; UNKNOWN SPOUSE OF JASON PATRICK CHOATE; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.**

NOTICE IS HEREBY GIVEN pursuant to an Order dated January 6, 2026 entered in Civil Case No. 2025-CA-003050-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JASON PATRICK CHOATE; UNKNOWN TENANT #1 NKA CHRIS CHOATE are defendants, Tiffany Moore Russell, Clerk of Court, will sell the property at www.myorangeclerk.com beginning at 11:00 AM on March 10, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 9, BLOCK H, ORLO VISTA HEIGHTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK L, PAGE(S) 75, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD, IF ANY.

Property Address: 5 N Hart Blvd, Orlando, FL 32835

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. Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Jordan Weinstein Jordan Weinstein FBN: 1039538 Service E-mail: flrealprop@kelleykronenberg.com File No: 2390.000684 Jan. 29; Feb. 5, 2026 26-00368W

FIRST INSERTION

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

**CASE NO.: 2025-CA-008464-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF THE GSAMP MORTGAGE LOAN TRUST 2007-SEA1 Plaintiff(s), vs. MARGARITA C. CURBELO; SUNCOAST SCHOOLS FEDERAL CREDIT UNION; UNITED STATES OF AMERICA; PEDRO PABLO RODRIGUEZ; GOODLEAP, LLC; Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 22, 2026 in the above-captioned action, the Clerk of Court, Tiffany Moore Russell, will sell to the highest and best bidder for cash at www.myorangeclerk.com in accordance with Chapter 45, Florida Statutes on the 25th day of February, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 8, WINTER RUN, UNIT 3A, ACCORDING TO THE PLAT THEREOF OF RECORD IN PLAT BOOK 11, PAGE 36, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property address: 5325 Moxie Boulevard, Orlando, FL 32839

ANY person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 A COURT PROCEEDING OR EVENT, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: ADA COORDINATOR, HUMAN RESOURCES, ORANGE COUNTY COURTHOUSE, 425 N. ORANGE AVENUE, SUITE 510, ORLANDO, FLORIDA, (407) 836-2303, FAX: 407-836-2204; AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING NOTIFICATION IF THE TIME BEFORE THE SCHEDULED COURT APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711 TO REACH THE TELECOMMUNICATIONS RELAY SERVICE.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgett-lawgroup.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. Respectfully submitted, PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com TDP file No. 25-009725-1 Jan. 29; Feb. 5, 2026 26-00366W

FIRST INSERTION

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

**CASE NO. 2024-CA-004265-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE TRUST SERIES INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2006-D, Plaintiff, vs. SHAWNER TURNER A/K/A SHAUANA TURNER; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA; Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated January 20, 2026, and entered in Case No. 2024-CA-004265-O, of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2006-D (hereafter "Plaintiff"), is Plaintiff and SHAWNER TURNER A/K/A SHAUANA TURNER; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA, are defendants. Tiffany Moore Russell, Clerk of the Circuit Court for ORANGE County, Florida will sell to the highest

and best bidder for cash Via the Internet at www.myorangeclerk.com, on the 18TH day of FEBRUARY, 2026, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN ORANGE COUNTY, FLORIDA, VIZ: LOT 15 AND THE WEST 1/2 OF LOT 14, BLOCK P, OF THE REPLAT OF BLOCK P, ORLO VISTA HEIGHTS ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 119, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING FORMERLY DESCRIBED AS LOT 15 AND THE WEST 1/2 OF LOT 14, BLOCK P, ORLO VISTA HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK L, PAGE 75, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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

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

Si ou se you moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk ed. Tanpri kontakte ADA Coordinator, HumanResources, OrangeCountyCourthouse, 425 N. OrangeAvenue, Suite510, Orlando, Florida,(407) 836-2303 nan 7 jou anvan dat ou gen randevou pou parè nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si le ou gen pou parè nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 23rd day of January, 2026. VAN NESS LAW FIRM, PLLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH19722-24/sap Jan. 29; Feb. 5, 2026 26-00363W

FIRST INSERTION

**IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2025-CA-010213 #48 CASCADE FUNDING, LP - SERIES II**

**Plaintiff, vs. HOWELL ET AL., Defendant(s).**

**NOTICE OF ACTION Count I**

To: GREGORY DWAYNE HOWELL AND MICHELLE LEE HOWELL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MICHELLE LEE HOWELL And all parties claiming interest by, though, under or against Defendant(s) GREGORY DWAYNE HOWELL AND MICHELLE LEE HOWELL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MICHELLE LEE HOWELL 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 Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records

of Orange County, Florida, 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 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 JANUARY 15, 2026 /s/ Rosa Aviles Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Jan. 29; Feb. 5, 2026 26-00357W

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

**CASE NO. 2024-CA-009486-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC4, Plaintiff, vs. UNKNOWN HEIRS OF OWEN GRAY; MARY GRAY A/K/A MARY LOU GRAY; KIMBERLY ELIZABETH GRAY A/K/A KIMBERLY ELIZABETH FOSSETT; MICHAEL ALLEN GRAY; D.G., A MINOR CHILD IN THE CARE OF HIS NATURAL AND LEGAL GUARDIAN CHRISTINA FOLEY; ANGELENN A GRAY A/K/A ANGELENN GRAY; KARLINA JAQUICE GRAY; MONIQUE DESIREE GRAY; OWEN ANTONIO GRAY; JASMINE NICOLE MCCORMICK; SURVERIA MAE GRAY; ROY ARTHUR GRAY; CURTIS MARQUISE GRAY; TERRANCE LORENZO GRAY; TANDRECKA LASALLE GRAY; TRAVIS DEOWEN GRAY; ANDREW FIELDS GRAY; KATHY ERVING A/K/A KATHY GRAY; ANTHONY GRAY; DONNELL DAVIS; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA; PORCHA N. RUCKER; NATASHA WILLIAMS; ET AL. Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated January 20, 2026, and entered in Case No. 2024-CA-009486-O, of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC4, Plaintiff, vs. UNKNOWN HEIRS OF OWEN GRAY; MARY GRAY A/K/A MARY LOU GRAY; KIMBERLY ELIZABETH GRAY A/K/A KIMBERLY ELIZABETH FOSSETT; MICHAEL ALLEN GRAY; D.G., A MINOR CHILD IN THE CARE OF HIS NATURAL AND LEGAL GUARDIAN CHRISTINA FOLEY; ANGELENN A GRAY A/K/A ANGELENN GRAY; KARLINA JAQUICE GRAY; MONIQUE DESIREE GRAY; OWEN ANTONIO GRAY; JASMINE NICOLE MCCORMICK; SURVERIA MAE GRAY; ROY ARTHUR GRAY; CURTIS MARQUISE GRAY; TERRANCE LORENZO GRAY; TANDRECKA LASALLE GRAY; TRAVIS DEOWEN GRAY; ANDREW FIELDS GRAY; KATHY ERVING A/K/A KATHY GRAY; ANTHONY GRAY; DONNELL DAVIS; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA; PORCHA N. RUCKER; NATASHA WILLIAMS; ET AL. Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated January 20, 2026, and entered in Case No. 2024-CA-009486-O, of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-

**NC4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC4 (hereafter "Plaintiff"), is Plaintiff and UNKNOWN HEIRS OF OWEN GRAY; MARY GRAY A/K/A MARY LOU GRAY; KIMBERLY ELIZABETH GRAY A/K/A KIMBERLY ELIZABETH FOSSETT; MICHAEL ALLEN GRAY; D.G., A MINOR CHILD IN THE CARE OF HIS NATURAL AND LEGAL GUARDIAN CHRISTINA FOLEY; ANGELENN GRAY A/K/A ANGELENN GRAY; KARLINA JAQUICE GRAY; MONIQUE DESIREE GRAY; OWEN ANTONIO GRAY; JASMINE NICOLE MCCORMICK; SURVERIA MAE GRAY; ROY ARTHUR GRAY; CURTIS MARQUISE GRAY; TERRANCE LORENZO GRAY; TANDRECKA LASALLE GRAY; TRAVIS DEOWEN GRAY; ANDREW FIELDS GRAY; KATHY ERVING A/K/A KATHY GRAY; ANTHONY GRAY; DONNELL DAVIS; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA; PORCHA N. RUCKER; NATASHA WILLIAMS, are defendants. Tiffany Moore Russell, Clerk of the Circuit Court for ORANGE County, Florida will sell to the highest and best bidder for cash Via the Internet at www.myorangeclerk.com, on the 18TH day of FEBRUARY, 2026, the following described property as set forth in said Final Judgment, to wit:**

LOT 4, BLOCK 'O', RIO GRANDE TERRACE EIGHTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 71, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ANY person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Si ou se you moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk ed. Tanpri kontakte ADA Coordinator, HumanResources, OrangeCountyCourthouse, 425 N. OrangeAvenue, Suite510, Orlando, Florida,(407) 836-2303 nan 7 jou anvan dat ou gen randevou pou parè nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si le ou gen pou parè nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 23rd day of January, 2026. VAN NESS LAW FIRM, PLLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH20194-24/sap Jan. 29; Feb. 5, 2026 26-00364W

**OFFICIAL COURTHOUSE WEBSITES**

manateeclerk.com  
sarasotaclerk.com  
charlotteclerk.com  
leeclerk.org  
collierclerk.com  
hillscclerk.com  
pascoclerk.com  
pinellasclerk.org  
polkcountyclerk.net  
myorangeclerk.com

ORANGE COUNTY

--- SALES / ACTIONS ---

FIRST 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-012017-O FINANCE OF AMERICA REVERSE LLC, Plaintiff,**  
**vs. RITA N. NOBLE, 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 RITA N. NOBLE, 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:  
 LOT 91, THE VILLAS AT SIGNAL

HILL UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 116 AND 117, 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 Orange County, Florida, this 21 day of January, 2026.  
 Tiffany Moore Russell  
 CLERK OF COURTS  
 BY: /s/ Nancy Garcia  
 Deputy Clerk  
 425 N Orange Ave  
 Room 350  
 Orlando, Florida 32801  
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
 ATTORNEY FOR PLAINTIFF  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL:  
 fmail@raslg.com  
 25-353013  
 Jan. 29; Feb. 5, 2026 26-00343W

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY GENERAL JURISDICTION DIVISION  
**CASE NO. 2024-CA-006788-O PENNYMAC LOAN SERVICES, LLC, Plaintiff,**  
**vs. MARTA DE OLIVEIRA CRUZ A/K/A MARTA DE O. CRUZ A/K/A MARTA SILVA DE OLIVEIRA, et al., Defendant.**  
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 07, 2026 in Civil Case No. 2024-CA-006788-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Marta De Oliveira Cruz a/k/a Marta De O. Cruz a/k/a Marta Silva De Oliveira, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of February, 2026 at 11:00 AM on the following described prop-

erty as set forth in said Summary Final Judgment, to-wit:  
 Lot 102, WESTRIDGE PARK, according to the plat as recorded in Plat Book 106, Pages 98 through 103, of the Public Records of Orange County, Florida.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.  
 By: /s/ Robyn Katz  
 Robyn Katz, Esq.  
 Fla. Bar No.: 146803  
 McCalla Raymer Leibert Pierce, LLC  
 Attorney for Plaintiff  
 225 East Robinson Street, Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRSservice@mccalla.com  
 Fla. Bar No.: 146803  
 24-09803FL  
 Jan. 29; Feb. 5, 2026 26-00342W

FIRST INSERTION

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 2025-CC-021290-O KATHLEEN MAHONEY Plaintiff, vs. RESCREEN MACHINE LLC, a Florida Limited Liability Company RESCREEN MACHINE USA LLC, A Florida Limited Liability Company, Defendant(s).**  
**NOTICE OF ACTION**  
 To: RESCREEN MACHINE USA LLC, a Florida Limited Liability Company c/o Michael Wargo 571 Quail Ave. Altamonte Springs, FL 32714 1286 Hill Stream Dr. Geneva FL 32732  
 YOU ARE NOTIFIED that an action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ronda Denise Westfall, Esquire, whose address is 1060 Woodcock Rd Ste 120 Orlando, Florida, 32803, 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 and file the original with the Clerk of Court, Orange County, Florida 425 North Orange Ave.

Orlando, FL 32801  
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address.  
 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  
 JANUARY 26, 2026  
 /s/ Rasheda Thomas  
 Deputy Clerk  
 Civil Division  
 425 N. Orange Avenue  
 Room 350  
 Orlando, Florida 32801  
 Jan. 29; Feb. 5, 2026 26-00388W

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 CIRCUIT CIVIL DIVISION  
**CASE NO.: 2025-CA-004645-O U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR LB-FLAT SERIES VI TRUST, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CONSTANTIA WILLIAMS AKA CONSTANTIA L. WILLIAMS AKA CONSTANTIA LILLITH WILLIAMS AKA CONNIE WILLIAMS (DECEASED), et al., Defendants.**  
 NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated January 17, 2026, issued in and for Orange County, Florida, in Case No. 2025-CA-004645-O, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR LB-FLAT SERIES VI TRUST is the Plaintiff and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CONSTANTIA WILLIAMS AKA CONSTANTIA L. WILLIAMS AKA CONSTANTIA LILLITH WILLIAMS AKA CONNIE WILLIAMS (DECEASED), JASON POWELL, KIRSTY BERNARD F/K/A KIRSTY PUGH, TIME INVESTMENT COMPANY, INC., UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE and HIWASSEE OAKS HOMEOWNERS ASSOCIATION, INC. 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 February 16, 2026, at electronic sale beginning at 11:00 AM, at www.myorangeclerk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:  
 LOT 8, HIWASSEE OAKS UNIT 4A, PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 55, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
 Property Address: 4716 Spaniel Street, Orlando, FL 32818  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
**IMPORTANT**  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 Dated: This 26th day of January, 2026.  
 Respectfully submitted,  
 HOWARD LAW  
 902 Clint Moore Road, Suite 220  
 Boca Raton, FL 33487  
 Telephone: (954) 893-7874  
 Facsimile: (888) 235-0017  
 Designated Service E-Mail: Pleadings@HowardLaw.com  
 By: /s/ Matthew B Klein  
 Matthew B. Klein, Esq.  
 Florida Bar No.: 73529  
 E-Mail: Matthew@HowardLaw.com  
 Jan. 29; Feb. 5, 2026 26-00367W

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-000536-O LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. STEPHEN C. KENNEDY, CHARLES F. KENNEDY, AND JENNIFER A. KENNEDY, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 18, 2025, and entered in 2024-CA-000536-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and STEPHEN C. KENNEDY, CHARLES F. KENNEDY, JENNIFER A. KENNEDY, NATASHA KENNEDY, THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AVALON PARK PROPERTY OWNERS ASSOCIATION, INC.; AVALON PARK COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC. are the Defendant(s).  
 Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on February 18, 2026, the following described property as set forth in said Final Judgment, to wit:  
 LOT 393, AVALON PARK NORTHWEST VILLAGE PHASES 2, 3 AND 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE(S) 94 THROUGH 103, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 13874 PHOENIX DR, ORLANDO, FL 32828  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
**IMPORTANT**  
 AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.  
 Dated this 26 day of January, 2026.  
 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: fmail@raslg.com  
 23-171135 - MaS  
 Jan. 29; Feb. 5, 2026 26-00380W

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO. 2024-CA-001229-O FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4, Plaintiff, vs. CECIL RAY GLASS, JR.; UNKNOWN SPOUSE OF CECIL RAY GLASS, JR.; STATE OF FLORIDA; CLERK OF COURT OF ORANGE COUNTY, FLORIDA; MCCOY FEDERAL CREDIT UNION; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed December 19, 2025 and entered in Case No. 2024-CA-001229-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4 is Plaintiff and CECIL RAY GLASS, JR.; UNKNOWN SPOUSE OF CECIL RAY GLASS, JR.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; STATE OF FLORIDA; CLERK OF COURT OF ORANGE COUNTY, FLORIDA; MCCOY FEDERAL CREDIT UNION; are defendants. TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE

AT: WWW.MYORANGECLERK.REALFORECLOSE.COM, at 11:00 A.M., on February 18, 2026, the following described property as set forth in said Final Judgment, to wit:  
 LOT 1 AND THE NORTH 25 FEET OF LOT 2, IN BLOCK B, OF BELLE ISLE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, AT PAGE 58, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.  
 This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 Dated this 21st day of January 2026.  
 Marc Granger, Esq.  
 Bar No.: 146870  
 Kahane & Associates, P.A.  
 1619 NW 136th Avenue,  
 Suite D-220  
 Sunrise, Florida 33323  
 Telephone: (954) 382-3486  
 Telefacsimile: (954) 382-5380  
 Designated service email:  
 notice@kahaneandassociates.com  
 File No.: 23-00909 SPS  
 Jan. 29; Feb. 5, 2025 26-00340W

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE No. 2021-CA-009818-O NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. HARPER, KATHERINE, et al., Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021-CA-009818-O of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein, PHH MORTGAGE CORPORATION, Plaintiff, and HARPER, KATHERINE, et al., are Defendants, Clerk of Court, Tiffany Moore Russell, will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com, at the hour of 11:00 A.M., on the 3rd day of March, 2026, the following described property:  
 BEGIN AT A POINT ON THE NORTH LINE OF LOT 1, LAKEVIEW, AS RECORDED IN PLAT BOOK "J", PAGE 36, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, 101.16 FEET S 88° 31' 00" EAST FROM THE NW CORNER OF SAID LOT 1; THENCE S 88° 31' 00" E ALONG THE NORTH LINE OF SAID LOT, BEING THE SOUTH LINE OF RIGHT OF WAY OF CENTER STREET AS PLATTED AND ALONG THE NORTH LINE OF SE ¼ OF THE NW ¼ OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 28 EAST, 75.68 FEET TO A POINT ON THE NORTH LINE OF LOT 20, FIRST ADDITION TO LAKEVIEW, AS RECORDED IN PLAT BOOK "K", PAGE 74, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA  
 THENCE S 00° 29' 30" E, 245.13 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 438, BEING A POINT ON A CURVE CONCAVE TO THE SOUTH

AND HAVING A RADIUS OF 984.20 FEET; THENCE FROM A TANGENT BEARING OF NORTH 78° 11' 30" WEST, RUN WESTERLY ALONG ARC OF SAID CURVE AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 438 A DISTANCE OF 87.37 FEET THROUGH A CENTRAL ANGLE OF 05° 05' 10", THENCE NORTH 02° 40' 00" EAST, 233.15 FEET TO THE POINT OF BEGINNING.  
 BEING ALL OF LOT 4 AS PLATTED AND PARTS OF LOTS 1, 2, 3 AND 5, LAKEVIEW AND PART OF LOTS 18, 19 AND 20 OF FIRST ADDITION TO LAKEVIEW.  
 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 Clerk of the Court's disability coordinator at 425 N ORANGE AVENUE, ORLANDO, FL 32801, 407-836-2050, 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 22nd day of January, 2026.  
 By: Karissa Chin-Duncan, Esq.  
 Florida Bar No. 98472  
 GREENSPOON MARDER LLP  
 TRADE CENTRE SOUTH,  
 SUITE 700  
 100 WEST CYPRESS CREEK ROAD  
 FORT LAUDERDALE, FL 33309  
 Telephone: (954) 343 6273  
 Hearing Line: (888) 491-1120  
 Facsimile: (954) 343 6982  
 Email 1:  
 Karissa.Chin-Duncan@gmlaw.com  
 Email 2: gmforeclosure@gmlaw.com  
 25-003131 (36615.0409) / JSchwartz  
 Jan. 29; Feb. 5, 2026 26-00339W

FIRST INSERTION

**NOTICE OF SALE** IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO. 2023-CA-000901-O U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS4 Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF HENRY W. NICHOLS A/K/A HENRY NICHOLS, DECEASED; THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF LESSIE PORTER, DECEASED; SHARON DELAINE; LASHANTRELL BRUNSON; STANLEY NICHOLS; LETANGELA SHEREA JOHNSON; KIMBERLY YVETTE MASSEY; TARANA FELICIA HADLEY; KHARI JAMAL PORTER; DEBBIE GREEN A/K/A DEBBIE LOU GREEN A/K/A DEBBIE LOU GREEN; CALVIN NICHOLS; UNKNOWN SPOUSE OF DEBBIE GREEN A/K/A DEBBIE LOU GREEN A/K/A DEBBIE LOU GREEN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.**  
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure granted at a hearing which occurred on January 13, 2026, 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:  
 THE WEST 131 FEET OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 36, TOWNSHIP 20 SOUTH, RANGE 36 EAST, ORANGE COUNTY, FLORIDA.  
 LESS THE FOLLOWING:  
 THE NORTH ONE HUNDRED ELEVEN (111.0) FEET OF THE WEST ONE-HUNDRED THIRTY-ONE (131.0) FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 36 EAST, ORANGE COUNTY, FLORIDA.  
 THE NORTH ONE HUNDRED ELEVEN (111.0) FEET OF THE WEST ONE-HUNDRED THIRTY-ONE (131.0) FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 36 EAST, ORANGE COUNTY, FLORIDA.  
 THE SOUTH 30.00 FEET OF

THE WEST 131.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 36 EAST, ORANGE COUNTY, FLORIDA, AND SUBJECT TO RIGHT-OF-WAY AGREEMENT D: 7/16/51 AND FILED IN DEED BOOK 876, PAGE 585, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, OVER THE WEST 30 FEET OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 36 EAST, ORANGE COUNTY, FLORIDA  
 a/k/a 1133 HERMIT SMITH RD, APOPKA, FL 32712-5802  
 at public sale, to the highest and best bidder, for cash, online at www.myorangeclerk.realforeclose.com, on February 17, 2026 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 23 day of January, 2026.  
 By: /s/ Peter E. Lanning  
 Peter E. Lanning  
 FL Bar: 562221  
 eXL Legal, PLLC  
 Designated Email Address:  
 efling@exllegal.com  
 12425 28th Street North,  
 Suite 200  
 St. Petersburg, FL 33716  
 Telephone No. (727) 536-4911  
 Attorney for the Plaintiff  
 1000008041  
 Jan. 29; Feb. 5, 2026 26-00379W

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. 2025-CA-004893-O Freedom Mortgage Corporation, Plaintiff, vs. Suzanne Tozer, Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025-CA-004893-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Suzanne Tozer are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, beginning at 11:00 AM on the 25th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:  
 THAT PORTION OF LOT 1, LOT 2, LOT 23 AND AN ABUTTING FORMER TRAM RIGHT OF WAY, ACCORDING TO THE PLAT OF "FOX'S" PLAT BOOK F, PAGE 55, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 BEGIN AT THE NORTHEAST CORNER OF AFORESAID LOT 1; THENCE SOUTH 88 DEGREES 53'56" WEST ALONG THE NORTH LINE OF SAID LOT 1 FOR 77.95 FEET; THENCE SOUTH 02 DEGREES 51'13" EAST FOR 83.02 FEET TO A LINE 20.00 FEET WESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE CENTERLINE OF A FORMER TRAM RIGHT OF WAY; THENCE SOUTH 78 DEGREES 00'38" WEST ALONG SAID LINE FOR 83.02 FEET TO A LINE 20.00 FEET WESTERLY OF WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF AFORESAID LOT 23; THENCE SOUTH 02 DEGREES 51'13" EAST ALONG SAID LINE FOR

83.26 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HAVEN LANE (FORMERLY DEAN ROAD); THENCE SOUTH 64 DEGREES 05'27" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 22.81 FEET TO THE EAST LINE OF AFORESAID LOT 23; THENCE NORTH 02 DEGREES 51'13" WEST ALONG SAID EAST LINE AND THE NORTHERLY PROLONGATION THEREOF FOR 77.19 FEET TO THE AFORESAID CENTERLINE OF A FORMER TRAM RIGHT OF WAY; THENCE NORTH 78 DEGREES 00'38" EAST ALONG SAID CENTERLINE FOR 141.67 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF AFORESAID LOT 1; THENCE NORTH 02 DEGREES 51'13" WEST ALONG SAID PROLONGATION AND EAST LINE OF LOT 1 FOR 93.02 FEET TO THE POINT OF BEGINNING.  
 TAX ID: 32-22-31-2868-00-010  
 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 21st day of January, 2026.  
 By: /s/ Justin J. Kelley  
 Justin J. Kelley, Esq.  
 Florida Bar No. 32106  
 BROCK & SCOTT, PLLC  
 Attorney for Plaintiff  
 4919 Memorial Hwy, Suite 135  
 Tampa, FL 33634  
 Phone: (954) 618-6955  
 Fax: (954) 618-6954  
 FLCourtDoes@brockandscott.com  
 File # 25-F01345  
 Jan. 29; Feb. 5, 2026 26-00337W

ORANGE COUNTY

--- SALES / ACTIONS ---

FIRST INSERTION

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

Case No.: 2025-CC-002029 Judge: K. Doug Walker VILLAS DEL SOL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. WILLIAM CAMPBELL, Defendant.

TO: WILLIAM CAMPBELL, whose last known address is 4241 Venus Falls Avenue, Las Vegas, NV 89084, and all other persons claiming any right, title, or interest in the property described herein.

YOU ARE NOTIFIED that an action to foreclose a condominium lien for unpaid assessments and fees has been filed against you pursuant to Florida Statutes § 718.116 and Chapter 702, Florida Statutes, and you are required to serve a copy of your written defenses, if any, to it on Ben Zaeri, Esq., Plaintiffs attorney, whose address is 1170 Wekiva Springs Road, Longwood, FL 32779, on or before thirty (30) days after the first publication of this Notice of Action, 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 or Petition.

**NATURE OF ACTION**  
This is an action to foreclose a condominium lien for unpaid assessments and fees against the following described real property located in Orange County, Florida. The amount claimed to be owed will be determined at trial or by accounting. The legal basis for this foreclosure action is found in Florida Statutes § 718.116, which provides condominium associations with the authority to foreclose liens for unpaid assessments and fees.

**PROPERTY DESCRIPTION**  
The real property that is the subject of this action is described as follows:

Street Address: 1875 Caralee Blvd. Unit 2, Orlando, FL 32822  
Legal Description: Unit 1875-2, Building K, VILLAS DEL SOL, a condominium, according to the Declaration of Condominium, recorded in Official Records Book 4969, Page 1085, of the Public Records of Orange County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration of Condominium and any amendments thereto.

**RESPONSE REQUIREMENTS AND DEADLINES**  
You are required to serve a copy of your written defenses, if any, upon the

Plaintiffs attorney and file the original with the Clerk of the Circuit Court of Orange County, Florida, located at 425 N. Orange Avenue, Orlando, FL 32801, within thirty (30) days after the first publication of this Notice of Action. The return day for this action is established as provided by law. Your response must be in writing and must comply with the Florida Rules of Civil Procedure.

**CONSEQUENCES OF FAILURE TO RESPOND**

**WARNING:** If you fail to file a response within the time specified above, a default judgment may be entered against you for the relief demanded in the Complaint. This could result in the loss of your property through foreclosure sale. You may lose your right to contest the foreclosure and the amount of the debt claimed by the Plaintiff. The Court may award possession of the property to the Plaintiff and order the property sold at public auction to satisfy the debt.

**TRIAL SPECIFICATIONS**  
This foreclosure action will be tried to the Court without a jury, as foreclosure proceedings are equitable in nature and do not carry a right to jury trial. However, if you file counterclaims against the Plaintiff, you may have the right to demand a jury trial on those counterclaims, subject to the applicable rules of civil procedure and the nature of the claims asserted.

**RIGHT TO CURE DEFAULT**  
**IMPORTANT:** You may have the right to cure the default that is the subject of this foreclosure action by paying all amounts owed to the Plaintiff, including assessments, fees, costs, and attorney's fees, at any time before the entry of final judgment in this case. The right to cure may be subject to certain conditions and time limitations as set forth in Florida Statutes § 718.116 and the governing documents of the condominium association. You should contact the Plaintiff's attorney immediately to determine the exact amount required to cure the default and any applicable deadlines.

**FORECLOSURE MEDIATION PROGRAM**

Orange County has established a residential foreclosure mediation program pursuant to Administrative Order 2012-06-03. You may be eligible to participate in this mediation program, which is designed to help homeowners and lenders reach agreements that may avoid foreclosure. The mediation program requires payment of fees as follows: \$100 for properties with a just value of \$100,000 or less; \$150 for properties with a just value between \$100,001 and \$250,000; and \$250 for properties with a just value of \$250,001 or more. Participation in mediation does not stop the foreclosure proceedings, but may provide an opportunity to resolve the matter without

trial. For more information about the mediation program, you may contact the Orange County Clerk of Court or visit the Orange County Court's website.

**LEGAL REPRESENTATION ADVISORY**

YOU SHOULD SEEK LEGAL COUNSEL IMMEDIATELY. This is a legal proceeding that could result in the loss of your property. The law is complex, and you may have defenses or rights of which you are not aware. An attorney can advise you of your rights and help you protect your interests. If you cannot afford an attorney, you may be eligible for legal aid services. You may contact The Florida Bar Lawyer Referral Service at 1-800-342-8011 or visit their website for assistance in locating an attorney.

**COURT INFORMATION**

This action is pending in the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida. The complete address of the Court is: Orange County Courthouse 425 N. Orange Avenue Orlando, FL 32801 Telephone: (407) 836-2000 The case is assigned to the Honorable K. Doug Walker.

**ATTORNEY INFORMATION**

The attorney for the Plaintiff is: Ben Zaeri, Esq. Florida Bar No.: 0486906 1170 Wekiva Springs Road Longwood, FL 32779

**PUBLICATION INFORMATION**

This Notice of Action is published pursuant to Florida Statutes § 49.10 following the filing of an Affidavit of Due and Diligent Search on December 4, 2025. The original Complaint in this action was filed on September 29, 2025. The Affidavit of Due and Diligent Search demonstrates that diligent efforts were made to locate the Defendant through various means including searches of regulatory agencies and professional licensing records, inquiries regarding possible death, telephone directory searches in the last known area of residence, internet searches including social media platforms, and searches of tax assessor and tax collector records in the area where the Defendant last resided.

This Notice of Action shall be published once each week for two consecutive weeks in a newspaper of general circulation published in Orange County, Florida, as required by Florida Statutes Chapter 50 and § 49.10.

**WITNESS** my hand and the seal of this Court on Jan/13/2026

TIFFANY MOORE RUSSELL Clerk of the Circuit Court By: /s/ Michelle Zayas Civil Division 425 North Orange Ave. Suite 350 Orlando, Florida 32801 Jan. 29; Feb. 5, 2026 26-00361W

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-005773 #40 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BEAL ET AL., Defendant(s).

COUNT	DEFENDANTS	Type/Points/Contract#
I	JORDAN MONTREAL BEAL	STANDARD / 50000/ 6958037
II	CRIMEA MELITA BAKER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CRIMEA MELITA BAKER	STANDARD / 100000/ 6928899
III	SCHLONDA CHANEL DONALD	STANDARD / 300000/ 6911572
IV	RITA A. GRAVEL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RITA A. GRAVEL	STANDARD / 35000/ 6806784
VI	LORETTA DENISE KNIGHTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LORETTA DENISE KNIGHTON	STANDARD / 50000/ 6954799
VII	XAVIER ERNESTO ORTEGA PINO GEILANY ISABEL SOLMS RUBIRA A/K/A GEILANY SOLMS G.	STANDARD / 50000/ 7027747
VIII	TAMARA LYNN SHEEDY SEAN RYAN SHEEDY	STANDARD / 50000/ 7030294
IX	JUAN F. VELASQUEZ AVILA	STANDARD / 75000/ 6725141
XI	JEREMY SEAN WORTHINGTON ANGEL MAE WORTHINGTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ANGEL MAE WORTHINGTON	STANDARD / 150000/ 6861053

Notice is hereby given that on 3/4/26 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-005773 #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.

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 27th day of January, 2026.

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 January 29; February 5, 2026 26-00395W

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

FIRST INSERTION

NOTICE OF ACTION AS TO EMANUEL HERNANDEZ IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 53-2025CA-004136 IN RE: THE FORFEITURE OF: 2023 JEEP GLADIATOR FRAUDULENT VIN 1C6HJTAG7PL502372 ONLY AS TO MARTHA MARIA GONZALEZ VAZQUEZ 2022 FORD BRONCO SPORT FRAUDULENT VIN 3FMCR9C67NRE29307 ONLY AS TO MARTHA MARIA GONZALEZ VAZQUEZ 2023 JEEP GLADIATOR MOJAVE FRAUDULENT VIN 1C6JJTEG4PL519223 ONLY AS TO BLENCYH MORALES 2023 GMC YUKON SLT FRAUDULENT VIN 1GKS2BKD9PR313489 ONLY AS TO YANERYS MARIE MOULIERT VIERA 2025 TOYOTA LAND CRUISER FRAUDULENT VIN JTEABFAJIS023023 ONLY AS TO JUAN STANLEY POLO 2023 GMC SIERRA DENALI 3500HD FRAUDULENT VIN 1GT49WE79PF254491 ONLY AS TO ORLANDO JAVIER ROSADO PADILLA 2021 RAM 3500 RAM 3500 FRAUDULENT VIN

3C63RRJL1MG521950 ONLY AS TO JOHN SEBASTIAN VASQUEZ 2025 INFINITI QX80 FRAUDULENT VIN JN8AZ3BB6S9401792 ONLY AS TO EMANUEL HERNANDEZ 2024 CHEVROLET SUBURBAN FRAUDULENT VIN 1GNSKCKD3RR189568 ONLY AS TO ELI VALENTINE CALERO LACKAWANNA COUNTY PRISON 2021 GMC YUKON XL DENALI FRAUDULENT VIN 1GKS2JKL7MR355818 ONLY AS TO LEAH G GOULET MS 2024 FORD F-150 RAPTOR FRAUDULENT VIN 1FTFW1RG8RFA43820 ONLY AS TO RAFFY EMMANUEL VARGAS GARCIA TO: Emanuel Hernandez 203 Horstfield Drive Winter Garden, Florida, 34787

YOU ARE NOTIFIED that a civil forfeiture action to forfeit the above listed property has been filed against you and you are required to serve a copy of your written defenses, if any, on the plaintiff's attorney whose address is:

MARIO J. CABRERA Florida Bar Number 0001163 Polk County Sheriff's Office 1891 Jim Keene Blvd. Winter Haven, Florida 33880 (863) 298-6600 Attorney for Plaintiff

Primary E-Mail Address: mcabrera@polksheriff.org on or before 1/26/26, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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: DEC 18 2025

STACY M. BUTTERFIELD CLERK OF THE COURT (SEAL) By: Ruthy Pacheco AS DEPUTY CLERK

MARIO J. CABRERA Florida Bar Number 0001163 Polk County Sheriff's Office 1891 Jim Keene Blvd. Winter Haven, Florida 33880 (863) 298-6600 Primary E-Mail Address: mcabrera@polksheriff.org Jan. 29; Feb. 5, 12, 19, 2026 26-00378W



ORANGE COUNTY SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 460 Florida Central Pkwy, Longwood, FL 32750, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/12/2026 at 2:30PM. Contents include personal property belonging to those individuals listed below.

- Unit 124 James Michael Marquis Boxes,Totes,Tools
- Unit 150 Melanie Crow Boxes,Bags,Totes
- Unit 186 Rebecca Fallon Boxes,Bags,Totes
- Unit 247 Garrett Holliman Boxes,Bags,Totes,Tools
- Unit 353 Markisha Thomas Boxes,Bags,totes
- Unit 500 Robert Wayne Eidemiller Boxes,TotesTools
- Unit 570 Lori Miller Boxes,Bags,Totes

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

Please contact the property with any questions 689-800-7494 January 22, 29, 2026 26-00275W

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 2200 Coral Hills Rd Apopka, FL 32703 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/12/2026 at 2:30PM. Contents include personal property belonging to those individuals listed below.

- #D305 Gwendalyn Baker Boxes bags totes furniture
- #1143 Jalysa Harp Boxes bags totes
- #E195 Kurt Wint Boxes bags totes furniture
- #3306 Widline Joseph Vehicle Carpet/rug
- #1183 Xiomara Bowers Furniture
- #E111 Carmen Williams Boxes bags totes
- #P112 Patricia Cabrera Vehicle
- #1181 Yasmin Rodriguez Boxes bags totes
- #1190 Sharelle Johnson Boxes bags totes
- #1232 Jean Salvant Artwork furniture
- #D311 Jacqueline Bridges Boxes bags totes
- #P153 Daniel Galeli Boat Make: Sunbird, Model: Stinger & Trailer Florida Plate K\*\*\*6V

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

Please contact the property with any questions (407)902-3258 January 22, 29, 2026 26-00277W

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6707 Narcoossee Rd Orlando FL 32822, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 2/12/2026 at 2:30PM. Contents include personal property belonging to those individuals listed below.

- Unit 1200 Jose Medina Boxes Bags Totes
- Unit 1075 Kimberly Smalley Boxes Bags Totes
- Unit 1091 Kevin Roman Boxes Bags Totes
- Unit 1095 James Humphrey Boxes Bags Totes
- Unit 1097 George Rivera Boxes Bags Totes
- Unit 1111 Harry Salaman Avillan Boxes Bags Totes
- Unit 3080 Lauren Ellicott Boxes Bags Totes Furniture
- Unit 4056 Jennifer Branham Boxes Bags Totes
- Unit 2210 Olga Iris Barrios Boxes Bags Totes
- Unit 2144 Andres Sanchez Boxes Bags Totes
- Unit 3020 Armando Rosario Alejandro Boxes Bags Totes
- Unit 3072 Bruce Boulden Boxes Bags Totes
- Unit 2113 Samantha Robinson Trailer License Plate: I\*\*\*HS

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

Please contact the property with any questions 689-327-0753 January 22, 29, 2026 26-00274W

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1071 Marshall Farms Rd, Ocoee, FL 34761, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 2/12/2026 at 2:30PM. Contents include personal property belonging to those individuals listed below.

- Unit 1024 Troy Wright Boxes Bags Totes
- Unit 1136 Audrey Miller Boxes Bags Totes Furniture
- Unit 2148 Carmen San Martin Boxes Bags Totes Furniture
- Unit 3043 Peyton Davis Furniture
- Unit 3091 Renetta Persaud Boxes Bags Totes Furniture
- Unit 3160 Jasmine Heffernan Appliances
- Unit 3163 Tara Walker Boxes Bags Totes Furniture
- Unit 3199 Damon Christopher Appliances Furniture Outdoors
- Unit 4169 Claudia Ramirez Boxes Bags Totes Furniture

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

Please contact the property with any questions (407)955-0609 January 22, 29, 2026 26-00276W

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

- 1969 Mobile Home, VIN MF2563C and the contents therein, if any, abandoned by previous tenant, Silas Graham Jr. On February 5, 2026, at 9:00 am at Oakridge Village Mobile Home Park, 5913 Statler Avenue, Orlando, FL 32809.

By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com THE EDWARDS LAW FIRM, P.L. 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorneys for Oakridge Village Mobile Home Park January 22, 29, 2026 26-00272W

SECOND INSERTION

NOTICE TO CREDITORS

IN THE 9TH JUDICIAL CIRCUIT IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003715-O Division BLECHMAN IN RE: ESTATE OF FRANK DOUGLASS DICKEY Deceased.

The administration of the estate of Frank Douglass Dickey, deceased, whose date of death was January 10th, 2025 is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Ave #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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is: January 22nd, 2026.

Patricia Dickey Personal Representative 1325 Park Garden Lane, Reston VA 20194 SUNSHINE STATE PROBATE Attorney for Personal Representative 5915 NW 27th Ave Gainesville FL 32606 352-4-ESTATE (378283) Email: Nathan@sunshinestateprobate.com By /s/ Nathan E. Nevins Nathan E. Nevins, ESQ., B.C.S. Fla. Bar No 106128 January 22, 29, 2026 26-00270W

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

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

**CASE NO.: 2024-CA-010693-O**  
**ASSOCIATION RESOURCES, LLC, Plaintiff, vs. PABLO CASTRO ALMONTE, et al., Defendant(s).**  
Notice is given that pursuant to the Final Judgment of Foreclosure dated 12/3/2025, in Case No.: 2024-CA-010693-O of the County Court in and for Orange County, Florida, wherein ASSOCIATION RESOURCES, LLC, is the Plaintiff and PABLO CASTRO ALMONTE, et al., is/are the Defendant(s). Tiffany Moore Russell, the Clerk of Court for Orange County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., online at www.myorangedclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 3/19/2026, the following described property set forth in the Final Judgment of Foreclosure:

Unit H, Building 13, of The Lemon Tree-Section 1, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2685, Page(s) 1427, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Orange County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT 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: January 19, 2026  
By: /s/ Frank J. Lacquaniti  
Frank J. Lacquaniti, Esquire  
Florida Bar No.: 26347  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, Florida 32789  
(407) 636-2549  
January 22, 29, 2026 26-00298W

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 2025-CP-004001-O**  
**IN RE: THE ESTATE OF RAFIK KHAN, Deceased.**

The administration of the Estate of Decedent, RAFIK KHAN ("Decedent"), whose date of death is August 23, 2025, and whose social security number is XXX-XX-5671, File Number 2025-CP-004001-O, is pending in the Circuit Court for Orange County, Florida, Probate Division ("Circuit Court"), the address of which is 425 North Orange Avenue, Orlando, Florida 32801. Set forth below are the names and addresses of the Personal Representative and counsel of record.

All creditors of Decedent and the 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 Circuit Court WITHIN THE LATER OF THREE 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 Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Circuit Court WITHIN THREE 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 FOREVER BARRED.

The date of the first publication of this Notice is January 8, 2026.

**SHANWANTIE KHAN**  
**Personal Representative**  
/s/ Alan J. Bent  
ALAN J. BENT, ESQUIRE  
Florida Bar No.: 104893  
Sikes Law Group, PLLC  
310 South Dillard Street, Suite 120  
Winter Garden, FL 34787  
Telephone: (407) 877-7115  
Facsimile No.: (407) 877-6970  
Designated Email:  
abent@sikeslawgroup.com  
rsikes@sikeslawgroup.com  
tdacey@sikeslawgroup.com  
mrosales@sikeslawgroup.com  
klee@sikeslawgroup.com  
Counsel for Petitioner  
January 22, 29, 2026 26-00302W

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-003992-O**  
**Division 01**  
**IN RE: ESTATE OF NATALIE CULLIMORE ROSS, A/K/A NATALIE C. ROSS, A/K/A NATALIE CULLIMORE, Deceased.**

The administration of the estate of Natalie Cullimore Ross, a/k/a Natalie C. Ross, a/k/a Natalie Cullimore, deceased, whose date of death was October 20, 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 representatives and the personal representatives' 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, 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 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 January 22, 2026.

**Personal Representatives:**  
**Susan Reid**  
809-3 Apple St.  
Brockville, Ontario, Canada K6V 4X5  
**Richard Phillips**  
3921 Cape Haze, Drive #404  
Cape Haze, Florida 33947  
FAMILY FIRST FIRM  
Counsel for Personal Representatives  
/s/ Christopher F. Torchia  
Ryan J. Saboff, Esquire  
Florida Bar Number: 1010852  
Christopher F. Torchia, Esquire  
Florida Bar Number: 270120  
Martha Alexandra Brancato, Esquire  
Florida Bar Number: 1069292  
1030 W. Canton Ave., Suite 102  
Winter Park, FL 32789  
Telephone: (407) 574-8125  
Fax: (407) 476-1101  
E-Mail:  
ryan.saboff@familyfirstfirm.com  
E-Mail:  
chris.torchia@familyfirstfirm.com  
E-Mail:  
martha.brancato@familyfirstfirm.com  
Secondary E-Mail:  
probate@familyfirstfirm.com  
January 22, 29, 2026 26-00289W

SECOND INSERTION

**NOTICE TO CREDITORS OF ORDER OF SUMMARY ADMINISTRATION**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File Number: 2025-CP-004091-O**  
**In Re The Estate Of: MATTHEW ALEC COHN, Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Estate of Matthew Alec Cohn, deceased, File Number 2025-CP-004091-O, by the Probate Division of the Circuit Court, Orange County, Florida, the address of which is: Clerk of Court, Probate Division, 425 N. Orange Avenue, Suite 335, Orlando, FL 32801 and that the total cash value of the estate is \$8,011.00, excluding any claimed homestead or exempt property, and that the names and addresses of those to whom it has been assigned by such order are:

A. Name: Murray Alan Cohn  
Address: 517 English Lake Drive  
Winter Garden, Florida 34787  
B. Name: Elizabeth Anne Cohn  
Address: 517 English Lake Drive  
Winter Garden, Florida 34787  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of the first publication of this notice is January 22nd, 2026.

**Petitioner:**  
**Murray Alan Cohn**  
517 English Lake Drive  
Winter Garden, FL 34787  
Attorney for Petitioner:  
CLAIRE J. HILLIARD  
C.J. Hilliard Law, P.A.  
P. O. Box 771268  
Winter Garden, FL 34777-1268  
(407) 656-1576  
E-mail: claire@cjhilliardlaw.com  
Service-e-mail:  
service@cjhilliardlaw.com  
Florida Bar Number: 1019723  
January 22, 29, 2026 26-00269W

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 9th JUDICIAL CIRCUIT, IN AND FOR ORANGE, FLORIDA.

**CASE No. 2025-CA-007708-O**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHESTER ROAD FUNDING TRUST, Plaintiff vs. T AND H PARTNERS, INC., et al., Defendants**

TO: T AND H PARTNERS, INC.  
5295 INTERNATIONAL DRIVE,  
SUITE 460, ORLANDO, FL 32819  
2613 WINDCHIME CT, ORLANDO, FL 32837  
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Orange County, Florida:

LOT 8, LAKE CANE SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "R", PAGE 73, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within

SECOND INSERTION

30 days after the first publication of this notice in Business Observer, on or before 30 days from the first date of publication, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 12th day of January, 2026.

Tiffany M Russell  
As Clerk of said Court  
By: /s/ Rasheda Thomas  
As Deputy Clerk  
Tiffany Moore Russell, Clerk of Courts  
Civil Division  
425 N Orange Ave, Room 350  
Orlando, Florida 32801  
Greenspoon Marder, LLP,  
Default Department,  
Attorneys for Plaintiff,  
Trade Centre South, Suite 700,  
100 West Cypress Creek Road,  
Fort Lauderdale, FL 33309  
(25-000440-02)  
January 22, 29, 2026 26-00296W

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 9th JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO.: 2026-CP-000041-O**  
**IN RE: ESTATE OF NORIEL GONZALEZ, Deceased.**

The administration of the estate of Mia Xu, deceased, whose date of death was December 31, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth 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, 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 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 January 22, 2026.

**XIAOMING CHEN**  
**Personal Representative**  
1858 Woodall Crest Drive  
Apex, NC 27502  
/s/ Hung V. Nguyen  
HUNG V. NGUYEN, ESQUIRE  
Florida Bar Number: 597260  
THE NGUYEN LAW FIRM  
Attorneys for Co-Personal Representatives  
2020 Ponce de Leon Blvd.,  
Suite 1105-B  
Coral Gable, FL 33134  
Phone: (786) 600-2530  
Fax: (844) 838-5197  
E-mail: hung@nguyenlawfirm.net  
January 22, 29, 2026 26-00315W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2025-CA-007861**  
**Freedom Mortgage Corporation, Plaintiff, vs. Douglas L. Henderson a/k/a Douglas L. Henderson II, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025-CA-007861 of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Douglas L. Henderson a/k/a Douglas L. Henderson II; Carlotta P. Crooms; United States of America on behalf of the Secretary of Housing and Urban Development; City of Orlando, Florida are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangedclerk.realforeclose.com, beginning at 11:00 AM on the 22nd day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

SOUTH 121 FEET OF LOT 25 (LESS RW ON SOUTH), HILLCREST HEIGHTS SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 1, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
TAX ID: 14-22-29-3628-00-251  
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 14th day of January, 2026.

By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy,  
Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
File # 24-F01411  
January 22, 29, 2026 26-00261W

SECOND INSERTION

RECORDED IN PLAT BOOK "J", PAGE 1, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TAX ID: 14-22-29-3628-00-251  
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 14th day of January, 2026.  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy,  
Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
File # 24-F01411  
January 22, 29, 2026 26-00261W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**Case No. 2019-CA-000501-O**  
**Wells Fargo Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC1, Plaintiff, vs. Ada Ramos a/k/a Ada L. Ramos, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019-CA-000501-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Wells Fargo Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC1 is the Plaintiff and Ada Ramos a/k/a Ada L. Ramos; Julio Castro a/k/a Julio A. Castro; Southport Homeowners Association, Inc. are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangedclerk.realforeclose.com, beginning at 11:00 AM on the 19th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 43, BLOCK 3, VILLAGES OF SOUTHPORT, PHASE 1E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 113 THROUGH 120, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
TAX ID: 06-24-30-8221-03-430  
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 19th day of January, 2026.  
By /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
File # 18-F03078  
January 22, 29, 2026 26-00304W

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA.  
**CASE NO.: 2025-CA-010222 #37**  
**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs. BETHEL et al., Defendant(s).**

**NOTICE OF ACTION**  
Count IV  
To: JORGE ESTEBAN PAULIN POSADA and LUZ MARIA VERA DE PAULIN and all parties claiming interest by, through, under or against Defendant(s) JORGE ESTEBAN PAULIN POSADA and LUZ MARIA VERA DE PAULIN and all parties having or claiming to have any right, title or interest in the property herein described:  
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:

WEEK/UNIT:  
33/082123  
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 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

SECOND INSERTION

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.  
Dated on January 14, 2026  
TIFFANY MOORE RUSSELL  
CLERK OF THE CIRCUIT COURT  
ORANGE COUNTY,  
FLORIDA  
/s/ Takianna Didier  
Deputy Clerk  
425 N Orange Ave  
Room 350  
Orlando, FL 32801  
January 22, 29, 2026 26-00254W

SECOND INSERTION

**IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.**  
**CASE NO.: 2025-CA-010219 #33**  
**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs. HASCHKE ET.AL., Defendant(s).**

**NOTICE OF ACTION**  
Count II  
To: BEVERLY A. ERRICKSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BEVERLY A. ERRICKSON and all parties claiming interest by, through, under or against Defendant(s) BEVERLY A. ERRICKSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BEVERLY A. ERRICKSON and all parties having or claiming to have any right, title or interest in the property herein described:  
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:

WEEK/UNIT: 43 / 081428  
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 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 ab-

SECOND INSERTION

solute 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.  
01/15/2026  
Tiffany Moore Russell, Clerk of Courts  
/s/ Naline Bahadur  
Deputy Clerk  
Civil Division  
425 N Orange Ave  
Room 350  
Orlando, FL 32801  
January 22, 29, 2026 26-00280W

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

**NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR ORANGE COUNTY  
**CIVIL ACTION NO: 2025-CA-009778-O** Civil Division  
**IN RE: VILLAS AT CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. JEFFREY SPERO; UNKNOWN SPOUSE OF JEFFREY SPERO; Defendant(s).**  
TO: JEFFREY SPERO  
LAST KNOWN ADDRESS: 10102 WILLOW GROVE CT, ORLANDO, FL 32825  
**NOTICE FOR PUBLICATION**  
YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the fol-

lowing property in ORANGE County, Florida:  
LOT 44, VILLAS AT CYPRESS SPRINGS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGE 1 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 FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for VILLAS AT CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before 30 days from the first date of publication, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.  
This notice shall be published once a week for two consecutive weeks in

The Orange County Business Observer (Newspaper)  
WITNESS my hand and the seal of said court at ORANGE County, Florida on this 14th day of January, 2026.  
TIFFANY MOORE RUSSELL, ESQ.  
As Clerk, Circuit Court Orange County, Florida  
By: /s/ Rasheda Thomas As Deputy Clerk (SEAL) Tiffany Moore Russell, Clerk of Courts Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801  
Florida Community Law Group, P.L.  
Jared Block, Esq.  
P.O. Box 292965  
Davie, FL 33329-2965  
Phone: (954) 372-5298  
Fax: (866) 424-5348  
Email: jared@fclg.com  
Fla Bar No.: 90297  
January 22, 29, 2026 26-00263W

**NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR ORANGE COUNTY  
**CIVIL ACTION NO: 2025-CA-009531-O** Civil Division  
**IN RE: TUCKER OAKS CONDOMINIUM ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. SHAUN BARBOSA; UNKNOWN SPOUSE OF SHAUN BARBOSA; et al, Defendant(s).**  
TO: SHAUN BARBOSA  
LAST KNOWN ADDRESS: 1405 BROKEN OAK DRIVE, UNIT 45C, WINTER GARDEN FL 34787  
**NOTICE FOR PUBLICATION**  
YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the fol-

SECOND INSERTION

lowing property in ORANGE County, Florida:  
UNIT C, BUILDING 45, TUCKER OAKS, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OFFICIAL RECORDS BOOK 9076, PAGE 337, AND ANY AMENDMENTS THERE-TO, 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 FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for TUCKER OAKS CONDOMINIUM ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before 30 days from the first date of publication, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for two consecutive weeks in The Orange County Business Observer (Newspaper)  
WITNESS my hand and the seal of said court at ORANGE County, Florida on this 14th day of January, 2026.  
TIFFANY MOORE RUSSELL, ESQ.  
As Clerk, Circuit Court Orange County, Florida  
By: /s/ Rasheda Thomas As Deputy Clerk (SEAL) Tiffany Moore Russell, Clerk of Courts Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801  
Florida Community Law Group, P.L.  
Jared Block, Esq.  
P.O. Box 292965  
Davie, FL 33329-2965  
Phone: (954) 372-5298  
Fax: (866) 424-5348  
Email: jared@fclg.com  
Fla Bar No.: 90297  
January 22, 29, 2026 26-00264W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.  
**CASE NO.: 2025-CA-010218 #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. CARVER et.al., Defendant(s).**  
**NOTICE OF ACTION**  
Count VI  
To: BETTY LOUISE WATSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BETTY LOUISE WATSON and all parties claiming interest by, though, under or against Defendant(s) BETTY LOUISE WATSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BETTY LOUISE WATSON and all parties having or claiming to have any right, title or interest in the property herein described:  
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:  
WEEK/UNIT: 22/005466  
of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 4846, Page 1619, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 22, page 132-146 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TO-

GETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.  
If you are a person with 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/ Nancy Garcia  
Deputy Clerk  
1.13.2026  
January 22, 29, 2026 26-00259W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.  
**CASE NO.: 2025-CA-010219 #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HASCHKE ET.AL., Defendant(s).**  
**NOTICE OF ACTION**  
Count VI  
To: BARBARA E. TROTTA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BARBARA E. TROTTA and all parties claiming interest by, though, under or against Defendant(s) BARBARA E. TROTTA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BARBARA E. TROTTA and all parties having or claiming to have any right, title or interest in the property herein described:  
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:  
WEEK/UNIT: 2 / 081303  
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 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 ab-

solute 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.  
01/15/2026  
Tiffany Moore Russell, Clerk of Courts /s/ Naline Bahadur Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, FL 32801  
January 22, 29, 2026 26-00284W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.  
**CASE NO.: 2025-CA-010219 #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HASCHKE ET.AL., Defendant(s).**  
**NOTICE OF ACTION**  
Count V  
To: FREDERIQUE TETTELAAR-DOUD and JAMES T. DOUD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JAMES T. DOUD and all parties claiming interest by, though, under or against Defendant(s) FREDERIQUE TETTELAAR-DOUD and JAMES T. DOUD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JAMES T. DOUD and all parties having or claiming to have any right, title or interest in the property herein described:  
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:  
WEEK/UNIT: 41 / 081308  
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 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 ab-

solute 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.  
01/15/2026  
Tiffany Moore Russell, Clerk of Courts /s/ Naline Bahadur Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, FL 32801  
January 22, 29, 2026 26-00283W

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2025CP-003300-O**  
**IN RE: ESTATE OF BARBARA JEAN LOGAN Deceased.**  
The administration of the estate of Barbara Jean Logan, deceased, whose date of death was July 16, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
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. 732.221, 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 January 22, 2026.  
**Personal Representative:**  
**Gary Eugene Logan, Jr.**  
914 Locust Ave.  
Orlando, Florida 32809  
Attorney for Personal Representative:  
Landon J. Schneider  
Attorney  
Florida Bar Number: 1032223  
Reed Mawhinney & Link  
53 Lake Morton Drive Suite 100  
Lakeland, FL 33801  
Telephone: (863) 687-1775  
Fax: (863) 687-1775  
E-Mail: landon@polklawyer.com  
Secondary E-Mail: probate@polklawyer.com  
January 22, 29, 2026 26-00306W

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2025-CP-002639-0**  
**DIVISION: 01**  
**IN RE: ESTATE OF GILBERTO PEREZ, JR., also known as GILBERTO PEREZ, Deceased.**  
The administration of the estate of GILBERTO PEREZ, JR. also known as GILBERTO PEREZ, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division File No. 2025-CP-002639-0, the address of which is 425 N Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME 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 January 22, 2026.  
**Personal Representative:**  
**Olga Lisa Quinones**  
10058 Sandbar Street  
Orlando, Florida 32825  
ATTORNEY FOR PERSONAL REPRESENTATIVE:  
Windy L. Wilkerson, Esquire  
Florida Bar Number: 0515132  
Wilkerson Law Firm, P.A.  
1210 Millennium Parkway  
Suite 1015  
Brandt, Florida 33511  
(813) 295-5849  
wilkerson@wilkersonlawfirm.com  
January 22, 29, 2026 26-00268W

SECOND INSERTION

**FIRST AMENDED NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA Civil Division  
**CASE NO.: 2025 CA 008597-0**  
**DIVISION: 2**  
**SUBDIVISION: 40**  
**VANESSA C. ALTIERRI Plaintiff, v. PEDRO A. BETANCES, and IVANA BETANCES JUAREZ Defendants.**  
TO: PEDRO A. BETANCES, and IVANA BETANCES JUAREZ  
Lot 423, Encore at Ovation Phase 4B, according to the plat thereof as recorded in Plat Book 111, Page 103, Public Records of Orange County, Florida.  
YOU ARE NOTIFIED that an action to partition the said real property has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JEREMY L. DUBYAK, Plaintiff's attorney, whose address is 600 University Office Blvd.,

Suite 1-B, Pensacola, FL 32504, on or before, XXX 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.  
Dated this 14th day of January, 2026.  
CLERK OF COURT  
/s/ Rasheda Thomas  
As Deputy Clerk  
Tiffany Moore Russell, Clerk of Courts Civil Division 425 N Orange Ave, Room 350 Orlando, Florida 32801  
Dubyak Law Firm, P. A.  
/s/ Jeremy L. Dubyak  
JEREMY L. DUBYAK, ESQ.  
Florida Bar No.: 0050647  
600 University Office Blvd., Suite 1-B  
Pensacola, Florida 32504  
Telephone: (850) 262-8528  
Facsimile: (850) 328-0314  
Primary Email: Jeremy@DubyakLaw.com  
Secondary Email: Alice@DubyakLaw.com  
January 22, 29, 2026 26-00286W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.  
**CASE NO.: 2025-CA-010218 #33 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. CARVER et.al., Defendant(s).**  
**NOTICE OF ACTION**  
Count II  
To: JOSEPH V. MARRA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATRICIA A. MARRA and all parties claiming interest by, though, under or against Defendant(s) JOSEPH V. MARRA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOSEPH V. MARRA and PATRICIA A. MARRA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATRICIA A. MARRA and all parties having or claiming to have any right, title or interest in the property herein described:  
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:  
WEEK/UNIT: 1/005714  
of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 4846, Page 1619, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condo-

minium Book 22, page 132-146 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.  
If you are a person with 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/ Nancy Garcia  
Deputy Clerk  
1.13.2026  
January 22, 29, 2026 26-00256W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 2022-CA-003710-O ROYAL PACIFIC FUNDING CORPORATION Plaintiff(s), vs. DANY ERY; VOTAW VILLAGE HOMEOWNERS' ASSOCIATION, INC.; ANNA LISSA MORLAN; JACKENSON ST VICTOR; DANY ERY AS NATURAL GUARDIAN OF M.E. ERY; MURIELLE ERY, IF LIVING, BUT IF DECEASED THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF MURIELLE ERY, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS.**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Amended Final Judgment of Foreclosure entered on January 8, 2026 in the above-captioned action, the Clerk of Court, Tiffany Moore Russell, will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of February, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:  
LOT 57, VOTAW VILLAGE PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property address: 204 North Cervidae Drive, Apopka, FL 32703

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.  
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: 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.  
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgett-law.net 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.  
Respectfully submitted,  
STEVEN G. HURLEY, ESQ.  
Florida Bar # 99802  
PADGETT LAW GROUP  
6267 Old Water Oak Road,  
Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 22-001141-1  
January 22, 29, 2026 26-00305W

**PUBLISH YOUR LEGAL NOTICE**  
Call 941-906-9386 and select the appropriate County name from the menu.  
or email legal@businessobserverfl.com  
Business Observer  
12/20/25 9:49



ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.  
**CASE NO.: 2025-CA-010222 #37 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BETHEL et.al., Defendant(s).**

**NOTICE OF ACTION**  
Count I  
To: TANYA GIOVANNI BETHEL and all parties claiming interest by, though, under or against Defendant(s) TANYA GIOVANNI BETHEL and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:  
WEEK/UNIT:  
24 ODD/82328  
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 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. 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.

Dated on January 14, 2026  
TIFANY MOORE RUSSELL  
CLERK OF THE CIRCUIT COURT  
ORANGE COUNTY, FLORIDA  
/S/ Takianna Didier  
Deputy Clerk  
425 N Orange Ave  
Room 350  
Orlando, FL 32801  
January 22, 29, 2026 26-00251W

SECOND INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 48-2019-CA-001528-O**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSA HOME EQUITY TRUST 2006-14, ASSET-BACKED CERTIFICATES, SERIES 2006-14, Plaintiff, vs.**  
**ANGIE M. RIVERA, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 15, 2025, and entered in Case No. 48-2019-CA-001528-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which U.S. Bank National Association, as Trustee for GSA Home Equity Trust 2006-14, Asset-Backed Certificates, Series 2006-14, is the Plaintiff and Angie M. Rivera, Avalon Park Property Owners Association, Inc., The Bank of New York Mellon FKA The Bank of New York, as Successor Trustee to JPMorgan Chase Bank, N.A., as trustee on behalf of the Certificate holders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust Series, 2006-F, ANGIE M. RIVERA, 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 February 4, 2026 the following described property as set forth in said

Final Judgment of Foreclosure:  
LOT 119 OF AVALON PARK NORTHWEST VILLAGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE(S) 10 THROUGH 15, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
A/K/A 2564 WILD TAMARIND BLVD, ORLANDO, FL 32828  
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 13 day of January, 2026.  
By: /s/ Charline Calhoun  
Florida Bar #16141  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
IN/18-029178  
January 22, 29, 2026 26-00260W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NUMBER: 2024-CA-000954-O**  
**BANK OF AMERICA, N.A., Plaintiff, vs.**  
**KENT E HAMMER A/K/A KENT EDWARD HAMMER; UNKNOWN SPOUSE OF KENT E. HAMMER A/K/A KENT EDWARD HAMMER; VIANNA L ROBLES; UNKNOWN SPOUSE OF VIANNA L. ROBLES; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated January 12, 2026 entered in Civil Case No. 2024-CA-000954-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and KENT E HAMMER and VIANNA L ROBLES, et al, are Defendants. The Clerk, TIFFANY MOORE RUSSELL, shall sell to the highest and best bidder for cash at ORANGE County's On-Line Public Auction website: https://myorangeclerk.realforeclose.com/, at 11:00 AM on March 13, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in ORANGE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit:

LOT 2, JESSICA MANOR, ACCORDING TO THE PLAT

THEREOF, RECORDED IN PLAT BOOK 10, PAGE 97 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of sale shall be published as provided herein.

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

Todd C. Drosky, Esq.  
FL Bar #: 54811  
FRENKEL LAMBERT WEISS  
WEISMAN & GORDON, LLP  
One East Broward Boulevard, Suite 1111  
Fort Lauderdale, Florida 33301  
Telephone: (954) 522-3233 |  
Fax: (954) 200-7770  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
fleservice@flwlaw.com  
04-098194-P00  
January 22, 29, 2026 26-00265W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 2023-CA-010984-O**  
**NBKC BANK, Plaintiff, vs.**  
**SEAN CASTRO A/K/A SEAN K. CASTRO; MAILE AIWOHI; SILVER WOODS COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A NAKOA CASTRO; 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 January 6, 2026 in Civil Case No. 2023-CA-010984-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, NBKC BANK is the Plaintiff, and SEAN CASTRO A/K/A SEAN K. CASTRO; MAILE AIWOHI; SILVER WOODS COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A NAKOA CASTRO; 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 March 10, 2026 at 11:00:00 AM EST the following de-

scribed real property as set forth in said Final Judgment, to wit:  
LOT 58, SILVER WOODS - PHASE ONE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 14, PAGES 82 AND 83, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

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

Dated this 12th day of January, 2026.  
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  
By: /s/  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1100-782B  
January 22, 29, 2026 26-00293W

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 #
FRANCISCO ANTIMO	ARVIZU HUERTA P.O. BOX 30262, GREENVILLE, NC 27833	22/004273/6917237
SALLY JEAN COUEY and JAMES MICHAEL COUEY, JR.	6507 34TH ST W, BRADENTON, FL 34210	17/002612/6693967

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**

#	Mortgage	Amount Per Diem	Secured by
1	FRANCISCO ANTIMO	ARVIZU HUERTA	20230126416 \$ 8,601.63 \$ 2.94
2	SALLY JEAN COUEY and JAMES MICHAEL COUEY, JR.	20190399385 \$ 34,484.85 \$ 8.25	

Notice is hereby given that on February 16, 2026, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above-described Properties.

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

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

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.  
TRUSTEE:  
Jerry E. Aron, P.A.  
By: Print Name: Dianne Black  
Title: Authorized Agent  
FURTHER AFFIANT SAITH NAUGHT.  
Sworn to and subscribed before me this January 20, 2026, 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  
January 22, 29, 2026 26-00242W

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-008589-O**  
**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2024-2 PARTICIPATION INTEREST TRUST, Plaintiff, vs.**  
**RENSY WATSON AND ROBIN WATSON, et al, Defendant(s).**

TO: RENSY WATSON, ROBIN WATSON, Whose Residence Is: 8536 Keswick Pointe, Orlando, FL 32829 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), 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:  
APARTMENT NO. 148, ACLOT 121, VISTA LAKES VILLAGE N-15, (CARLISLE), ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 45, PAGES 67-72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of this Court at Orange County, Florida, this 15 day of January, 2026.  
Tiffany Moore Russell, Clerk of Courts and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), 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:  
APARTMENT NO. 148, ACLOT 121, VISTA LAKES VILLAGE N-15, (CARLISLE), ACCORDING TO THE PLAT THEREOF, AS RE-

SECOND 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-004690**  
**HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HUGHES ET AL., Defendant(s).**

COUNT	DEFENDANTS	WEEK/UNIT
I	NORMA HUGHES ARTHUR ANSELMO HUGHES	8/081126
II	DOMINADOR H. LIBADIA LUNINGNING M. LIBADIA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LUNINGNING M. LIBADIA HOMER B. LOUYA, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HOMER B. LOUYA, JR.	10/081202
III	ANN CLAIRE MC CAFFRAY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ANN CLAIRE MC CAFFRAY	25/081305
IV	DANIEL ALFREDO MEANA ALEJANDRA MARIA MONCADA	9 ODD/5240
V	BRYN RUSSELL PADLEY MAUREEN JANE PADLEY	9/081505
VI	ROBERT F. DON ROYAL SYLVIA HEATHER ROYAL ROBERT F. DON ROYAL SYLVIA HEATHER ROYAL	30/081801
VII	ROBERT F. DON ROYAL SYLVIA HEATHER ROYAL	14/08110AB
IX	YOUSRI ZARIF SAID TAWFIK SALLAMA SALAH METWALLY TAWFIK	13/08110AB
X	FREDERIK J. SMITH YOLANDE SMITH	26/081705
XI	PETER STEELE JEFFERY STEELE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOYCE STEELE	25/081122
	JOYCE STEELE	9/081601

Notice is hereby given that on 2/25/26 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. 2025-CA-004690.  
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 20th day of January, 2026

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  
tforeclosures@aronlaw.com  
January 22, 29, 2026 26-00318W

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 #
MELISSA H TOWNSEND A/K/A MELISSA H FARMER	2532 TERRI LN, COCOA, FL 32926	37/087867
BLESSING N. WACHUKWU	9314 DRUMMOND DR., TINGLEY PARK, IL 60487	Contract # M1049981

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**

MELISSA H TOWNSEND A/K/A MELISSA H FARMER	20230410275	20230413070	\$10,969.21	\$ 0.00
BLESSING N. WACHUKWU	20230410395	20230413139	\$25,027.72	\$ 0.00

Notice is hereby given that on February 16, 2026, 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 January 20, 2026, 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  
January 22, 29, 2026 26-00240W

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 #: 482025CA004211A0010X**  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.**  
**OPERA 1904 LLC; BEATRIZ VALENCIA ARANGO A/K/A BEATRIZ ARANGO A/K/A BEATRIZ ARANGO VALENCIA A/K/A BEATRIZ E. ARANGO VALENCIA; HEATHER GLEN AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and UNKNOWN PERSONS IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 5, 2026, and entered in Case No. 482025CA004211A0010X of the Circuit Court in and for Orange County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and OPERA 1904 LLC, BEATRIZ VALENCIA ARANGO A/K/A BEATRIZ ARANGO A/K/A BEATRIZ ARANGO VALENCIA A/K/A BEATRIZ E. ARANGO VALENCIA; HEATHER GLEN AT MEADOW WOODS 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 February 17, 2026 , the following described property as set forth in said Order or Final Judgment,

to-wit:  
LOT 123, HEATHER GLEN AT MEADOW WOODS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGES 134-139, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.  
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 January 15, 2026.  
By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
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: ansnwers@dallegal.com  
7230-217982 / SM2  
January 22, 29, 2026 26-00262W

## ORANGE COUNTY SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

### 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 #
DAISY AGUIRRE and MIGUEL ANGEL AGUIRRE	746 S HOLLENBECK ST, WEST COVINA, CA 91791	STANDARD Interest(s)/50000 Points, contract # 6788346
MICHAEL HENRY ALBERS and ETHLYN S ALBERS	291 N WOLF RD, DES PLAINES, IL 60016	STANDARD Interest(s)/150000 Points, contract # 6789354
JOSEPH MICHAEL BORGESSE	50 N PEARL ST APT 2, BRIDGETON, NJ 08302	STANDARD Interest(s)/125000 Points, contract # 6832487
MICHAEL FRANKLIN BURNS and ESTHER MARIE BURNS	9926 RAVEN FIELD DR, SAN ANTONIO, TX 78245	STANDARD Interest(s)/60000 Points, contract # 6832844
RON STEVEN COUCH and BRIAN DEWAYNE GOINS	3324 CRAIG DR APT M284, HAMMOND, IN 46323	STANDARD Interest(s)/35000 Points, contract # 6809882
JAIME ESCUTIA and TANIA S. EGUIA CUEVAS	1641 WRIGHTSVILLE CHURCH RD, GREENSBORO, GA 30642	STANDARD Interest(s)/100000 Points, contract # 6796338

# 6796338 REGINA MARIE HAWKINS 580 SANTA MONICA DR, YOUNGSTOWN, OH 44505 STANDARD Interest(s)/50000 Points, contract # 6805325 THEA KARLA JAHN 145118 178TH PL, JAMAICA, NY 11434 STANDARD Interest(s)/150000 Points, contract # 6796945 DOUGLAS S. JAMES and PATRICIA ANN JAMES 24638 FIR AVE, MORENO VALLEY, CA 92553 STANDARD Interest(s)/350000 Points, contract # 6819912 BRITTANY LEE SMITH and TRAVIS SCOTT SMITH 6 GEM LAKE DR, MAINESBURG, PA 16932 STANDARD Interest(s)/250000 Points, contract # 6838779 DEBORAH IONA THOMPSON 12858 W LAWRENCE RD, GLENDALE, AZ 85307 STANDARD Interest(s)/40000 Points, contract # 6837676 MARIETTA ASCUE WORTHY and EARL REID BROOKS 3875 WATSON VIEW DR, AWENDAW, SC 29429 and 1036 KIPLING RD, CHARLESTON, SC 29407 SIGNATURE Interest(s)/75000 Points, contract # 6804951

**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, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official 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
DAISY AGUIRRE and MIGUEL ANGEL AGUIRRE	20200258930	\$ 11,136.41	\$ 4.13
MICHAEL HENRY ALBERS and ETHLYN S ALBERS	20200267345	\$ 22,655.19	\$ 8.41
JOSEPH MICHAEL BORGESSE	20210484010	\$ 25,673.13	\$ 8.54
MICHAEL FRANKLIN BURNS and ESTHER MARIE BURNS	20210467357	\$ 12,901.03	\$ 4.17
RON STEVEN COUCH and BRIAN DEWAYNE GOINS	20210187480	\$ 11,655.33	\$ 3.31
JAIME ESCUTIA and TANIA S. EGUIA CUEVAS	20210060995	\$ 17,214.78	\$ 6.37
REGINA MARIE HAWKINS	202000593611	\$ 7,548.36	\$ 2.79
THEA KARLA JAHN	20200463080	\$ 21,620.96	\$ 8.05
DOUGLAS S. JAMES and PATRICIA ANN JAMES	20210322359	\$ 9,341.88	\$ 3.24
BRITTANY LEE SMITH and TRAVIS SCOTT SMITH	20210524538		

\$ 48,647.54 \$ 17.92 DEBORAH IONA THOMPSON 20210528593 \$ 9,405.10 \$ 3.47 MARIETTA ASCUE WORTHY and EARL REID BROOKS 20200602957 \$ 12,598.61 \$ 4.31

Notice is hereby given that on February 16, 2026, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 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, 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 January 20, 2026, 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  
January 22, 29, 2026 26-00246W

### 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 #
CHERYL A. HUNSBERGER	3121 MILLER HEIGHTS RD., OAKTON, VA 22124	34/081729AB Contract # M6019054

Whose legal descriptions are (the "Property"): The above described UNIT(S)/WEEK(S) 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, 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 noted below:

Owner Name	Lien Document #	Assign Lien Doc #	Lien Amount Per Diem
CHERYL A. HUNSBERGER	20240367676	20240373594	\$11,223.45 \$ 0.00

Notice is hereby given that on February 16, 2026, 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 January 20, 2026, 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  
January 22, 29, 2026 26-00244W

### 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 MYRTLE HOLIDAY 1, LLC having a street address of C/O WILSON TITTLE SERVICES, 9271 S. JOHN YOUNG PARKWAY, 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	Interest/Points/Contract #
JOSE M. AREVALO and CAROLINA DE LOS ANGELES ESCOBAR MORENO	3201 KINLOCK CT, PLANO, TX 75074	STANDARD Interest(s)/50000 Points, contract # 7062275

TYLER RAY HARLEY BARNES and ALYSSA NICOLE MARIE FERREIRA 180 ROU DES CHATEAUX APT B, BETHALTO, IL 62010 STANDARD Interest(s)/60000 Points, contract # 7046353 TARA CATHERINE ROSA and FRANK LEONARD BELLEZZA, JR. 6399 GREEN RD, GREENWOOD, FL 32443 STANDARD Interest(s)/150000 Points, contract # 7052632 STEVE ALEXANDRO BENNETT and LATASHA KYWANN BENNETT 489 JENKINSRIDGE LANE, PINEVILLE, SC 29468 STANDARD Interest(s)/75000 Points, contract # 7064540 CRYSTAL JOVANA BRASHEAR and TIMOTHY PAUL BRASHEAR 15326 MAPLE MEADOWS DR, CYPRESS, TX 77433 STANDARD Interest(s)/30000 Points, contract # 7063997 JANET A. BROADBENT and CHARLES TIMOTHY BROADBENT 7125 S 1875TH RD, HUMANSVILLE, MO 65674 STANDARD Interest(s)/50000 Points, contract # 7044007 BRANDON ALEXANDER BROWN 526 MAGAZINE ST. APT. 207, VALLEJO, CA 94590 STANDARD Interest(s)/50000 Points, contract # 7062832 KISHA ANITA BROWN 920 KENNEDY CIR, MORRISTOWN, TN 37813 STANDARD Interest(s)/50000 Points, contract # 7069881 DARRYL DWAYNE BROWN, JR. 8433 HORSEBIT CIR, JACKSONVILLE, FL 32219 STANDARD Interest(s)/50000 Points, contract # 7046355 MANIKA BRUNNER 372 BERKSHIRE PL, FAIRBURN, GA 30213 STANDARD Interest(s)/30000 Points, contract # 7072758 CIRIACA JUDY BUSTILLO VELIZ 607 W 11TH ST LOT A5, PANAMA CITY, FL 32401 STANDARD Interest(s)/50000 Points, contract # 7069624 SUSANA CALCINES and JOSE GREGORIO PEREZ 20921 SW 103 CT, CUTLER BAY, FL 33189 STANDARD Interest(s)/50000 Points, contract # 7045203 BRENDA T. CARRILLO AGUILAR 89 E 12TH ST, HIALEAH, FL 33010 STANDARD Interest(s)/100000 Points, contract # 7031547 ANDREA LUCINDA CHERRY 5643 ELMHURST CIR APT 101, OVIEDO, FL 32765 STANDARD Interest(s)/60000 Points, contract # 7063340 LARRY DE LEON 8006 E CLAY ST, WICHITA, KS 67207 STANDARD Interest(s)/45000 Points, contract # 7062972 MELANIE DAWN DENNIS 782 PHILLIPS WAY, HAINES CITY, FL 33844 STANDARD Interest(s)/30000 Points, contract # 7044358 JOSEPH ALLEN DONAJKOWSKI and HEATHER DAWN DONAJKOWSKI 378 DUMPLIN VALLEY RD E, JEFFERSON CITY, TN 37760 STANDARD Interest(s)/100000 Points, contract # 7051959 JERIKA NICOLE DUMAS 166 FOREST HILL VILLAGE RD, MOUNT GILEAD, NC 27306 STANDARD Interest(s)/100000 Points, contract # 7051999 SYLVIA U. DURUH A/K/A SYLVIA U. ABOGUNDE 203 HAUER TER, SPRING GROVE, PA 17362 SIGNATURE Interest(s)/50000 Points, contract # 7083812 SHEQUIRA LEKEISH EDMONDS and BRANDON SENTELLE EDMONDS 2049 STROUD RD, JACKSON, GA 30233 STANDARD Interest(s)/35000 Points, contract # 7062138 EIDYS ESPINOSA GARCIA and YOELVIS MOREIRA MEDEROS 12762 SW 47TH TER, MIAMI, FL 33175 STANDARD Interest(s)/50000 Points, contract # 7046380 CHARLES WESLEY ESTELL 5522 TIER VIEW TRL, GREENSBORO, NC 27405 STANDARD Interest(s)/50000 Points, contract # 7070951 TACHYRA MONIQUE FARRIS 4115 E OUTER DR, DETROIT, MI 48234 STANDARD Interest(s)/45000 Points, contract # 7069679 ANTONIA MARIE FLETCHER 2000 AGNES AVE, KANSAS CITY, MO 64127 STANDARD Interest(s)/40000 Points, contract # 7064788 LISMARY DEL VALLE GOMEZ 11705 SW 97TH CT, MIAMI, FL 33176 STANDARD Interest(s)/60000 Points, contract # 7044318 JUSTIN MICHAEL GUINA and MARYROSE BONDOC GUTIERREZ 550 MARINA GATEWAY DR UNIT 718, SPARKS, NV 89434 STANDARD Interest(s)/50000 Points, contract # 7065264 DEEDEE LEMONE HAMILTON PO BOX 8280, PHILADELPHIA, PA 19101 SIGNATURE Interest(s)/150000 Points, contract # 7062866 AMANDA SLATON HAWK 114 FELKER ST, MONROE, GA 30655 STANDARD Interest(s)/100000 Points, contract # 7079061 THOMAS W HAYES, JR. and MARSHA MOND HAYES 669 N CREIGHTON ST, PHILADELPHIA, PA 19131 STANDARD Interest(s)/50000 Points, contract # 7070302 SONIA MONETTE HAZEL and ANTHONY CORDELLE A. HAZEL 1380 SILVERSTONE TRL, JONESBORO, GA 30238 STANDARD Interest(s)/100000 Points, contract # 7074904 ANTONIO GLADSTONE HENRY 2701 BUTTONWOOD AVE, MIRAMAR, FL 33025 STANDARD Interest(s)/40000 Points, contract # 7068292 CRYSTAL LYNN HOLLAND and ANTON M. HOLLAND 11856 CALLAWAY DR, INDIANAPOLIS, IN 46235 STANDARD Interest(s)/30000 Points, contract # 7080932 LOREAL SHYONNE HOLLAND 2811 LAUREN LN, WEST PADUCAH, KY 42086 SIGNATURE Interest(s)/200000 Points, contract # 7064806 KELSIE MARIHA HORTON and KRISTINA ANN FRANCE 354 STEGALL PL, DAWSONVILLE, GA 30534 STANDARD Interest(s)/100000 Points, contract # 7076283 FAYE PAMELA HOWARD 31826 118TH PL SE, AUBURN, WA 98092 STANDARD Interest(s)/100000 Points, contract # 7053083 KENNETH CHARLES HUNTER and VALERIE SHIPP HUNTER 1301 WALES RD, KINGS MOUNTAIN, NC 28086 SIGNATURE Interest(s)/50000 Points, contract # 7073152 ALEXANDRIA LATRELL JACKSON and JAMES BURCH JACKSON, III 2100 FARM SPRINGS RD, SUMMERVILLE, SC 29483 STANDARD Interest(s)/70000 Points, contract # 7062307 CASSANDRA RENEE JACKSON 13 TRANSOM RD, PORT WENTWORTH, GA 31407 STANDARD Interest(s)/50000 Points, contract # 7061732 TERENCE LEONARD JAMES 2670 S A W GRIMES BLVD APT 6313, ROUND ROCK, TX 78664 STANDARD Interest(s)/70000 Points, contract # 7071469 ERICA DIONNE KINSEY 3216A BIRDWELL CT, LAUREL, MD 20724 STANDARD Interest(s)/50000 Points, contract # 7069877 JERRY LEE KLEKAMP and JOANNA L. DEFFENBAUGH 705 S 6TH ST, GIRARD, IL 62640 STANDARD Interest(s)/150000 Points, contract # 7074936 DANIEL R. LEPINE and RACHEL MARIE STEWART 116 SAUNDERS AVE, WHITE RIVER JUNCTION, VT 05001 STANDARD Interest(s)/200000 Points, contract # 7053210 CHRISTOPHER J. LOVELY and SAVANNAH LEE LOVELY PO BOX 1043, EAST CORINTH, VT 05040 and 454 BEANVILLE RD, VERSHIRE, VT 05079 STANDARD Interest(s)/60000 Points, contract # 7041504 KEVIN MATOS and ALYIAH MARIE MONIZ 181 JEPSON ST, FALL RIVER, MA 02723 STANDARD Interest(s)/100000 Points, contract # 7082915 LENNOX OSTANLEY MCCOY and MAERON ICENIA STEPHEN 2130 S BUFFALO DR, LAS VEGAS, NV 89117 STANDARD Interest(s)/200000 Points, contract # 7071892 MALANE JAIME MORRIS 253 KATHERINE DR, CROWLEY, LA 70526 STANDARD Interest(s)/40000 Points, contract # 7063316 MINERVA M. NDIKUM 5146 GLENN DALE WOODS CT, GLENN DALE, MD 20769 STANDARD Interest(s)/150000 Points, contract # 7064232 ODALIS ESTEFANIA NOVAS REYES and DIGNA A. REYES MONEGRO and RADHAME BONILLA DE LA CRUZ and 405 MAIN ST APT 438, LITTLE FALLS, NJ 07424 and 123 LOS PAISAJES DEL LAGO, LUQUILLO, PR 00773 and G18 URB PAISAJES DEL LAGO, LUQUILLO, PR 00773 STANDARD Interest(s)/100000 Points, contract # 7071671 DARRELL QUENTIN ONEAL and ANTONETTE DENISE DRAYTON 130 JOHN ST, HAWTHORNE, FL 32640 STANDARD Interest(s)/60000 Points, contract # 7040077 DIANE PAGE-FRASER 3250 BROADWAY APT 5B, NEW YORK, NY 10027 STANDARD Interest(s)/65000 Points, contract # 7071303 MELVIN LEON PAIGE, JR. and SAMANTHA JUNE PAIGE 4006 DARRELL LN, TYLER, TX 75701 STANDARD Interest(s)/75000 Points, contract # 7045721 CLIFFORD RANDOLPH, III and SDEJA LENESE SOARES 186 MARLBOROUGH ST APT 4C, BOSTON, MA 02116 and 115 GRINNELL ST APT 1, NEW BEDFORD, MA 02740 STANDARD Interest(s)/200000 Points, contract # 7071464 RICKY LYNN RAY, JR. 10909 ANDREWS ST, LEESBURG, FL 34788 STANDARD Interest(s)/40000 Points, contract # 7069761 RUBEN RIOS RODRIGUEZ and SEVERINA RIOS 238 CHARLTON ST, SOUTHBURGE, MA 01550 STANDARD Interest(s)/200000 Points, contract # 7045137 MELISSA RENEE RIVERA 1059 MARK WALDEN RD, BLYTHE, GA 30805 STANDARD Interest(s)/100000 Points, contract # 7081541 JULIO C. RODRIGUEZ and NANCY TELLADO 941 HARRIET AVE, AURORA, IL 60505, STANDARD Interest(s)/60000 Points, contract # 7044273 CANDICE SUSAN ROYER 7430 FLEMING ISLAND DR, FLEMING ISLAND, FL 32003 STANDARD Interest(s)/45000 Points, contract # 7073037 KEVIN MONROE RUSSAK 19 LAGOS DEL NORTE, FORT PIERCE, FL 34951 STANDARD Interest(s)/40000 Points, contract # 7072575 TARY JAMES SASS and AMY LYNN SASS 247 MILL ST, CAMPBELLSPORT, WI 53010 STANDARD Interest(s)/65000 Points, contract # 7019233 CHAUNCEY MONTGOMERY SAWYER 40445 PORTOLA AVE, PALM DESERT, CA 92260 STANDARD Interest(s)/300000 Points, contract # 7071947 MORENIKE ELIZABETH SHELTON and WILLIAM E. SHELTON 223 CLINTON ST. APT. 7, BROCKTON, MA 02302 STANDARD Interest(s)/40000 Points, contract # 7062840 BAYLONE DANIELLE SHERMAN 4116 56TH AVENUE TER E, BRADENTON, FL 34203 STANDARD Interest(s)/120000 Points, contract # 7078526 ELAINE SILVERIO HERNANDEZ and KELVYN AGUILAR SOTO 204 PEACH ST, HOPKINSVILLE, KY 42240 and 1101 TIMBER RIDGE DR, CLARKSVILLE, TN 37042 STANDARD Interest(s)/60000 Points, contract # 7045156 JENNIFER CELESTE SMITH 3738 LONE EAGLE RD, JACKSONVILLE, FL 32257 STANDARD Interest(s)/100000 Points, contract # 7074202 BRITTNEY CHOICE WALTHER and MILQUIADES WALTHER RODRIGUEZ 628 CORNELL DR, FORT MILL, SC 29707 STANDARD Interest(s)/100000 Points, contract # 7063790 BASHEKA ONYETTA WATKINS and CHRYSYAL DAWN ROBINSON 128 NOAH BURNETTE LN, KENANSVILLE, NC 28349 and 410 SIX SIBLINGS LN, RAE-FORD, NC 28376 STANDARD Interest(s)/55000 Points, contract # 7074086 JAMES LEE WELLS 4583 CROFTSHIRE DR, DAYTON, OH 45440 STANDARD Interest(s)/30000 Points, contract # 7079567 KAREN BOLIN WESSEL and GARY LEE WESSEL 3440 PRESCOTT ST N, SAINT PETERSBURG, FL 33713 STANDARD Interest(s)/30000 Points, contract # 7045207 DESTINEE RASHAE WEST 2303 S DARLA AVE, GONZALES, LA 70737 STANDARD Interest(s)/50000 Points, contract # 7051702 ENID ELIZABETH WHITE and CARLEEN LISSA HALL and ERIC B. HALL and 3422 HUNTER AVE, BRONX, NY 10475 and 196 LORRAINE AVE, MOUNT VERNON, NY 10553 and , STANDARD Interest(s)/50000 Points, contract # 7072393 DIANE VALERIE WILLET 799 DELMONICO ST NE, PALM BAY, FL 32907 STANDARD Interest(s)/30000 Points, contract # 7081186 EDUARDO ZAMORANO 42 WALES DR, BROWNSVILLE, TX 77850 STANDARD Interest(s)/40000 Points, contract # 7062359

**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, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official 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
AREVALO/ESCOBAR MORENO	20240538985	\$ 14,251.00	\$ 5.56
BARNES/FERREIRA	20240539001	\$ 17,435.31	\$ 6.85
BELLEZZA A/K/A TARA CATHERINE ROSA/BELLEZZA, JR.	20240711577	\$ 31,271.42	\$ 12.00
BENNETT/BENNETT	20240711846	\$ 20,713.11	\$ 7.92
BRASHEAR/BRASHEAR	20240662104	\$ 8,854.09	\$ 3.48
BROADBENT/BROADBENT	20240412312	\$ 13,699.97	\$ 5.40
BROWN	20240706748	\$ 13,995.01	\$ 5.60
BROWN	20240712072	\$ 15,913.25	\$ 6.16
BROWN, JR.	20240539161	\$ 14,145.28	\$ 5.56
BRUNNER	20240666210	\$ 8,725.54	\$ 3.43
BUSTILLO VELIZ	20240602032	\$ 11,037.78	\$ 4.35
CALCINES/PEREZ	20240539166	\$ 14,196.78	\$ 5.52
CARRILLO AGUILAR	20240443380	\$ 22,227.39	\$ 8.68
CHERRY	20250029280	\$ 17,853.21	\$ 6.94
DE LEON	20240541857	\$ 13,392.90	\$ 5.29
DENNIS	20240412400	\$ 8,550.40	\$ 3.35
DONAJKOWSKI/DONAJKOWSKI	20240486333	\$ 24,877.89	\$ 9.93
DUMAS	20240651296	\$ 22,575.95	\$ 8.85
DURUH A/K/A SYLVIA U. ABOGUNDE	20250039232	\$ 22,236.60	\$ 8.89
EDMONDS/EDMONDS	20240719834	\$ 10,843.83	\$ 4.25
ESPINOSA GARCIA/MEDEROS	20240477936	\$ 14,248.16	\$ 5.54
ESTELL	20240600579	\$ 14,296.96	\$ 5.60
FARRIS	20240662711	\$ 13,404.60	\$ 5.32
FLETCHER	20240675146	\$ 12,417.07	\$ 4.92
GOMEZ	20240412358	\$ 17,526.93	\$ 6.81
GUINA/GUTIERREZ	20240618186	\$ 20,022.59	\$ 7.85
HAMILTON	20240599290	\$ 50,035.95	\$ 19.75
HAWK	20240707637	\$ 24,274.95	\$ 9.57
HAYES, JR./MOND HAYES	20240596088	\$ 14,237.15	\$ 5.63
HAZEL/HAZEL	20240714149	\$ 20,341.03	\$ 7.80
HENRY	20240712088	\$ 12,206.09	\$ 4.70
HOLLAND/HOLLAND	20240717522	\$ 9,230.4	

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

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 #**

DONALD LEON BARBOUR, III and LASHANNA MARIE ISAAC A/K/A SHANNA ISAAC 417 EMERALD ST, HARRISBURG, PA 17110 and 339 EMERALD STREET, HARRISBURG, PA 17110 35/00027/6489428  
QUENTIN DWARRON NELSON PO BOX 3922, GREENVILLE, MS 38704 21/000510/6515675  
WILLIAM E. PIERSALL, JR. 4809 KLARE CT, MIDDLETOWN, OH 45042 45/005250/6563193  
WILLIAM ROGERS and DIANNE DAVIS ROGERS 1812 14TH ST, HARTSVILLE, SC 29550 28/001004/6306034  
KELLI ANTOINETTE SWINSON and BRYANT DEAN SWINSON 4729 TUGALO TRL, DOUGLASVILLE, GA 30135 43/003243/6354751

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 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 Mtg.-Orange County Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem**  
DONALD LEON BARBOUR, III and LASHANNA MARIE ISAAC A/K/A SHANNA ISAAC 20180068508 \$ 6,114.16 \$ 2.35  
QUENTIN DWARRON NELSON 20170601848 \$ 8,922.44 \$ 3.41  
WILLIAM E. PIERSALL, JR. 20180689784 \$ 7,010.75 \$ 2.47  
WILLIAM ROGERS and DIANNE DAVIS ROGERS 20160290127 \$ 21,249.80 \$ 5.54  
KELLI ANTOINETTE SWINSON and BRYANT DEAN SWINSON 20170488522 \$ 29,593.88 \$ 7.01

Notice is hereby given that on February 16, 2026, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above-described Properties.

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

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

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

TRUSTEE:  
Jerry E. Aron, P.A.  
By: Print Name: Dianne Black  
Title: Authorized Agent  
FURTHER AFFIANT SAITH NAUGHT.  
Sworn to and subscribed before me this January 20, 2026, 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  
January 22, 29, 2026 26-00243W

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 #**

L C ALEXANDER and JIMMY OLUGBENGA DOSUMU 4005 E ROSEDALE ST, FORT WORTH, TX 76105 and 214 ADAM CT, AUSTIN, TX 78737 34/0822303/6511046  
ROBERT DAMIAN ATKINS 5405 PRINCE GEORGE DR, PRINCE GEORGE, VA 29 ODD/5252/6529410  
DANIEL LARIOS and BYRON RUBEN BONIFAZ, JR. 40 WATERSIDE PLZ APT 17G, NEW YORK, NY 10010 and 2743 YATES AVE, BRONX, NY 10469 2 EVEN/81525/6542591  
REBEKAH LEE ROGERS 143 GRACE LN, MOUNT CLARE, WV 26408 46/081727/6483784  
WALTER SHAW, JR. and BARBARA HALL SHAW 7108 MEADOWOOD DR, AUSTIN, TX 78723 43/082228/6480433  
DAVID EUGENE WARREN 16148 ROSEMONT AVE, DETROIT, MI 48219 36 ODD/5354/6235368

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**  
L C ALEXANDER and JIMMY OLUGBENGA DOSUMU 20170553531 \$ 14,756.01 \$ 5.10  
ROBERT DAMIAN ATKINS 20170624529 \$ 6,312.96 \$ 2.24  
DANIEL LARIOS and BYRON RUBEN BONIFAZ, JR. 20180089259 \$ 5,974.56 \$ 2.22  
REBEKAH LEE ROGERS 20170461565 \$ 11,265.17 \$ 4.20  
WALTER SHAW, JR. and BARBARA HALL SHAW 20180205791 \$ 18,190.49 \$ 6.35  
DAVID EUGENE WARREN 10721, 7772, 20140152519 \$ 6,284.98 \$ 1.95

Notice is hereby given that on February 16, 2026, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above-described Properties.

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

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

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

TRUSTEE:  
Jerry E. Aron, P.A.  
By: Print Name: Dianne Black  
Title: Authorized Agent  
FURTHER AFFIANT SAITH NAUGHT.  
Sworn to and subscribed before me this January 20, 2026, 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  
January 22, 29, 2026 26-00245W

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 #**

JUAN F. ARREAGA and YASMIN VIRGINIA GUEVARA FARQUHARSON 476 BERGEN BLVD, PALISADES PARK, NJ 07650 5 EVEN/86633/6343269  
BEATRICE S BANKS 400 OLD SAWMILL RD, GERMANTOWN, NY 12526 27/003552/6344152  
ETHEL JOY L. CERECERES and HECTOR CERECERES 800 EMILIO DR, BRENTWOOD, CA 94513 50 ODD/87817/6558955  
MATTHEW SCOTT PAGE and JAQUELENE SONJA PAGE A/K/A J PG 600 W 26TH PL, KENNEWICK, WA 99337 4 EVEN/3815/6279776  
RANDAL CRAIG RICKS A/K/A RANDAL CRAIG RICKS, SR. and JUDY CAROL RICKS 2205 JERNIGAN FRD, DICKINSON, TX 77539 13/087835, 28/087955/6513563

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**  
JUAN F. ARREAGA and YASMIN VIRGINIA GUEVARA FARQUHARSON 20160284698 \$ 3,401.69 \$ 1.30  
BEATRICE S BANKS 20160160015 \$ 4,099.97 \$ 1.34  
ETHEL JOY L. CERECERES and HECTOR CERECERES 20180418777 \$ 7,297.94 \$ 2.57  
MATTHEW SCOTT PAGE and JAQUELENE SONJA PAGE A/K/A J PG 11013, 4831, 20150593814 \$ 1,053.66 \$ 0.42  
RANDAL CRAIG RICKS A/K/A RANDAL CRAIG RICKS, SR. and JUDY CAROL RICKS 20170472488 \$ 13,434.82 \$ 4.53

Notice is hereby given that on February 16, 2026, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above-described Properties.

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

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

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

TRUSTEE:  
Jerry E. Aron, P.A.  
By: Print Name: Dianne Black  
Title: Authorized Agent  
FURTHER AFFIANT SAITH NAUGHT.  
Sworn to and subscribed before me this January 20, 2026, 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  
January 22, 29, 2026 26-00241W

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 11, 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 Interest/Points/Contract #**  
MARCUS DALE AARON, II and MARTHA FINLEY BROWN 70 S PATTERSON ST, COATS, NC 27521 STANDARD Interest(s)/200000 Points, contract # 6920401  
JULIE ANNE ALLEN and BRANDON KEITH ALLEN 6432 MOULTRIE RD, ALBANY, GA 31705 STANDARD Interest(s)/100000 Points, contract # 6926120  
SUSANA D. ANDRES DE SANCHEZ and JAIME ARSIDES SANCHEZ CRUZ 1721 NORTH ST, PERRY, IA 50220 STANDARD Interest(s)/55000 Points, contract # 6914425  
DALE D. BAEHR and DENISE NICOLETTE BAEHR 2130 RIVERSIDE DR, UPPER ARLINGTON, OH 43221 STANDARD Interest(s)/30000 Points, contract # 6906512  
NIA VALENTINE BARNES and DORIAN LEVAR BARNES 14504 HANOVER PIKE, UPPERCO, MD 21117 STANDARD Interest(s)/150000 Points, contract # 6909030  
LATISHA PATRICE BROUSSARD 3951 KING PL, CINCINNATI, OH 45223 STANDARD Interest(s)/200000 Points, contract # 6915402  
MAKEVIA JANICE BROWN-SHEARER and KENNETH CRAIG CAMERON 8951 UPBEAT WAY, ELK GROVE, CA 95757 STANDARD Interest(s)/150000 Points, contract # 6908160  
JOSHUA MAURICE BRUNETTI 117 JACKSON ST, HUNTINGTON, WV 25705 STANDARD Interest(s)/75000 Points, contract # 6915843  
CHANELL DENISE CARTER 7168 BURCH DR, RIVERDALE, GA 30296 STANDARD Interest(s)/150000 Points, contract # 6907360  
KIMBERLY MICHELLE COLTHRUST and RUDO ISSA COLTHRUST 1655 HOLBORN CT, JONESBORO, GA 30236 STANDARD Interest(s)/50000 Points, contract # 6907717  
KAYLA CHANEL CONLEY and BOBBY EUGENE RUTHERFORD, JR. 100 TERRABROOK CT, MORGANTON, NC 28655 and 105 WA HARRIS RD APT E, MORGANTON, NC 28655 STANDARD Interest(s)/50000 Points, contract # 6899133  
ANTHONY A. DIXON and MELISSA RENE DIXON 1024 N PINE KNOLL DR, MACON, GA 31204 STANDARD Interest(s)/100000 Points, contract # 6923103  
LARRY DARNELL FLUKER, JR. 5616 RAFFERTY AVE, MCCLELLAN, CA 95652 STANDARD Interest(s)/30000 Points, contract # 6920256  
MARICELA GARCIA 3037 ELMWOOD ST, ROCKWALL, TX 75087 STANDARD Interest(s)/100000 Points, contract # 6907848  
LISA RENEE GIBSON and JACK TAYLOR GIBSON 3202 SPRINGHILL DR, MISSOURI CITY, TX 77459 STANDARD Interest(s)/50000 Points, contract # 6904183  
KATHERINE GOLDEN A/K/A KATHERINE MILLER and WILLIAM CEDRICK GOLDEN A/K/A WILLIAM CEDRICK GOLDEN 1424 PIN OAK ST, HEARNE, TX 77859 and 510 W 7TH ST, HEARNE, TX 77859 STANDARD Interest(s)/140000 Points, contract # 6913088  
KENDRICK DEWAYNE GOREE and TAMEKIA SYLETTE GOREE 2841 SNOWY OWL DR, MESQUITE, TX 75181 STANDARD Interest(s)/100000 Points, contract # 6908234  
ANGELA REGINA HAMILTON 7228 PROSPERITY ST, ARABI, LA 70032 STANDARD Interest(s)/100000 Points, contract # 6924059  
BETTY HART RUSSELL 8075 NOLAN TRL, SNEELVILLE, GA 30039 STANDARD Interest(s)/150000 Points, contract # 6900226  
MARVETTE DE SHON HOLIFIELD and MURRY ERNEST HOLIFIELD, JR. 18918 N PICCOLO DRIVE, MARICOPA, AZ 85138 STANDARD Interest(s)/50000 Points, contract # 6923161  
TONYA TENIESE JEFFERSON 2510 FONSECA CT APT 2307, WESLEY CHAPEL, FL 33544 STANDARD Interest(s)/50000 Points, contract # 6914823  
BRIAN EUGENE JOHNSON and LISA LYNN JOHNSON 4150 NW 8TH TER, DEERFIELD BEACH, FL 33064 STANDARD Interest(s)/150000 Points, contract # 6900966  
CARESSE DWAN KING-VELASQUEZ and MOSES VELASQUEZ 763 WARWICK CASTLE DR, LAS VEGAS, NV 89178 and 1061 LUSH HILLSIDE CT APT 2052, HENDERSON, NV 89002 STANDARD Interest(s)/75000 Points, contract # 6903301  
JUAN LUCIANO, III 27 GRASSMERE PARK, ROCHESTER, NY 14612 STANDARD Interest(s)/100000 Points, contract # 6899500  
SHAVONZA NASHAE MCGHEE and MONTVOYA DEWAYNE MCGHEE 54 KINGSWOOD RD, QUINCY, FL 32351 STANDARD Interest(s)/50000 Points, contract # 6906552  
NKOSILATHI MPOFU and KATIE LANAE MPOFU 515 E ROUTT AVE, PUEBLO, CO 81004 and 46 TIERRA CASA DR, PUEBLO, CO 81005 STANDARD Interest(s)/50000 Points, contract # 6911138  
SHANEKA G. PAULHILL 6534 HARLAN ST, PHILADELPHIA, PA 19151 STANDARD Interest(s)/45000 Points, contract # 6916710  
JENNIFER LOUISE PEREZ 1474 DURANGO CT, FENTON, MO 63026 STANDARD Interest(s)/50000 Points, contract # 6915929  
ALINA PEREZ SIERRA 942 E 33RD ST, HIALEAH, FL 33013 STANDARD Interest(s)/50000 Points, contract # 6915633  
PAUL J. ROHDE 1345 N LEAVITT ST APT 1, CHICAGO, IL 60622 STANDARD Interest(s)/250000 Points, contract # 6904768  
ROBERT WILLIAM ROPER and SANDRA EILEEN ROPER 24680 SAFE RD, WAYNESVILLE, MO 65583 STANDARD Interest(s)/200000 Points, contract # 6916139  
BRENT DEON ROUTIER and JENNY REBECCA ROUTIER 5103 S STATE HIGHWAY 349, MIDLAND, TX 79706 and 3903 100TH ST, LUBBOCK, TX 79423 SIGNATURE Interest(s)/105000 Points, contract # 6908035  
JUDITH ANN SHIELDS A/K/A JUDY SHIELDS and ROGER N. SHIELDS 3711 BACKSTRETCH WAY, GROVE CITY, OH 43123 STANDARD Interest(s)/100000 Points, contract # 6905388  
KENNETH EUGENE SUTTON SR. and STACY MCCRAY 3020 DACULA OAKS DR, DACULA, GA 30019 STANDARD Interest(s)/350000 Points, contract # 6878789

**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, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official 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**  
MARCUS DALE AARON, II and MARTHA FINLEY BROWN 20220709230 \$ 35,358.42 \$ 13.34  
JULIE ANNE ALLEN and BRANDON KEITH ALLEN 20220771130 \$ 19,715.90 \$ 7.48  
SUSANA D. ANDRES DE SANCHEZ and JAIME ARSIDES SANCHEZ CRUZ 20220748723 \$ 12,776.64 \$ 4.86  
DALE D. BAEHR and DENISE NICOLETTE BAEHR 20220601733 \$ 7,760.01 \$ 2.94  
NIA VALENTINE BARNES and DORIAN LEVAR BARNES 20220598575 \$ 27,975.17 \$ 10.57  
LATISHA PATRICE BROUSSARD 20220665869 \$ 34,388.97 \$ 12.95  
MAKEVIA JANICE BROWN-SHEARER and KENNETH CRAIG CAMERON 20220544275 \$ 25,991.47 \$ 9.78  
JOSHUA MAURICE BRUNETTI 20220663378 \$ 17,489.96 \$ 6.60  
CHANELL DENISE CARTER 20220557060 \$ 22,502.11 \$ 7.90  
KIMBERLY MICHELLE COLTHRUST and RUDO ISSA COLTHRUST 20220650479 \$ 12,789.17 \$ 4.77  
KAYLA CHANEL CONLEY and BOBBY EUGENE RUTHERFORD, JR. 20220353603 \$ 12,157.71 \$ 4.58  
ANTHONY A. DIXON and MELISSA RENE DIXON 20220528362 \$ 33,224.27 \$ 12.46  
MARLONE PAUL DONOVAN and SHAMYNNYA SHANTELL LATASHA PJ CLIFFORD 20220743034 \$ 20,281.22 \$ 7.24  
LARRY DARNELL FLUKER, JR. 20220739445 \$ 7,191.73 \$ 2.59  
MARICELA GARCIA 20220514162 \$ 23,222.94 \$ 7.89  
LISA RENEE GIBSON and JACK TAYLOR GIBSON 20220469797 \$ 13,706.92 \$ 5.13  
KATHERINE GOLDEN A/K/A KATHERINE MILLER and WILLIAM CEDRICK GOLDEN A/K/A WILLIAM CEDRICK GOLDEN 20220611401 \$ 23,954.67 \$ 9.00  
KENDRICK DEWAYNE GOREE and TAMEKIA SYLETTE GOREE 20220549187 \$ 25,065.93 \$ 8.19  
ANGELA REGINA HAMILTON 20220764297 \$ 20,284.64 \$ 7.66  
BETTY HART RUSSELL 20220455547 \$ 22,242.55 \$ 7.41  
MARVETTE DE SHON HOLIFIELD and MURRY ERNEST HOLIFIELD, JR. 20220751312 \$ 9,246.36 \$ 3.47  
TONYA TENIESE JEFFERSON 20220713511 \$ 8,693.60 \$ 3.31  
BRIAN EUGENE JOHNSON and LISA LYNN JOHNSON 20220446026 \$ 28,922.72 \$ 10.32  
CARESSE DWAN KING-VELASQUEZ and MOSES VELASQUEZ 20220649218 \$ 17,002.96 \$ 6.38  
JUAN LUCIANO, III 20220474462 \$ 20,192.63 \$ 7.23  
SHAVONZA NASHAE MCGHEE and MONTVOYA DEWAYNE MCGHEE 20220643991 \$ 12,015.44 \$ 4.54  
NKOSILATHI MPOFU and KATIE LANAE MPOFU 20220590547 \$ 9,459.76 \$ 3.57  
SHANEKA G. PAULHILL 20220677947 \$ 11,797.83 \$ 4.49  
JENNIFER LOUISE PEREZ 20220685322 \$ 10,249.58 \$ 3.90  
ALINA PEREZ SIERRA 20220749540 \$ 15,084.08 \$ 5.17  
PAUL J. ROHDE 20220471297 \$ 56,951.49 \$ 19.45  
ROBERT WILLIAM ROPER and SANDRA EILEEN ROPER 20220681581 \$ 19,347.25 \$ 7.30  
BRENT DEON ROUTIER and JENNY REBECCA ROUTIER 20220560384 \$ 19,878.45 \$ 6.91  
JUDITH ANN SHIELDS A/K/A JUDY SHIELDS and ROGER N. SHIELDS 20220528747 \$ 22,550.81 \$ 7.70  
KENNETH EUGENE SUTTON SR. and STACY MCCRAY 20220351860 \$ 3,790.89 \$ 1.42

Notice is hereby given that on February 16, 2026, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 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, 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 January 20, 2026, 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  
January 22, 29, 2026

26-00248W



# 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

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

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 #

KARLA LYNN APPLEWHITE and LORENZO APPLEWHITE 6445 SUDBURY LN, MESQUITE, TX 75181 49  
EVEN/82721/6298463  
GEORGE RICHARD PEARSON, III and TAMMY YVETTE PEARSON 856 MACINTOSH DR, FALLING WATERS, WV 25419 31/082725/6299470

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 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 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

KARLA LYNN APPLEWHITE and LORENZO APPLEWHITE 20170116936 \$ 3,460.28 \$ 1.25  
GEORGE RICHARD PEARSON, III and TAMMY YVETTE PEARSON 11000, 8181, 20150547487 \$ 13,562.20 \$ 4.88  
Notice is hereby given that on February 16, 2026, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above-described Properties.

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

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

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

TRUSTEE:  
Jerry E. Aron, P.A.  
By: Print Name: Dianne Black  
Title: Authorized Agent  
FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this January 20, 2026, 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

January 22, 29, 2026 26-00250W

SECOND INSERTION

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

CASE NO: 2025-CA-004169-0  
AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs.

THE HEIRS AND OR DEVEISEES OF RAFAEL ABREU; ROBERTO ABREU CASTILLO A/K/A ROBERT ABREU; FREDDY MILCIADES ABREU A/K/A FREDDY ABREU; SERGIA ABREU; AND ALL HEIRS, DEVEISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure Against all Defendants dated January 17, 2026 of the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida where-in AVAIL 3 LLC, a Delaware limited liability company, is the Plaintiff and THE HEIRS AND OR DEVEISEES OF RAFAEL ABREU; ROBERTO ABREU CASTILLO A/K/A ROBERT ABREU; FREDDY MILCIADES ABREU A/K/A FREDDY ABREU; SERGIA ABREU; AND ALL HEIRS, DEVEISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF

THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, are the Defendants, that Tiffany Moore Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.myorangelclerk.realforeclose.com, beginning at 11:00 a.m. on FEBRUARY 23, 2026, the following described property as set forth in said Final Judgment, to wit,

Lot 13, Block 5, Southwood Sub-division Section 4, according to the map or Plat thereof, as recorded in Plat Book X, Page 82, of the Public Records of Orange County, Florida.  
With a street address of:  
1800 NW 24th Avenue,  
Orlando, FL 32809.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the Clerk before the Clerk reports the surplus as unclaimed. If you fail to file a timely 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 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: January 17, 2026  
RITTER, ZARETSKY, LIEBER & JAIME, LLP  
Attorneys for Plaintiff  
2800 Biscayne Boulevard, Suite 500  
Miami, Florida 33137  
Telephone (305) 372-0933  
E-mail: Vivian@rzzlaw.com  
By: /s/ Vivian A. Jaime  
Vivian A. Jaime Esq.  
FBN 714771  
January 22, 29, 2026 26-00297W

SECOND INSERTION

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

CASE NO.: 2024-CA-001315-O  
PHH MORTGAGE CORPORATION, Plaintiff, vs.  
UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, SURVIVING SPOUSE, GRANTEES.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A DION RAYMOND; UNKNOWN TENANT #2 N/K/A ANGELIQUE RAYMOND; 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, DEVEISEES, 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 January 8, 2026 in Civil Case No. 2024-CA-001315-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, SURVIVING SPOUSE, GRANTEES.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A DION RAYMOND; UNKNOWN TENANT #2 N/K/A ANGELIQUE RAYMOND; 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, DEVEISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants.  
The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangelclerk.realforeclose.com on April 29, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 7 AND 21, BLOCK F, ROBINSWOOD HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGES 8 AND 9, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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

Dated this 12th day of January, 2026.  
ALDRIDGE PITTE, LLP  
Attorney for Plaintiff  
401 W. Linton Blvd.  
Suite 202-B  
Delray Beach, FL 33444  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: /s/  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepitt.com  
1395-1066B  
January 22, 29, 2026 26-00294W

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 #

ROBERTO ACEVEDO and TAESHA MARIE AYALA 15840 STATE ROAD 50 LOT 91, CLERMONT, FL 34711 STANDARD Interest(s)/100000 Points, contract # 6963404 RUBENS ANDRE ALVES DA SILVA 128 CLOEY RD, MYRTLE BEACH, SC 29579 STANDARD Interest(s)/30000 Points, contract # 6951553 MICHELLE MARIE ARCHULETA 9677 EAGLE RANCH RD NW APT 2018, ALBUQUERQUE, NM 87114 STANDARD Interest(s)/30000 Points, contract # 6952077 ROI LYNN ASHER 5112 MCCLELLAN BLVD APT 2, ANNISTON, AL 36206 STANDARD Interest(s)/30000 Points, contract # 6928253 BRETT NATHAN AVERY and LORRAINE VALDEZ 2586 MARKS RD., CAMERON, NC 28326 STANDARD Interest(s)/40000 Points, contract # 6991429 BRITTANY NICOLE AYALA 2608 W COLLIN ST, CORSCIANA, TX 75110 STANDARD Interest(s)/50000 Points, contract # 6961848 RACHEL ELIZABETH BAKER 403 S BOND ST, SAGINAW, MI 48602 STANDARD Interest(s)/150000 Points, contract # 6969549 ALEXANDER BOGLE 8 CIRCLE DR, SPARTA, NJ 07871 STANDARD Interest(s)/35000 Points, contract # 6957117 JAMELLE MAESHAWN BROWN and LEON THOMAS BROWN 10900 CLEVELAND AVE, KANSAS CITY, MO 64137 STANDARD Interest(s)/50000 Points, contract # 6984968 KELLIE M. BUCHANAN 216 ELMWOOD DR, AUBURN, KY 42206 STANDARD Interest(s)/60000 Points, contract # 6956868 JAMY L. CARLTON and PETER CHRISTOPHER CARRENO 301 PASSAGE WAY APT 6090, SAVANNAH, GA 31401 SIGNATURE Interest(s)/100000 Points, contract # 6953240 FELECIA ANN CARRINGTON 26315 KEPLER PARK TRL, RICHMOND, TX 77406 STANDARD Interest(s)/100000 Points, contract # 6956778 SHAUN CASEY CLARK and CYNTHIA A. CLARK 1008 HIGHWAY 61, MENDON, IL 62351 STANDARD Interest(s)/150000 Points, contract # 6971393 MARCUM E. CORE 700 QUAIL HILLS DR, HOPKINS, SC 29061 STANDARD Interest(s)/35000 Points, contract # 6951292 MELISSA ANN DAYE and VICTOR G DAYE 45 HOLMES DR, WINDSOR, CT 06095 and 380 WOODLAND ST, HARTFORD, CT 06112 STANDARD Interest(s)/50000 Points, contract # 6987819 JAIME DELGADO and WENDY CABALLERO 1825 N 74TH LN, PHOENIX, AZ 85035 STANDARD Interest(s)/35000 Points, contract # 6994091 MARCELLA DEE DEMULLING 321 BEASER AVE, ASHLAND, WI 54806 STANDARD Interest(s)/75000 Points, contract # 6988641 CHRISTOPHER L DEVERS 531 WINSTON WAY, FRANKFORT, KY 40601 STANDARD Interest(s)/50000 Points, contract # 6979233 DAPHNE MAXINE DOUGLAS 32890 CROWN POINT LN, LAKE ELSINORE, CA 92530 STANDARD Interest(s)/30000 Points, contract # 6964960 KATHERINE DUKES and RODERICK ONEIL DUKES 110 MERRIBEE LN, POOLER, GA 31322 STANDARD Interest(s)/35000 Points, contract # 6947526 KHALITA NICOLE DUNNE and MALCOLM ROMAIN DUNNE 504 S 24TH ST, TERRE HAUTE, IN 47803 STANDARD Interest(s)/75000 Points, contract # 6952594 SUSIE C FRAZIER 504 S WATERVIEW DR, RICHARDSON, TX 75080 STANDARD Interest(s)/30000 Points, contract # 6963565 FELICIA ANTONETTE GATES-CADE and GLENDA SHANETTA GATES 304A LEE ST, CALHOUN FALLS, SC 29628 and 622 AIKEN ST, CALHOUN FALLS, SC 29628 STANDARD Interest(s)/150000 Points, contract # 6974349 ANNIE GILBERT GIBBONS and EDGINALD BERTRON GIBBONS 518 KINNEY ST, SANDERSVILLE, GA 31082 STANDARD Interest(s)/50000 Points, contract # 6993021 HIPOLITO GONZALEZ and CONNIE MAE GONZALEZ 1095 CAMPOBELLA LN, KINGSBURY, TX 78638 STANDARD Interest(s)/30000 Points, contract # 6988957 DENNIS ALLEN GORDON and TAMMY LYNN GORDON 925 SKYVIEW DR, MIDLOTHIAN, TX 77065 STANDARD Interest(s)/100000 Points, contract # 6961044 ASHLEY NICOLE GRIGGS and JOSHUA LEE HIGH 407 S 6TH ST, BARDSTOWN, KY 40004 and 106 JOHN ST, STANFORD, KY 40484 STANDARD Interest(s)/50000 Points, contract # 6966028 SHAQUEEN J. HART 131 GREENWAY BLVD, ROSELLE, NJ 07203 STANDARD Interest(s)/35000 Points, contract # 6972536 CARLESHA WANETTE HICKS 917 N ESPLANADE ST, PALESTINE, TX 75801 STANDARD Interest(s)/40000 Points, contract # 6986925 CHEREZ PATRICE HOLYFIELD 4557 PEACH BRANCH WAY, WOODBRIDGE, VA 22193 STANDARD Interest(s)/30000 Points, contract # 6973287 REBECCA YVONNE HOOD and MITCHELL TODD HOOD 1274 W CANYON WAY, HANFORD, CA 93230 STANDARD Interest(s)/300000 Points, contract # 6972415 DAVID RIVERA JUAREZ and SHANNA JEAN WHITE 8424 KINGSFIELD RD, DALLAS, TX 75217 STANDARD Interest(s)/50000 Points, contract # 6961620 ZURISADAI JUAREZ SOBERANIS and JULIO GONZALEZ GUILLEN 7840 W. WINONA ST., NORRIDGE, IL 60706 STANDARD Interest(s)/255000 Points, contract # 6961829 LATOSHA CHAMBERS KETCHUM 6200 W TIDWELL RD APT 305, HOUSTON, TX 77092 STANDARD Interest(s)/35000 Points, contract # 6970208 LATOSHA CHAMBERS KETCHUM 6200 W TIDWELL RD APT 305, HOUSTON, TX 77092 STANDARD Interest(s)/65000 Points, contract # 6956299 KEITH LAMARR LEE 4108 BRAD JACOB CT, PIKESVILLE, MD 21208 STANDARD Interest(s)/35000 Points, contract # 6962729 ANGEL L. LOPEZ and DORIS MUNOZ-LOPEZ 2751 SEYMOUR AVE # 2, BRONX, NY 10469 SIGNATURE Interest(s)/500000 Points, contract # 6973761 JEFFREY ALLEN MACKENZIE and PATRICIA MACKENZIE 2915 MAJESTIC OAKS LN, GREEN COVE SPRINGS, FL 32043 STANDARD Interest(s)/200000 Points, contract # 6968917 ANGELICA MEJIA 771 FLORIN RD, SACRAMENTO, CA 95831 STANDARD Interest(s)/35000 Points, contract # 6975994 VERONICA HELEN MERO 30 DEVLIN ST, COHOES, NY 12047 SIGNATURE Interest(s)/265000 Points, contract # 6987472 MEGAN MICHELLE MINK 107 STEPHENS DR, NICHOLASVILLE, KY 40356 STANDARD Interest(s)/105000 Points, contract # 6969790 ARIF O. OGUNBAYO 1165 N MILWAUKEE AVE APT 2310, CHICAGO, IL 60642 STANDARD Interest(s)/50000 Points, contract # 6962841 TAMALA MARIE OXLEY 1875 FOUNTAIN AVE, BATON ROUGE, LA 70810 STANDARD Interest(s)/50000 Points, contract # 6989672 DERRICK BERNARD PITTS 3387 WOODCREST RD, MACON, GA 31206 STANDARD Interest(s)/50000 Points, contract # 6985132 SHAWN ANTHONY POLK 5501 LEE ANNE CIR, PINSON, AL 35126 STANDARD Interest(s)/165000 Points, contract # 6990278 JESSICA MONIQUE RICE and KRESSIDA ANTWANETTE MARIE RICE 702 CLEVELAND STREET, ELLISVILLE, MS 39437 and 1161 SW 44TH WAY, DEERFIELD BEACH, FL 33442 STANDARD Interest(s)/50000 Points, contract # 6926565 AMY C. RIOS and JEREMY L. DUPONT 305 SANTA FE TRL, MOORESVILLE, IN 46158 and 12617 SLIPPERY ROCK RD, INDIANAPOLIS, IN 46236 STANDARD Interest(s)/40000 Points, contract # 6956833 IVAN ALDAIR RODRIGUEZ CAMACHO and CYNTHIA YVETTE BENITIZ 16918 DELLBRIDGE LN, HOUSTON, TX 77073 STANDARD Interest(s)/75000 Points, contract # 6953939 KATIE LYNN ROLAN 1153 MYRTLE DR, SUNNYVALE, CA 94086 STANDARD Interest(s)/35000 Points, contract # 6987911 CHANTAL MONIQUE SCOTT and MAKEDA RAQUEL BLACKWELL 14047 IVY AVE, FONTANA, CA 92335 and 14894 ROCKRIDGE LN, FONTANA, CA 92337 STANDARD Interest(s)/150000 Points, contract # 6986408 DUANE MICHAEL SIVIK and LAURIE JEAN SIVIK 112 MUSTANG CREEK NORTH LOOP, HUTTO, TX 78634 STANDARD Interest(s)/350000 Points, contract # 6952268 CHRISTOPHER DE WAYNE SMITH and ANETRA LAVON SMITH 2430 VALENCIA CREST, SAN ANTONIO, TX 78245 STANDARD Interest(s)/170000 Points, contract # 6988408 DANIELLE NICOLE GABRIELLE SMITH and TAVON MALIK WALKER 7927 FOREST LN APT 332, DALLAS, TX 75230 and 929 CRESTWOOD DRIVE, CEDAR HILL, TX 75104 STANDARD Interest(s)/100000 Points, contract # 6973528 CHRISTINA MARIE TAYLOR and ADAM CHRISTIAN COX 927 OLD CABIN LN, MIDDLEBURG, FL 32068 and 4081 SAVANNAH GLEN BLVD, ORANGE PARK, FL 32073 STANDARD Interest(s)/100000 Points, contract # 6975823 MONICA BREANNE TOOHEY and MICHAEL CARROLL TOOHEY 317 E 9TH ST N, BIG STONE GAP, VA 24219 STANDARD Interest(s)/40000 Points, contract # 6972599 JESUS MANUEL VILLARREAL 2902 SHENANDOAH DR, ARLINGTON, TX 76014 STANDARD Interest(s)/300000 Points, contract # 6994308 OSCOLA LAURA WALKER 2300 SEDGWICK AVE APT 3K, BRONX, NY 10468 STANDARD Interest(s)/150000 Points, contract # 6971016 JAMIE DALE WALLACE and CASSIE JEWELL RAMSEY 287 ROLLING ACRES DR, MONTICELLO, KY 42633 and 139 SPRING DR, MONTICELLO, KY 42633 STANDARD Interest(s)/100000 Points, contract # 6960861 ASHLEY ONEAL WASHINGTON 7920 COLLIN DAVID SOUTH DR APT 320, MCKINNEY, TX 75070 STANDARD Interest(s)/100000 Points, contract # 6952556 ELROY A. WASHINGTON, II 5129 MICHIGAN AVE, KANSAS CITY, MO 64130 STANDARD Interest(s)/200000 Points, contract # 6989238 DAVID MARK WELLS and SHERI WALKER WELLS 707 WESTCREEK DR, ROYSE CITY, TX 75189 STANDARD Interest(s)/75000 Points, contract # 6984226 KENNETH EVERTON WILLIAMS and KARENE GRACE WILLIAMS 1325 WILD GOOSE TRL, SUMMERSVILLE, SC 29483 STANDARD Interest(s)/150000 Points, contract # 6948794 COREY D'SHAUN WINFIELD PO BOX 2152, CITRUS HEIGHTS, CA 95611 SIGNATURE Interest(s)/100000 Points, contract # 6953316

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, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official 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

ROBERTO ACEVEDO and TAESHA MARIE AYALA 20230384874 \$ 18,580.07 \$ 6.62 RUBENS ANDRE ALVES DA SILVA 20230198036 \$ 8,468.36 \$ 3.24 MICHELLE MARIE ARCHULETA 20230183262 \$ 9,668.06 \$ 3.54 ROI LYNN ASHER 20230184374 \$ 8,191.59 \$ 3.10 BRETT NATHAN AVERY and LORRAINE VALDEZ 20230625053 \$ 10,573.59 \$ 4.10 BRITTANY NICOLE AYALA 20230351341 \$ 9,318.99 \$ 3.61 RACHEL ELIZABETH BAKER 20230501426 \$ 31,228.31 \$ 11.73 ALEXANDER BOGLE 20230296049 \$ 9,340.96 \$ 3.64 JAMELLE MAESHAWN BROWN and LEON THOMAS BROWN 20230616178 \$ 8,964.36 \$ 3.50 KELLIE M. BUCHANAN 20230433894 \$ 15,291.26 \$ 5.94 JAMY L. CARLTON and PETER CHRISTOPHER CARRENO 20230217120 \$ 27,816.66 \$ 10.78 FELECIA ANN CARRINGTON 20230299021 \$ 20,309.48 \$ 7.87 SHAUN CASEY CLARK and CYNTHIA A. CLARK 20230589281 \$ 24,013.36 \$ 8.60 MARCUM E. CORE 20230179234 \$ 11,103.18 \$ 3.97 MELISSA ANN DAYE and VICTOR G DAYE 20230609546 \$ 13,837.82 \$ 5.37 JAIME DELGADO and WENDY CABALLERO 20230658321 \$ 9,992.77 \$ 3.84 MARCELLA DEE DEMULLING 20230613492 \$ 19,303.98 \$ 7.41 CHRISTOPHER L. DEVERS 20230559591 \$ 13,735.75 \$ 5.29 DAPHNE MAXINE DOUGLAS 20230549965 \$ 7,233.59 \$ 2.67 KATHERINE DUKES and RODERICK ONEIL DUKES 20230154495 \$ 9,305.44 \$ 3.62 KHALITA NICOLE DUNNE and MALCOLM ROMAIN DUNNE 20230369805 \$ 18,978.82 \$ 7.32 SUSIE C FRAZIER 20230385056 \$ 6,729.70 \$ 2.50 FELICIA ANTONETTE GATES-CADE and GLENDA SHANETTA GATES 20230533551 \$ 28,401.80 \$ 11.05 ANNIE GILBERT GIBBONS and EDGINALD BERTRON GIBBONS 20230601469 \$ 9,469.05 \$ 3.65 HIPOLITO GONZALEZ and CONNIE MAE GONZALEZ 20230615706 \$ 8,578.15 \$ 3.34 DENNIS ALLEN GORDON and TAMMY LYNN GORDON 20230378157 \$ 23,109.63 \$ 9.03 ASHLEY NICOLE GRIGGS and JOSHUA LEE HIGH 20230473795 \$ 13,526.98 \$ 5.24 SHAQUEEN J. HART 20230549796 \$ 9,977.45 \$ 3.88 CARLESHA WANETTE HICKS 20230585755 \$ 10,888.92 \$ 4.22 CHEREZ PATRICE HOLYFIELD 20230532705 \$ 8,283.73 \$ 3.22 REBECCA YVONNE HOOD and MITCHELL TODD HOOD 20230535550 \$ 53,917.60 \$ 20.81 DAVID RIVERA JUAREZ and SHANNA JEAN WHITE 20230446795 \$ 9,123.77 \$ 3.50 ZURISADAI JUAREZ SOBERANIS and JULIO GONZALEZ GUILLEN 20230362426 \$ 49,562.38 \$ 19.26 LATOSHA CHAMBERS KETCHUM 20230493370 \$ 10,738.94 \$ 4.11 LATOSHA CHAMBERS KETCHUM 20230290188 \$ 16,784.42 \$ 6.44 KEITH LAMARR LEE 20230511920 \$ 10,129.35 \$ 3.96 ANGEL L. LOPEZ and DORIS MUNOZ-LOPEZ 20230559434 \$ 100,547.92 \$ 38.89 JEFFREY ALLEN MACKENZIE and PATRICIA MACKENZIE 20230509338 \$ 36,885.55 \$ 14.09 ANGELICA MEJIA 20230557819 \$ 9,741.62 \$ 3.80 VERONICA HELEN MERO 20230618610 \$ 71,472.33 \$ 27.82 MEGAN MICHELLE MINK 20230489578 \$ 23,722.15 \$ 9.20 ARIF O. OGUNBAYO 20230381994 \$ 15,113.92 \$ 5.64 TAMALA MARIE OXLEY 20230598056 \$ 13,797.94 \$ 5.31 DERRICK BERNARD PITTS 20230616589 \$ 9,335.86 \$ 3.61 SHAWN ANTHONY POLK 20230626681 \$ 33,579.70 \$ 12.99 JESSICA MONIQUE RICE and KRESSIDA ANTWANETTE MARIE RICE 20230151901 \$ 12,446.11 \$ 4.66 AMY C. RIOS and JEREMY L. DUPONT 20230340641 \$ 12,671.66 \$ 4.64 IVAN ALDAIR RODRIGUEZ CAMACHO and CYNTHIA YVETTE BENITIZ 20230242264 \$ 19,053.32 \$ 7.27 KATIE LYNN ROLAN 20230629106 \$ 9,281.27 \$ 3.59 CHANTAL MONIQUE SCOTT and MAKEDA RAQUEL BLACKWELL 20230585043 \$ 31,189.72 \$ 11.99 DUANE MICHAEL SIVIK and LAURIE JEAN SIVIK 20230215633 \$ 40,731.82 \$ 14.00 CHRISTOPHER DE WAYNE SMITH and ANETRA LAVON SMITH 20230621129 \$ 39,072.79 \$ 14.61 DANIELLE NICOLE GABRIELLE SMITH and TAVON MALIK WALKER 20230640509 \$ 21,360.44 \$ 8.33 CHRISTINA MARIE TAYLOR and ADAM CHRISTIAN COX 20230554665 \$ 20,710.32 \$ 8.09 MONICA BREANNE TOOHEY and MICHAEL CARROLL TOOHEY 20230549822 \$ 10,366.83 \$ 4.07 JESUS MANUEL VILLARREAL 20230662967 \$ 51,813.13 \$ 20.00 OSCOLA LAURA WALKER 20230494130 \$ 30,637.75 \$ 11.92 JAMIE DALE WALLACE and CASSIE JEWELL RAMSEY 20230330522 \$ 21,600.91 \$ 8.42 ASHLEY ONEAL WASHINGTON 20230369862 \$ 21,200.90 \$ 8.22 ELROY A. WASHINGTON, II 20230597099 \$ 37,796.78 \$ 14.75 DAVID MARK WELLS and SHERI WALKER WELLS 20230663790 \$ 18,689.75 \$ 7.15 KENNETH EVERTON WILLIAMS and KARENE GRACE WILLIAMS 20230163237 \$ 1,309.92 \$ 0.48 COREY D'SHAUN WINFIELD 20230228061 \$ 32,513.57 \$ 12.48

Notice is hereby given that on February 16, 2026, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 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, 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.

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SIR PALADIN 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: 2022-3768  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: PIONEER KEY PARK SECTION TWO 7/145 LOT 6 BLK F SEE 6529/3297  
  
PARCEL ID # 18-22-28-7126-06-060  
  
Name in which assessed: KATIE HEIDEMAN  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00221W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SIR PALADIN 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: 2022-4152  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: OAK MEADOWS UNIT 3 8/147 LOT 17  
  
PARCEL ID # 26-22-28-6068-00-170  
  
Name in which assessed: HUYNH SI MINH TRUNG  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00223W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SIR PALADIN 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: 2022-8661  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: LAKE MANN SHORES P/28 LOT 133  
  
PARCEL ID # 32-22-29-4604-01-330  
  
Name in which assessed: PHILLIP HALES  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00223W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SIR PALADIN 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: 2022-11181  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: SANDLAKE COURTYARDS CONDO 5901/3515 UNIT 2124 BLDG 6  
  
PARCEL ID # 27-23-29-8012-02-124  
  
Name in which assessed: SANDLAKE COURTYARDS CONDO ASSN INC, SANDLAKE COURTYARDS CONDOMINIUM ASSOCIATION 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00224W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that SIR PALADIN 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: 2022-16456  
YEAR OF ISSUANCE: 2022  
  
DESCRIPTION OF PROPERTY: N 31.6 FT OF BEG NW COR GOV LOT 2 RUN S 1302 FT E 826.64 FT N 12 DEG E 151.53 FT N 2 DEG W 275 FT TO POB N 2 DEG W 156.6 FT E TO LAKE SWLY ALONG LAKE TO PT E OF BEG TH W TO POB IN SEC 21-24-31  
  
PARCEL ID # 21-24-31-0000-00-030  
  
Name in which assessed: KENNETH M MARSHALL  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00225W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2023-406  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: MORRISONS SUB 1/4 LOT 4 & W 7 FT OF LOT 3 BLK B  
  
PARCEL ID # 36-20-27-9612-02-040  
  
Name in which assessed: EUNICE WILLIAMS, MARGIE WILLIAMS  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00226W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP 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: 2023-722  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: BAY STREET PARK Y/42 LOT 28 BLK A  
  
PARCEL ID # 24-22-27-0546-01-280  
  
Name in which assessed: PRISCILLA HUNTER ESTATE, CLARENCE HUNTER ESTATE, CLARENCE HUNTER JR ESTATE  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00227W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2023-2034  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: VICK'S LANDING PHASE 2 55/51 LOT 128  
  
PARCEL ID # 04-21-28-8874-01-280  
  
Name in which assessed: KIMONE SALZANO  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00228W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2023-2576  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: HACKNEY PROPERTY A/84 THE S1/2 OF LOT 78  
  
PARCEL ID # 15-21-28-3280-00-781  
  
Name in which assessed: ZULFIKHAAR YAMIN  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00229W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2023-3044  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: FORESTBROOKE PHASE 3 59/105 LOT 20  
  
PARCEL ID # 31-21-28-2767-00-200  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00230W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2023-3654  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: POWERS PARK 3/16 LOT 10 & BEG SE COR SAID LOT RUN N 151.70 FT E 35 FT S 152.23 FT TH W 35 FT TO POB-BEING PART OF LOT 55 MUNGERS SUB  
  
PARCEL ID # 13-22-28-7220-00-100  
  
Name in which assessed: WOLSEY THOMAS  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00231W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2023-4085  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: OLEANDER N/60 LOT 19 & N1/2 OF LOT 20 BLK C  
  
PARCEL ID # 24-22-28-6164-03-190  
  
Name in which assessed: ROOFS IN THE SKY 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00232W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP 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: 2023-4115  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: ROBINSWOOD SECTION THREE V/103 LOT 8 BLK G  
  
PARCEL ID # 24-22-28-7564-07-080  
  
Name in which assessed: ACCESSIBLE HOME RENTALS 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00233W

**SECOND 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: 2023-4455  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: THE HAMPTONS 26/56 LOT 28  
  
PARCEL ID # 34-22-28-3313-00-280  
  
Name in which assessed: DAVID J MOTH  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00234W

**SECOND 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: 2023-4573  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: FOUNTAINS AT METRO WEST CONDOMINIUM 8594/3449 UNIT 423 BLDG 4  
  
PARCEL ID # 36-22-28-2857-04-230  
  
Name in which assessed: SERVICE EXPRESS FEDERAL CORP  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00235W

**SECOND INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that ELEVENTH TALENT 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: 2023-6019  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VILLAGE 2 CONDOMINIUM 9181/3933 & 9213/1364 UNIT 31309 BLDG 3  
  
PARCEL ID # 35-24-28-4358-31-309  
  
Name in which assessed: IDECA REALTY 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00236W

**SECOND 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: 2023-6041  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VILLAGE 4 CONDOMINIUM 9453/0112 UNIT 51014  
  
PARCEL ID # 35-24-28-4360-51-014  
  
Name in which assessed: GREG PAUTLER, VICTORIA PAUTLER, JAMES PAUTLER, KATHLEEN PAUTLER  
  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00237W

**SECOND 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: 2023-6046  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VILLAGE 4 CONDOMINIUM 9453/0112 UNIT 51204  
  
PARCEL ID # 35-24-28-4360-51-204  
  
Name in which assessed: BITTER MATE 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Mar 05, 2026.  
  
Dated: Jan 15, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 22, 29; Feb. 5, 12, 2026  
26-00238W

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY  
[manateeclerk.com](http://manateeclerk.com)

CHARLOTTE COUNTY  
[charlotteclerk.com](http://charlotteclerk.com)

COLLIER COUNTY  
[collierclerk.com](http://collierclerk.com)

PASCO COUNTY  
[pascoclerk.com](http://pascoclerk.com)

POLK COUNTY  
[polkcountyclerk.net](http://polkcountyclerk.net)

SARASOTA COUNTY  
[sarasotaclerk.com](http://sarasotaclerk.com)

LEE COUNTY  
[leeclerk.org](http://leeclerk.org)

HILLSBOROUGH COUNTY  
[hillsclerk.com](http://hillsclerk.com)

PINELLAS COUNTY  
[pinellasclerk.org](http://pinellasclerk.org)

ORANGE COUNTY  
[myorangeclerk.com](http://myorangeclerk.com)

CHECK OUT YOUR LEGAL NOTICES  
[floridapublicnotices.com](http://floridapublicnotices.com)



ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

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

**CASE NO.: 2025-CA-010218 #39**  
**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs.**  
**CARVER et.al.,**  
**Defendant(s).**

**NOTICE OF ACTION**  
Count IV

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

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

**WEEK/UNIT:**  
30/005536  
of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 4846, Page 1619, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 22, page 132-146 until 12:00 noon on the first

Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

If you are a person with 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.

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

**WEEK/UNIT:**  
9/004334  
of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 4846, Page 1619, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 22, page 132-146 until 12:00 noon on the first

SECOND INSERTION

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

**CASE NO.: 2025-CA-010218 #39**  
**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs.**  
**CARVER et.al.,**  
**Defendant(s).**

**NOTICE OF ACTION**  
Count III

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

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

**WEEK/UNIT:**  
9/004334  
of Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 4846, Page 1619, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 22, page 132-146 until 12:00 noon on the first

Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

If you are a person with 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.

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

**WEEK/UNIT:**  
36 ODD/5333  
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 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

SECOND INSERTION

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

**CASE NO.: 2025-CA-010222 #37**  
**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs.**  
**BETHEL et.al.,**  
**Defendant(s).**

**NOTICE OF ACTION**  
Count III

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

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

**WEEK/UNIT:**  
36 ODD/5333  
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 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.

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.

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

**WEEK/UNIT:**  
36 ODD/5333  
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 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

SECOND INSERTION

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

**CASE NO. 2023-CA-011611-O**  
**PENNYMAC LOAN SERVICES, LLC;**  
**Plaintiff, v.**  
**ESTHER ELISE RODRIGUEZ, UNKNOWN SPOUSE OF ESTHER ELISE RODRIGUEZ, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL;**  
**Defendants**

NOTICE IS HEREBY GIVEN that, in accordance with the Order granting plaintiff's motion to cancel and reschedule foreclosure sale dated December 2, 2025, the Clerk of the Circuit Court for Orange County will sell to the highest and best bidder for cash beginning on February 9, 2026 at 11:00 AM via www.myorangeclerk.com, the following described property:

LOT 15, BLOCK F, BILTMORE SHORES, SECOND SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK S, PAGE 55, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Address: 4025 Shorecrest Drive, Orlando, FL 32804  
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.

Andrew Arias, FBN: 89501  
Attorneys for Plaintiff  
Marinosci Law Group, P.C.  
100 West Cypress Creek Road,  
Suite 1045  
Fort Lauderdale, FL 33309  
Phone: (954) 644-8704;  
Fax: (401) 262-2110  
ServiceFL@mlg-defaultlaw.com  
ServiceFL2@mlg-defaultlaw.com  
MLG No.: 23-01327 /  
CASE NO.: 2023-CA-011611-O  
January 22, 29, 2026 26-00295W

SECOND INSERTION

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

**PROBATE DIVISION 02**  
**CASE NO.: 2026-CP-000019-O**  
**IN RE: ESTATE OF JOSEPH LOUIS LORICH, Deceased.**

The administration of the estate of Joseph Louis Lorch, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Suite 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.

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 January 22, 2026.

**Personal Representative:**  
**Laura Gallaher**  
4744 Hall Road,  
Orlando, FL 32817  
Attorney for Personal Representative:  
/s/ Carina M. de la Torre  
Carina M. de la Torre, Esq.  
Florida Bar No. 1000418,  
Indiana Bar No. 24849-49  
Tower Law Group  
800 Executive Drive, Oviedo, FL 32765  
Telephone: (407) 380-0578  
Facsimile: (877) 860-2750  
Email: carina@towerlawgroup.com  
Secondary E-Mail:  
micaela.lusso@towerlawgroup.com  
January 22, 29, 2026 26-00287W

SECOND INSERTION

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

**PROBATE DIVISION**  
**File No. 2025-CP-003576-O**  
**Division Probate**  
**Division BLECHMAN**  
**IN RE: ESTATE OF JOSEPHINE ECKERT, Deceased.**

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: January 22, 2026.

**HELENE E. SCHWARTZ**  
**Personal Representative**  
Heidi S. Webb  
Attorney for Personal Representative  
Florida Bar No. 73958  
Law Office of Heidi S. Webb  
210 South Beach Street, Ste. 202  
Daytona Beach, FL 32114  
Telephone: (386) 257-3332  
Email: heidi@heidwebb.com  
January 22, 29, 2026 26-00271W

SECOND INSERTION

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

**PROBATE DIVISION**  
**File No. 2026-CP-000110-O**  
**IN RE: ESTATE OF ELLEN GODWIN STEPHENS Deceased.**

The administration of the estate of ELLEN GODWIN STEPHENS, deceased, whose date of death was September 11, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 January 22, 2026.

**/s/ Charles J. Stephens**  
**Personal Representative**  
1964 Lake Fountain Dr., Apt # 218  
Orlando, FL 32839  
/s/ Donald Gervase  
Attorney for Petitioner  
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  
January 22, 29, 2026 26-00316W

SECOND INSERTION

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

**PROBATE DIVISION**  
**File No. 2026-CP-000027-O**  
**IN RE: ESTATE OF MITCHELL ADKIN HANSON, Deceased.**

The administration of the estate of MITCHELL ADKIN HANSON, deceased, whose date of death was June 23, 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.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: January 22, 2026.

**DAWN R. HANSON**  
**Personal Representative**  
1252 Foxden Road  
Apopka, FL 32712  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
January 22, 29, 2026 26-00290W

SECOND INSERTION

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

**CIVIL DIVISION**  
**Case No.: 2025-CA-009870-O**  
**U-HAUL CO. OF FLORIDA AND U-HAUL CO. OF ARIZONA,**  
**Petitioners, v.**  
**EDDIE KIMBLE, MAHOGANY GULLUAME, TAVARRUS KING, TAVARRUS KING A/N/F/Z.K., and LINDA KING,**  
**Respondents**

To the following Defendant(s):  
EDDIE KIMBLE  
Last Known Address:  
706 Masala Drive, Apartment G  
Orlando, FL 32818

YOU ARE NOTIFIED that an action for declaratory relief has been filed against you regarding a motor vehicle accident occurring on April 28, 2025, at Nashville Avenue in Holden Heights, Florida, and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 1511 N. Westshore Blvd., Tampa, FL 33607 on or before, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer Newspaper and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

This notice is provided pursuant to Administrative Order No. 07-97-32-05  
In accordance with the Americans with Disabilities Act:

The Ninth Judicial Circuit is committed to full compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations are provided for qualified court participants with disabilities, in accordance with the law. As required by the ADA, the determination of an individual's disability and the option for a reasonable accommodation for a disability is made on a case-by-case basis. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 13th day of January, 2026.

Tiffany Moore Russell  
Clerk of the Court  
(SEAL) By /s/ Nancy Garcia  
As Deputy Clerk  
Kelley Kronenberg,  
Attorney for Petitioners,  
1511 N. Westshore Blvd.,  
Tampa, FL 33607  
January 22, 29, 2026 26-00299W

SECOND INSERTION

**NOTICE OF LIVING STATUS AND CORRECTION OF ADMINISTRATIVE RECORD**  
**FILE NO. 2025-CP-004001-O**

NOTICE IS HEREBY GIVEN that Tasha Lavonne Hester is a living individual and has never been deceased. No lawful presumption of death exists, and no probate estate has been opened or administered for her.

Any administrative or record-based designation of her name as deceased, abandoned, or subject to decedent estate administration is erroneous and disputed.

Public records affecting fiduciary authority and property interests have been duly recorded in the Official Records of Orange County, Florida, including the following instruments:

- Notice of Trust — Official Record Instrument No. 20250494357
- Affidavit of Authority of Trustee — Official Record Instrument No. 20250494358
- Affidavit of Asset Assignment into Trust — Official Record Instrument No. 20250494360

All of the above instruments were recorded on August 25, 2025, and provide public notice of trust existence, trustee authority, and asset assignment. This notice is published solely to correct the public record and to provide notice to any party or agency relying on erroneous classifications. All rights are expressly reserved.  
January 22, 29, 2026 26-00302W

SECOND INSERTION

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

**CASE NO. 2025-CA-008069-O**  
**FREEDOM MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**NICHOLAS ANTHONY SAMUEL SABATINO, et al.,**  
**Defendant.**

To: JESSICA V SABATINO, 14954 GUAVA BAY DR, WINTER GARDEN, FL 34787  
UNKNOWN TENANT IN POSSESSION 2, 14954 GUAVA BAY DR, WINTER GARDEN, FL 34787  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 676 OF WATERMARK PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE(S) 87-91, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq., McCalla Rayerm Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court this 19th day of December, 2025.  
Tiffany Moore Russell  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: /s/ Nancy Garcia  
Deputy Clerk  
Civil Court Seal  
425 North Orange Ave.  
Room 350  
Orlando, Florida 32801  
MCCALLA RAYMER LEIBERT PIERCE, LLC  
225 E. Robinson St. Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Email: AccountsPayable@mccalla.com 25-12945FL  
January 22, 29, 2026 26-00300W

SECOND INSERTION

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

**CASE NO. 2025-CA-008069-O**  
**FREEDOM MORTGAGE CORPORATION,**  
**Plaintiff, vs.**  
**NICHOLAS ANTHONY SAMUEL SABATINO, et al.,**  
**Defendant.**

To: JESSICA V SABATINO, 14954 GUAVA BAY DR, WINTER GARDEN, FL 34787  
UNKNOWN TENANT IN POSSESSION 2, 14954 GUAVA BAY DR, WINTER GARDEN, FL 34787  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 676 OF WATERMARK PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE(S) 87-91, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq., McCalla Rayerm Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court this 19th day of December, 2025.  
Tiffany Moore Russell  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: /s/ Nancy Garcia  
Deputy Clerk  
Civil Court Seal  
425 North Orange Ave.  
Room 350  
Orlando, Florida 32801  
MCCALLA RAYMER LEIBERT PIERCE, LLC  
225 E. Robinson St. Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Email: AccountsPayable@mccalla.com 25-12945FL  
January 22, 29, 2026 26-00300W

SECOND INSERTION

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

**PROBATE DIVISION**

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that INES BAUMANN 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: 2018-11064  
YEAR OF ISSUANCE: 2018  
DESCRIPTION OF PROPERTY: RIO GRANDE TERRACE SECOND ADD W/123 LOT 15 BLK B  
PARCEL ID # 03-23-29-7430-02-150  
Name in which assessed: EDWARD MINCEY JR, HENRIETTA MINCEY  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00111W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that VINMAS 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: 2022-11139  
YEAR OF ISSUANCE: 2022  
DESCRIPTION OF PROPERTY: SANDLAKE COURTYARDS CONDO 5901/3515 UNIT 1060 BLDG 3  
PARCEL ID # 27-23-29-8012-01-060  
Name in which assessed: CENTRO INTEGRAL MEDICINA AVANZADA  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00112W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that TAX LIEN FUND LP 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: 2023-30  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: COMM AT SE COR OF NE1/4 OF SE1/4 OF SW1/4 TH RUN W 396 FT N 123.5 FT FOR POB W 264 FT N 90 FT E 150 S 50 FT E 120 FT S 41.25 FT TO POB SEC 04-20-27 (LESS RD R/W PER 3363/1376 & 3458/1145)  
PARCEL ID # 04-20-27-0000-00-040  
Name in which assessed: JOHNNY LEE WRIGHT, RUBY NADINE WRIGHT  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00113W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2023-1574  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: PALISADES CONDOMINIUM 9594/2125 UNIT 105  
PARCEL ID # 31-24-27-7007-00-105  
Name in which assessed: JG.JC ORL ACQUISITIONS 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00114W

**THIRD 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: 2023-2012  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: MAINELINE VILLAGE 12/134 LOT 49  
PARCEL ID # 04-21-28-5462-00-490  
Name in which assessed: NEWCASTLE HOLDINGS AND 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00115W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that FHB AS COLLATERAL ASSIGNEE FOR SAVVY FL 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: 2023-2127  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: TOWN OF APOPKA A/109 THE W 44 FT OF E 130 FT OF LOT 33 BLK D  
PARCEL ID # 09-21-28-0196-40-332  
Name in which assessed: MARY ELIZABETH MOSLEY  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00116W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2023-2216  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: HIDDEN LAKE RESERVE 104/19 LOT 2  
PARCEL ID # 09-21-28-3515-00-020  
Name in which assessed: ARNALDO HERRERO, YANET REYES  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00117W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2023-4433  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: TOWN OF GOTHA A/39 BEG 351 FT N OF SW COR OF E1/2 OF W 1/2 OF BLK K RUN E 197.51 FT N TO N LINE OF BLK K W TO NW COR OF E1/2 OF W1/2 BLK K TH RUN S TO POB & W1/2 OF FOLLOWING DESC: S 351 FT OF E1/2 OF W1/2 BLK K & ALSO 50 FT WIDTH OF W SIDE OF W1/2 OF E1/2 BLK K (LESS ANY PROPERTY W OF COMMON LINE DESC AS: COMM SW COR BLK K RUN E 328.84 FT TO SE COR OF E1/2 OF W1/4 BLK K CON'T E 2.0 FT FOR POB N 1320.92 FT TO N LINE BLK K  
PARCEL ID # 33-22-28-3100-11-600  
Name in which assessed: CBA ACQUISITIONS 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00118W

**THIRD 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: 2023-5046  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: SUNSET LAKE CONDOMINIUM 8472/3367 UNIT 712 BLDG 7  
PARCEL ID # 12-23-28-8187-00-712  
Name in which assessed: STEPHANIE HERRERA  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00119W

**THIRD 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: 2023-5121  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: LAKE CANE HILLS 1ST ADDITION W/136 LOT 22 BLK H  
PARCEL ID # 14-23-28-4353-08-220  
Name in which assessed: ABS LOAN TRUST VI  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00120W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2023-5519  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: ENCLAVE 82/122 LOT 48  
PARCEL ID # 30-23-28-2465-00-480  
Name in which assessed: RICARDO A DELGADO, FABIULA CAMPAGNOLI DELGADO  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00121W

**THIRD 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: 2023-5793  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: PARC CORNICHE CONDO PHASE 1 CB 16/94 UNIT 2202 BLDG 2  
PARCEL ID # 13-24-28-6649-22-020  
Name in which assessed: LAHOUCINE ABOUNAOUASS  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00122W

**THIRD 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: 2023-5805  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: PARC CORNICHE CONDO PH 2 CB 16/138 UNIT 4109 BLDG 4  
PARCEL ID # 13-24-28-6655-04-109  
Name in which assessed: JOSEPH P PAGE III  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00123W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that MICHELLE ROBBINS 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: 2023-8251  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: R W HAMMONDS SUB D/24 LOT 2  
PARCEL ID # 26-22-29-3296-00-020  
Name in which assessed: YVONNE HARRIS  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00124W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that MICHELLE ROBBINS 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: 2023-8322  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: SUNSET PARK SUB F/115 LOT 8 BLK B  
PARCEL ID # 26-22-29-8460-02-080  
Name in which assessed: THINH NGUYEN  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00125W

**THIRD 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: 2023-3995  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: BEG 30 FT N OF SW COR OF NW1/4 TH N 166 FT E 50 FT S 47 DEG E 47.28 FT S 141.25 FT W 85 FT TO POB IN SEC 23-22-28  
PARCEL ID # 23-22-28-0000-00-003  
Name in which assessed: LAUREL HOMES 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Jan 22, 2026.  
THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)  
Dated: Jan 09, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: M Sosa  
Deputy Comptroller  
January 15, 2026  
26-00143W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that TAX LIEN FUND LP 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: 2023-8553  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: WESTFIELD M/80 N 50 FT OF LOTS 19 THRU 21 (LESS BEG NW COR OF LOT 21 RUN N89-13-32E 74.24 FT TH S37-47-06E 62.62 FT S89-13-32W 112.12 FT TO PT ON W LINE OF LOT 21 TH N00-33-36W 50 FT TO POB  
PARCEL ID # 28-22-29-9200-01-191  
Name in which assessed: AZEMERA GEBREGERGIS, DANIEL MENGSTIAB  
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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00126W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2023-8860  
YEAR OF ISSUANCE: 2023  
DESCRIPTION OF PROPERTY: METRO PLACE APARTMENTS 1ST ADDITION 42/114 LOT 2  
PARCEL ID # 31-22-29-5623-00-020  
Name in which assessed: SOUTHWEST UNITED COMMUNITIES 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](http://www.orange.realtaxdeed.com) scheduled to begin at 10:00 a.m. ET, Feb 26, 2026.  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00127W

**PUBLISH YOUR LEGAL NOTICE**  
We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
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Call **941-906-9386** and select the appropriate County name from the menu option  
or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2023-8999  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: WASHINGTON PARK SECTION ONE O/151 LOT 6 BLK 19  
  
PARCEL ID # 32-22-29-9004-19-060  
  
Name in which assessed: STEVENSTORE LAMAR PERRY, DEXTER L PERRY  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00128W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2023-10088  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: RICHMOND HEIGHTS NO 7 3/4 LOT 33  
  
PARCEL ID # 05-23-29-7408-00-330  
  
Name in which assessed: STEVEN L PERRY, MAXINE V WARD  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00129W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that TRADE MONEY 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: 2023-11509  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: SANDLAKE COURTYARDS CONDO 5901/3515 UNIT 2049 BLDG 3  
  
PARCEL ID # 27-23-29-8012-02-049  
  
Name in which assessed: GREENTREE HOLDINGS LAND TRUST  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00130W

**THIRD 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: 2023-11948  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: VISTA CAY AT HARBOR SQUARE CONDOMINIUM PHASE 8 8613/1168 UNIT 40408  
  
PARCEL ID # 06-24-29-8887-40-408  
  
Name in which assessed: SC AND F GROUP 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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00131W

**THIRD 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: 2023-11971  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: MONTPELIER VILLAGE PHASE 1 8/41 LOT 351  
  
PARCEL ID # 07-24-29-5713-03-510  
  
Name in which assessed: DAVID L WILBUR, MARTHA L WILBUR  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00132W

**THIRD 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: 2023-12021  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: TOWNHOMES AT GREEN BRIAR VILLAGE 10/144 LOT 5  
  
PARCEL ID # 08-24-29-8710-00-050  
  
Name in which assessed: DAVID LAWRENCE WILBUR, MARTHA LUCIA WILBUR  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00133W

**THIRD 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: 2023-12025  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: TOWNHOMES AT GREEN BRIAR VILLAGE 10/144 LOT 105  
  
PARCEL ID # 08-24-29-8710-01-050  
  
Name in which assessed: DAVID WILBUR  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00134W

**THIRD 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: 2023-12073  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: HAWTHORNE VILLAGE CONDOMINIUM 8611/3509 UNIT 3 BLDG 45  
  
PARCEL ID # 10-24-29-3055-45-030  
  
Name in which assessed: JOAQUIM DE OLIVEIRA SILVA  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00135W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that MERCURY FUNDING 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: 2023-13407  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: COLONIAL ACRES S/45 LOT 4 BLK 2  
  
PARCEL ID # 19-22-30-1496-02-040  
  
Name in which assessed: DIEP CHAU  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00136W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that MERCURY FUNDING 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: 2023-13448  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: AUDUBON PARK BOBOLINK SECTION T/110 LOT 8 BLK B  
  
PARCEL ID # 20-22-30-0328-02-080  
  
Name in which assessed: BRAVE DEVELOPMENT 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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00137W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that MERCURY FUNDING 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: 2023-14181  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: CURRY FORD COMMERCIAL SUB 39/126 LOT 2  
  
PARCEL ID # 01-23-30-1873-00-020  
  
Name in which assessed: CHICKASAW TRAIL ANIMAL HOSPITAL 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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00138W

**THIRD 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: 2023-16945  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: S1/2 OF N1/2 OF SW1/4 OF NW1/4 LYING W OF ST RD 419 IN SEC 04-22-32  
  
PARCEL ID # 04-22-32-0000-00-007  
  
Name in which assessed: MARY R LAMAR  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00139W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that TRADE MONEY 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: 2023-16158  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: COLONIAL LANDINGS CONDO PH 5 CB 18/34 BLDG 5 UNIT 2252  
  
PARCEL ID # 18-22-31-1535-02-252  
  
Name in which assessed: KATHY REYNOSO  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00140W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2023-16955  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: N1/2 OF W1/2 OF SE1/4 OF NE1/4 OF SEC 05-22-32 (LESS E 71 LINKS)  
  
PARCEL ID # 05-22-32-0000-00-011  
  
Name in which assessed: ROLLING R RANCH LTD  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00141W

**THIRD INSERTION**  
**NOTICE OF APPLICATION FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP 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: 2023-16964  
YEAR OF ISSUANCE: 2023  
  
DESCRIPTION OF PROPERTY: (NOTE: AG PORTION OF THE FOLLOWING DESCRIBED PROPERTY) W 161.48 FT OF SE1/4 OF SE1/4 OF SEC 08-22-32 SEE 8985/3852  
  
PARCEL ID # 08-22-32-0000-00-015  
  
Name in which assessed: JIAN ZHAO, XIAO FENG LI  
  
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, Feb 26, 2026.  
  
Dated: Jan 08, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: R Kane  
Deputy Comptroller  
Jan. 15, 22, 29; Feb. 5, 2026  
26-00142W

**PUBLISH YOUR LEGAL NOTICE**  
  
We publish all Public sale, Estate & Court-related notices  
  
• We offer an online payment portal for easy credit card payment  
• Service includes us e-filing your affidavit to the Clerk's office on your behalf  
• Simply email your notice to legal@businessobserverfl.com  
  
FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
IV2026-015

**FOURTH INSERTION**  
Effective Feb. 4, 2026  
Belice Cabrera, MD, will no longer be providing care at Optum.  
  
Patients of Dr. Cabrera may continue care at Optum - Park Place  
  
Patients can obtain copies of their medical records at:  
Optum - Park Place  
2228 S. Kirkman Rd.  
Orlando, FL 32811  
Phone: 1-407-615-8180  
Fax: 1-817-514-7879  
  
January 8, 15, 22, 29, 2026  
26-00074W

**FOURTH INSERTION**  
**NOTICE OF ACTION**  
UNITED STATES DISTRICT COURT  
MIDDLE DISTRICT OF FLORIDA  
ORLANDO DIVISION  
Case No.: 6:25-cv-01599  
**THE GRAY INSURANCE COMPANY**  
Plaintiff, vs.  
**JOSEPH R. CASSIDY and MELISSA S. CASSIDY, Defendants.**  
TO: JOSEPH R. CASSIDY  
5758 Mangrove Cove Ave  
Winter Garden, FL 34787  
YOU ARE NOTIFIED that an action for indemnity relating to an indemnity agreement signed with The Gray Insurance Company has been filed against you and you are required to serve a copy of your written defenses, if any, on John R. Davenport, Jr., Esq., counsel for Plaintiff, The Gray Insurance Company, whose address is 100 North Tampa Street, Suite 3700, Tampa, FL 33602, on or before OR within thirty (30) days after the first publication of this Notice in the West Orange Times & Observer, whichever is later, and file the original with the Clerk of this Court either before service on Plaintiff's counsel or immediately thereafter, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.  
Dated on this 30 day of December, 2025.  
ELIZABETH WARREN  
Clerk of Court  
By: Lourdes Del Rio  
Deputy Clerk  
Jan. 8, 15, 22, 29, 2026 26-00073W

**OFFICIAL COURTHOUSE WEBSITES**

MANATEE COUNTY manateeclerk.com  
SARASOTA COUNTY sarasotaclerk.com  
CHARLOTTE COUNTY charlotteclerk.com  
LEE COUNTY leeclerk.org  
COLLIER COUNTY collierclerk.com  
HILLSBOROUGH COUNTY hillsclerk.com  
PASCO COUNTY pascoclerk.com  
PINELLAS COUNTY pinellasclerk.org  
POLK COUNTY polkcountyclerk.net  
ORANGE COUNTY myorangeclerk.com

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floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
IV2026-015