

# PUBLIC NOTICES

SECTION

B

Find your notices online at: OrangeObserver.com, FloridaPublicNotices.com and BusinessObserverFL.com

THURSDAY, MARCH 19, 2026

## ORANGE COUNTY LEGAL NOTICES

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

### --- PUBLIC NOTICES ---

#### 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 Yoga With Lina located at 6747 Giant Oak Ln in the City of Orlando, Orange, FL 32810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of March, 2026  
Angelina Jimenez  
March 19, 2026 26-00956W

#### FICTITIOUS NAME NOTICE

Notice is hereby given that MICHAEL L WEED, OWNER, desiring to engage in business under the fictitious name of CENTRAL FLORIDA EXECUTIVE REALTY located at 8246 WOODSWORTH DR, ORLANDO, FLORIDA 32817 intends to register the said name in ORANGE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 21, 2024 24-00917W

#### FIRST INSERTION

##### NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Cozy Spoon Club, located at 12956 Mallory Cir Apt 108, in the City of Orlando, County of Orange, State of FL, 32828, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 17 of March, 2026.  
Honey Page LLC  
12956 Mallory Cir Apt 108  
Orlando, FL 32828  
March 19, 2026 26-00955W

#### 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 BBJ La Tavola located at 4501 Vine-land Road, Suite 106, in the County of Orange in the City of Orlando, Florida 32811 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Orange, Florida, this 11th day of March, 2026.  
BBJ Rentals Inc.  
March 19, 2026 26-00952W

#### 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 April 10th, 2026 @ 10:00 AM at each individual repair facility.  
41699 2018 Chrysler VIN#: 2C4RCIN74JR365329 Repair Facility: In and Out Autobody and Repairs LLC 6363 E Colonial Dr Suite G Orlando 407-341-5055 Lien Amt \$12,800  
March 19, 2026 26-00901W

#### FIRST INSERTION

##### NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER AN EXEMPT ENTITY TO A REGULATED UTILITY AND AMENDMENT OF CERTIFICATE OF AUTHORIZATION TO EXTEND SERVICE AREA

DOCKET NO. 20260033-SW  
APPLICATION FOR TRANSFER OF ASSETS OF EXEMPT UTILITY AND AMENDMENT OF CERTIFICATE NO. 347-S BY SUNSHINE WATER SERVICES COMPANY

DATE OF CUSTOMER NOTICE - 03/12/2026

Notice is hereby given that Sunshine Water Services Company ("SWS"), has filed an Application for Approval for the transfer to it of the wastewater system owned by Placid Lakes Utilities, Inc. ("Placid Lakes") and to amend Wastewater Certificate No. 347-S, to add the following land in Highlands County, Florida, pursuant to Sections 367.045 and 367.071, Florida Statutes, and Rules 25-30.030 and 25-30.037, Florida Administrative Code.

SWS is not requesting a change to the current rates and charges that currently apply to Placid Lakes wastewater customers; therefore, your current rates will not be affected by this transfer. Placid Lakes provides service to water and wastewater systems to the Placid Lakes Subdivision in the following described territory in Highlands County, Florida:

The following is a simplified legal description of Placid Lake's service territory. For the full legal description, please contact SWS at the contact information below.

#### LEGAL DESCRIPTION

Township 37 South, Range 29 East in Sections 9, 10, 11, 14, 22, and 23.  
Township 37 South, Range 29 East in Section 2, 11, 13, and 24.

Common street names affected by the transfer: Catfish Creek Road, Christine Street Northwest, Claremont Avenue, Concord Parkway Northwest, Enos Avenue, Lake Groves Road Northeast, Lake Groves Road Northwest, Placid Lakes Boulevard, Placid View Drive, Seneca Drive Northwest, Tobler Boulevard Northwest, Washington Boulevard Northeast, and Washington Boulevard Northwest.

For more information concerning this notice, please contact SWS at the address below:

Sunshine Water Services Company  
200 Weathersfield Ave  
Altamonte Springs, FL 32714  
Office: (866) 842-8432  
Fax: (863) 465-1313

Contact us online: <https://account.myutility.us/account/contact-us.aspx>

Any objection to this application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.

March 19, 2026 26-00910W

#### 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 Ameriflight Aviation located at 5036 Dr Phillips Blvd PMB 347 in the City of Orlando, Orange, FL 32819 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of March, 2026  
Ronald A Peterson, Inc  
Ronald A Peterson  
March 19, 2026 26-00907W

#### 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 Puente Properties located at 55 W Church St, apt 1504 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 16th day of March, 2026  
Kevin Louis Puente  
March 19, 2026 26-00947W

#### 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 Cindys Dog Walking located at 788 Eldridge Street 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 17th day of March, 2026  
Cynthia Fonner  
March 19, 2026 26-00957W

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/04/2026 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: Alpha Omega Car Service LLC, 1335 W. Washington St. C1, Orlando, FL 32805. Phone 407-285-6009.

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.  
2019 RAM  
VIN# 3C63R3HL6KG667986  
\$13,142.10  
SALE DAY 04/04/2026  
March 19, 2026 26-00951W

#### FIRST INSERTION

##### NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER AN EXEMPT ENTITY TO A REGULATED UTILITY AND AMENDMENT OF CERTIFICATE OF AUTHORIZATION TO EXTEND SERVICE AREA

DOCKET NO. 20260032-SW  
APPLICATION FOR TRANSFER OF FACILITIES OF PLACID LAKES UTILITIES, INC. AND WATER CERTIFICATE NO. 401-W TO SUNSHINE WATER SERVICES COMPANY IN HIGHLANDS COUNTY

DATE OF CUSTOMER NOTICE - 03/12/2026

Notice is hereby given that Sunshine Water Services Company ("SWS"), has filed an Application for Approval of Transfer of Water and Wastewater systems of Placid Lakes Utilities, Inc. ("Placid Lakes") in Highlands County, Florida, pursuant to Section 367.071, Florida Statutes, and Rule 25-30.037, Florida Administrative Code.

SWS is not requesting a change to rates, classifications, charges, or rules and regulations; therefore, your current rates will not be affected by this transfer. Placid Lakes provides service to water and wastewater systems to the Placid Lakes Subdivision in the following described territory in Highlands County, Florida:

The following is a simplified legal description of Placid Lake's service territory. For the full legal description, please contact SWS at the contact information below.

#### 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 Flatlands Bar and Grill located at 124 Ruby Red Place 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 12th day of March, 2026  
Simply Flatlands LLC  
Fortunato Valenti  
March 19, 2026 26-00904W

#### 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 AVAI RENTAL CAR located at 11210 whistling pine way in the City of Orlando, Orange, FL 32832 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of March, 2026  
Verónica vicuna sarcos  
March 19, 2026 26-00906W

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN THAT ON 04/13/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.NAME: FACTORY FINISH, INC. 3TMAZ5CN8JM075977 2018 TOYT 22241.04 /5YJ3E1EA6GRF721878 2024 TESL 25601.53 TEL:813-697-1791 MV#: MV102843 LOCATION: 9712 S ORANGE AVENUE ORLANDO, FL 32824/  
March 19, 2026 26-00900W

#### FIRST INSERTION

##### NOTICE OF PUBLIC HEARING CITY OF WINTER GARDEN, FLORIDA

Pursuant to the Florida Statutes, notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on April 6, 2026, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to consider the adoption of the following ordinance(s):

ORDINANCE 26-10  
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 14, SECTION 14-1 OF THE CITY CODE TO REPEAL AND REPLACE EXISTING ANIMAL CONTROL PROVISIONS AND TO ADOPT THE ORANGE COUNTY ANIMAL SERVICES ORDINANCE, AS AMENDED FROM TIME TO TIME, BY REFERENCE; AMENDING CHAPTER 14, SECTION 14-2 TO ESTABLISH CITYWIDE LEASH AND DIRECT CONTROL REQUIREMENT FOR ANIMALS IN PUBLIC SPACES; AMENDING CHAPTER 27, SECTION 27-9 RELATING TO DOMESTIC ANIMALS IN PARKS AND RECREATION FACILITIES; AMENDING CHAPTER 118, ARTICLE XII, SECTION 118-1612 RELATING TO THE DOG FRIENDLY DINING PROGRAM; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Following the Planning & Zoning Board meeting, the City Commission of the City of Winter Garden will hold a public hearing in the City Commission Chambers located at 300 W. Plant Street, Winter Garden, FL on April 9, 2026, at 6:30 p.m., or as soon after as possible, to also consider the adoption of the ordinance(s).

Copies of the proposed ordinance(s) (which includes the legal description in metes and bounds of the proposed site) may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida. For more information, please call Kelly Carson at 407-656-4111 ext. 2312.

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

March 19, 2026 26-00946W

#### FIRST INSERTION

##### NOTICE OF APPLICATION FOR AUTHORITY TO TRANSFER WATER AND WASTEWATER CERTIFICATES OF AUTHORIZATION TO ANOTHER REGULATED UTILITY

DOCKET NO. 20260032-SW

##### APPLICATION FOR TRANSFER OF FACILITIES OF PLACID LAKES UTILITIES, INC. AND WATER CERTIFICATE NO. 401-W TO SUNSHINE WATER SERVICES COMPANY IN HIGHLANDS COUNTY

DATE OF CUSTOMER NOTICE - 03/12/2026

Notice is hereby given that Sunshine Water Services Company ("SWS"), has filed an Application for Approval of Transfer of Water and Wastewater systems of Placid Lakes Utilities, Inc. ("Placid Lakes") in Highlands County, Florida, pursuant to Section 367.071, Florida Statutes, and Rule 25-30.037, Florida Administrative Code.

SWS is not requesting a change to rates, classifications, charges, or rules and regulations; therefore, your current rates will not be affected by this transfer. Placid Lakes provides service to water and wastewater systems to the Placid Lakes Subdivision in the following described territory in Highlands County, Florida:

The following is a simplified legal description of Placid Lake's service territory. For the full legal description, please contact SWS at the contact information below.

#### LEGAL DESCRIPTION

Township 37 South, Range 29 East in Sections 9, 10, 11, 14, 22, and 23.  
Township 37 South, Range 29 East in Section 2, 11, 13, and 24.

Common street names affected by the transfer: Catfish Creek Road, Christine Street Northwest, Claremont Avenue, Concord Parkway Northwest, Enos Avenue, Lake Groves Road Northeast, Lake Groves Road Northwest, Placid Lakes Boulevard, Placid View Drive, Seneca Drive Northwest, Tobler Boulevard Northwest, Washington Boulevard Northeast, and Washington Boulevard Northwest.

For more information concerning this notice, please contact SWS at the address below:

Sunshine Water Services Company  
200 Weathersfield Ave  
Altamonte Springs, FL 32714  
Office: (866) 842-8432  
Fax: (863) 465-1313

Contact us online: <https://account.myutility.us/account/contact-us.aspx>

Any objection to this application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than thirty (30) days after the last date that the notice was mailed or published, whichever is later.

March 19, 2026 26-00909W

#### 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 Golden Hani / Golden Hani.ai / Hani located at 1364 Oberry Hoover Road in the City of Orlando, Orange, FL 32825 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of March, 2026  
Lily Duval  
March 19, 2026 26-00903W

#### FIRST INSERTION

##### NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Woodlawn Memorial Park and Cremation Gardens, located at 1929 Allen Parkway, in the City of Houston, County of Orange, State of TX, 77019, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 17 of March, 2026.  
SCI Funeral Services of Florida, LLC  
1929 Allen Parkway  
Houston, TX 77019  
March 19, 2026 26-00954W

#### FIRST INSERTION

##### LEGAL NOTICE

##### NOTICE OF INTENDED DISPOSITION OF UNCLAIMED PROPERTY

The Winter Garden Police Department is intending to dispose of unclaimed property & currency currently being held in the property room. Lawful owners who believe that the property belongs to them must appear at the Winter Garden Police Department, 251 W. Plant Street by [insert date]. When claiming any property, you must produce PHOTO ID as proof of identity along with a form of documentation proving ownership.

Contact the Winter Garden Property and Evidence Room at 407-656-3636 ext. 2235 or visit the office Monday-Friday from 8:00am-5:00pm.

Property NOT claimed would rest with the City of Winter Garden as authorized by chapter 705 of the Florida State Statutes. At the conclusion of the (90) day period, said property will be DISPOSED of according to Florida Law

GRAY IPAD  
WHITE APPLE AIR POD  
BLACK IPHONE  
IPHONE  
WESTERN UNION MONEY ORDER  
SAMSUNG PHONE  
GRACO PAINT SPRAYER  
CARTIER GLASSES  
RING  
APPLE WATCH  
SMART FLIP PHONE  
APPLE AIRPODS  
APPLE AIRPOD  
IPHONE  
AIRPODS PRO  
DJI OSMO ACTION 5 CAMERA  
GRAY/BLUE SAMSUNG PHONE  
SILVER IPHONE 15 PRO  
STIHL BR 600 BACKBLOWER  
BAUER PORTABLE 14INCH CONCRETE SAW

March 19, 2026 26-00911W

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/03/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 TROP mobile home bearing vehicle identification numbers 730 and 730B and all personal items located inside the mobile home. Last Tenant: Robin Sue Wamsley, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Deborah Strine Huth, and Unknown Party or Parties In Possession. Sale to be held at: Lakeshore Landings, 2000 33rd Street, Orlando, Florida 32839, 407-843-6827.  
March 19, 26, 2026 26-00966W

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/03/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 TROP mobile home bearing vehicle identification numbers 150 and 150B and all personal items located inside the mobile home. Last Tenant: Lucile Lorraine Ryan, Elvina Crosby, Mary Parmenter, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Elvina Crosby, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Mary Parmenter and Unknown Party or Parties In Possession. Sale to be held at: Lakeshore Landings, 2000 33rd Street, Orlando, Florida 32839, 407-843-6827.  
March 19, 26, 2026 26-00965W

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Notice is hereby given that on various dates in April, 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: Noxx Car Center LLC, 11134 Satellite Blvd, Orlando, Fla 32837. Phone 407-453-9399.

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.  
2023 MERZ  
VIN# WY4NCHY4PT151829  
\$14,148.53  
SALE DAY 04-06-2026  
2019 RAM  
VIN# 3C63R3HL6KG667986  
\$13,142.10  
SALE DAY 04/04/2026  
March 19, 2026 26-00958W

THE NORTH 37.00 FEET OF THE SOUTH 81.50 FEET OF LOT 8, WINTER PARK PINES PATIO HOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 132, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 751 Warrenton Rd Winter Park, FL 32792  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.  
DATED this 16th day of March, 2026.  
BY: /S/Matthew B. Leider  
MATTHEW B. LEIDER, ESQ.  
FLORIDA BAR NO. 84424  
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.  
Attorneys for Plaintiff  
1900 N.W. Corporate Blvd., Ste. 200W  
Boca Raton, FL 33431  
Telephone: (561) 826-1740  
Facsimile: (561) 826-1741  
Email: [service@mls-pa.com](mailto:service@mls-pa.com)  
March 19, 26, 2026 26-00934W

## ORANGE COUNTY

--- TAX DEEDS / SALES / ESTATE / ACTIONS ---

## FIRST INSERTION

**NOTICE OF ACTION**  
(formal notice by publication)  
IN THE CIRCUIT COURT FOR THE  
9TH JUDICIAL CIRCUIT, IN AND  
FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-000651-O  
IN RE: ESTATE OF:  
MCDERYL LANE KEITH,  
Deceased.

TO: THOMASINA ADAMS

(Addresses Unknown)

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address is: Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 2501 H on or before thirty (60) days from the date of this publication, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Mar. 19, 26; Apr. 2, 9, 2026

26-00941W

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-391  
IN RE: ESTATE OF  
THOMAS A. ORIE,  
Deceased.

The administration of the estate of THOMAS A. ORIE, deceased, whose date of death was December 23, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is Orange County Court, Probate Division, 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and 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 creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is March 19, 2026.

**Personal Representative:****Todd Orie**4935 Moultrie Reserve Court  
St. Augustine, FL 32086Attorney for Personal Representative:  
ANNA T. SPENCER, ESQ.  
4767 New Broad Street  
Orlando, FL 32814Telephone: 407-790-4409  
March 19, 26, 2026 26-00943W

## 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. 2023-CA-013430-O**  
**CLCH RESIDENTIAL CREDIT**  
**OPS 2, LLC,**  
Plaintiff, vs.

**CAYMAR GROUP LLC, A FLORIDA**  
**LIMITED LIABILITY COMPANY,**  
et al.

**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 27, 2026, and entered in 2023-CA-013430-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and CAYMAR GROUP LLC ; JIMS CAYO; THOMAS CASON; NELSON VALLEJO; STEPHANIE VALLEJO; AGGRESSIVE APPLIANCES & FINE FURNITURE, INC. D/B/A AGGRESSIVE APPLIANCES ; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; KUGLER DEVELOPMENT, LLC; V INVESTMENTS LLC 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.myorangelcork.realforeclose.com, at 11:00 AM, on April 07, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK B, OSCEOLA SHORES SECTION 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK S, PAGE 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE IMPROVEMENTS

## FIRST INSERTION

**NOTICE OF FORFEITURE**  
**PROCEEDINGS**  
IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT, IN  
AND FOR ORANGE COUNTY,  
FLORIDA  
Case Number: 2026-CA-001355  
IN RE: FORFEITURE OF:  
One (1) 2015 Hyundai Sonata  
(VIN: 5NPE24AF6FH008433) /

ALL PERSONS who claim an interest in the following property: One (1) 2015 Hyundai Sonata (VIN: 5NPE24AF6FH008433), which was seized because said property is alleged to be contraband as defined by Sections 932.701 and 932.7062, Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about January 28, 2026 in Orange County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the currency when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Nathan Ross, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Blvd., Jacksonville, FL 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

March 19, 26, 2026 26-00945W

## FIRST INSERTION

**NOTICE OF ACTION -**  
**SERVICE BY PUBLICATION**  
IN THE CIRCUIT COURT OF  
THE 9TH JUDICIAL CIRCUIT IN  
AND FOR ORANGE COUNTY,  
FLORIDA

**CASE NO.: 2025-CA-001145-O**  
**ILLIANA GOMEZ,**  
Plaintiff, v.

**CARLOS XENES, VERONICA**  
**QUIROZ,**  
**ORLANDO GUTTERS & SCREEN**  
**SOLUTIONS and BLUE STONE**  
**REALTY,**  
Defendants

TO: CARLOS XENES, VERONICA QUIROZ, ORLANDO GUTTERS & SCREEN SOLUTIONS, and BLUE STONE REALTY  
Located at: 637 Spring Oak Circle, Orlando FL 32828

YOU ARE NOTIFIED that a lawsuit has been filed against you in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, in the above-styled action. The claims asserted by Plaintiff, Illiana Gomez, are set forth in the Complaint filed with the Court.

A copy of the Complaint is available through the Clerk of Court.

The Court has authorized service of process by publication pursuant to Fla. Stat. §49.08 et seq., after Plaintiff demonstrated due diligence in attempting to locate and personally serve each Defendant.

You are required to file a written response to the Complaint within twenty (20) days after the first date of publication of this Notice, with the Clerk of the Circuit Court for Orange County, at: Orange County Clerk of Court  
425 N. Orange Ave.  
Orlando, FL 32801

You must also furnish a copy of your written response to Plaintiff's counsel:

The Costello Law Firm, P.A.  
Attn: Mark A. Costello, Esq.  
1 E Broward Blvd, STE 700  
Fort Lauderdale, FL 33301  
Email: markcostelloesq@gmail.com  
Florida Bar No.: 127303

If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

DATED this 22nd day of December, 2025.

Respectfully submitted,  
The Costello Law Firm, P.A.  
Attorney for Plaintiff  
By: /s/ Mark A. Costello, Esq.  
Mark A. Costello, Esq  
March 19, 26; April 2, 9, 2026

26-00924W

## FIRST INSERTION

**NOTICE OF ACTION**  
(formal notice by publication)  
IN THE CIRCUIT COURT FOR  
ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-GA-000126-O  
IN RE: GUARDIANSHIP OF  
MADISON WRIGHT,  
TO: WILLIAM WRIGHT  
Unknown  
Unknown

YOU ARE NOTIFIED that a Petition to Appoint Guardian has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L.L.C., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before April 24, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 12 day of March, 2026.  
Tiffany Moore Russell  
As Clerk of the Court  
By: /s/ Kevin Drumm  
As Deputy Clerk

Probate Mental Health Division  
425 N. Orange Avenue  
Room 335  
Orlando, Florida 32801  
Mar. 19, 26; Apr. 2, 9, 2026

26-00938W

## FIRST INSERTION

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

**CASE NO. 2025-CA-010714-O**  
**THE BANK OF NEW YORK**  
**MELLON FKA THE BANK OF**  
**NEW YORK AS TRUSTEE FOR**  
**THE CERTIFICATE HOLDERS OF**  
**THE CWABS, INC.,**

**ASSET-BACKED**  
**CERTIFICATES, SERIES 2007-8;**  
Plaintiff, vs.

**ROSALIND GLASGOW A/K/A**  
**ROSALIND GLASGOW**  
**A/K/A ROSALYN GALSLOW**  
**A/K/A ROSALYN**  
**GLASGLOW, ET AL;**  
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Final Judgment of Foreclosure dated February 26, 2026, the Clerk of the Circuit Court for Orange County will sell to the highest and best bidder for cash beginning on April 8, 2026 at 11:00 AM via www.myorangelcork.com, the following described property:

LOT 7, REPLAT OF LOTS 7, 20, 21 AND 22, GREENVIEW "AT SILVER PINES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 2231 GREENVIEW CIR, ORLANDO, FL 32808

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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  
Marinosti 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.: 25-05201  
March 19, 26, 2026 26-00917W

## 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-012340-O**  
**PennyMac Loan Services, LLC**  
Plaintiff, vs.

**Rodolfo A. Caragal a/k/a Rodolfo**  
**Caragal ; et al**  
Defendants.

TO: Unknown Spouse of Rodolfo A. Caragal a/k/a Rodolfo Caragal  
Last Known Address: 949 Pebble Creek Circle, Orlando, FL 32824

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

LOT 28, GOLFVIEW VILLAS AT MEADOW WOODS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 112, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before \_\_\_\_\_, 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.

Dated on February 26, 2026.  
Tiffany Moore Russell  
As Clerk of the Court  
By: /s/ Stanley Green  
Deputy Clerk  
Civil Court Seal  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
File # 25-F02985  
March 19, 26, 2026 26-00921W

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT IN AND  
FOR ORANGE COUNTY, FLORIDA  
CASE NO.: 2026-CA-000101-O  
**ADAM MONEY, an individual,**  
Plaintiff, v.  
**DAVID J. MOTH; CLERK OF**  
**COURT FOR ORANGE COUNTY,**  
**FLORIDA; UNKNOWN TENANT I;**  
**and UNKNOWN TENANT II,**  
Defendants.

TO: DAVID J. MOTH  
Last known address:  
10509 Boca Pointe Drive  
Orlando, FL 32836  
UNKNOWN TENANT I; and  
UNKNOWN TENANT II  
Last known address:  
1334 Shelter Rock Road  
Orlando, FL 32835

YOU ARE NOTIFIED that an action to enforce a mortgage foreclosure on the following property in Orange County, Florida:

Lot 28, The Hamptons, according to the Plat thereof, as recorded in Plat Book 26, Page 56 and 57 of the Public Records of Orange County, Florida.

Commonly known as: 1334 Shelter Rock Road, Orlando, FL 32835  
A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on OLIVIA GARCIA, ESQUIRE, Plaintiff's Attorney, whose address is NARDELLA & NARDELLA, PLLC, 135 W. CENTRAL BLVD., SUITE 300, ORLANDO, FL 32801, 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 Mortgage Foreclosure Complaint.

DATED this 12th day of March, 2026.

Tiffany Moore Russell  
As Clerk of the Court  
By: /s/ Nancy Garcia  
Deputy Clerk  
Civil Court Seal  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
March 19, 26, 2026 26-00923W

## FIRST INSERTION

**NOTICE OF ACTION -**  
**CONSTRUCTIVE SERVICE -**  
**PROPERTY**

IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT OF THE  
STATE OF FLORIDA, IN AND FOR  
ORANGE COUNTY, CIVIL DIVISION  
CASE NO.: 2026-CA-000272-O

**ROUNDPOINT MORTGAGE**  
**SERVING LLC,**  
Plaintiff, vs.  
**GONZALO RAUL BARRIOS A/K/A**  
**GONZALO RAUL BARRIOS**  
**CASTRO; et al.,**  
Defendants.

TO: GONZALO RAUL BARRIOS A/K/A GONZALO RAUL BARRIOS CASTRO; 899 N ORANGE AVE APT 515 ORLANDO, FL 32801  
UNKNOWN SPOUSE OF GONZALO RAUL BARRIOS A/K/A GONZALO RAUL BARRIOS CASTRO; 899 N ORANGE AVE APT 515 ORLANDO, FL 32801

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida:  
LOT 37, RESERVE AT GOLDEN ISLE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE(S) 16 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Also known as 1214 FOUNTAIN COIN LOOP, ORLANDO, FL 32828.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before x, 2026, 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, on or before 30 days from first publication

DATED on 16 March, 2026.  
TIFFANY MOORE RUSSEL, ESQ.  
CLERK OF THE CIRCUIT COURT  
By: Yamina Azizi  
DEPUTY CLERK  
Civil Court Seal

SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Suite 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
March 19, 26, 2026 26-00936W

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR ORANGE  
COUNTY  
GENERAL JURISDICTION  
DIVISION

**CASE NO. 2025-CA-012788-O**  
**THE BANK O**  
**F NEW YORK**  
**MELLON FKA THE BANK OF**  
**NEW YORK, AS TRUSTEE FOR**  
**THE CERTIFICATEHOLDERS**  
**OF THE CWALT, INC.,**  
**ALTERNATIVE LOAN**  
**TRUST 2007-HY6**  
**MORTGAGE PASS-THROUGH**  
**CERTIFICATES, SERIES**  
**2007-HY6,**  
Plaintiff, vs.

**NEAL J LOVELL A/K/A NEAL**  
**LOVELL, et al.,**  
Defendants.

TO: DIANA LOVELL A/K/A DIANA C.

## FIRST 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: 2023-1105

YEAR OF ISSUANCE: 2023

DESCRIPTION OF PROPERTY: BEG 316.88 FT S & 805.66 FT E OF CTR OF SEC N 68 DEG E 100.33 FT S 26 DEG E 500 FT M/L TO LAKE SWLY ALONG LAKE 100 FT M/L TO PT S 26 DEG E FROM POB TH N 26 DEG W TO POB (LESS N 30 FT FOR R/W) IN SEC 12-23-27

PARCEL ID # 12-23-27-0000-00-017

Name in which assessed: 12314 PARK AVENUE 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, Apr 30, 2026.

Dated: Mar 12, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: K Noble  
Deputy Comptroller  
Mar. 19, 26; Apr. 2, 9, 2026

26-00895W

## FIRST INSERTION

**NOTICE OF APPLICATION**  
**FOR TAX DEED**

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2023-3911

YEAR OF ISSUANCE: 2023

DESCRIPTION OF PROPERTY: COMM AT SW COR OF SW1/4 OF SEC 20-22-28 TH N0-28-58W 1892.56 FT TH S25-8-41E 65.01 FT TO POINT OF CURVATURE ON A CURVE CONCAVE NELY HAVING A RADIUS OF 300 FT A CHORD BRG OF S43-34-45E 189.73 FT TH SELY ALONG ARC OF CURVE THROUGH A CENTRAL ANGLE OF 36-52-8 A DISTANCE OF 193.05 FT TH S62-0-49E 470.22 FT TO A POINT OF CURVATURE ON A CURVE CONCAVE NELY HAVING A RADIUS OF 480.78 FT A CHORD BRG OF S75-45-29E 228.46 FT TH SELY ALONG ARC OF CURVE THROUGH A CENTRAL ANGLE OF 27-29-19 A DISTANCE OF 230.66 FT TH S89-30-8E 220.88 FT TO POB TH N0-28-46W 646.4 FT TH S89-20-13E 317.19 FT TH S0-31-16E 381.5 FT TH N25-46-17W 60 FT TH S64-13-43W 60 FT TH S25-46-17E 60 FT TH N64-13-43E 60 FT TH S0-31-13E 264 FT TH N89-30-SW 30 FT TH S0-31-16E 20.75 FT TH S83-21-13W 62.05 FT TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTH HAVING A RADIUS OF 810 FT A CHORD BRG OF S86-51-13W 98.9 FT TH RUN SWLY ALONG ARC OF CURVE THROUGH A CENTRAL ANGLE OF 6-59-59 A DISTANCE OF 98.96 FT TH N89-38-47W 127.14 FT TH N0-28-46W 35.07 FT TO POB

PARCEL ID # 20-22-28-0000-00-082

Name in which assessed: T14-15 LLC

YEAR OF ISSUANCE: 2023

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, Apr 30, 2026.

Dated: Mar 12, 2026

Phil Diamond  
County Comptroller  
Orange County, Florida  
By: K Noble  
Deputy Comptroller  
Mar. 19, 26; Apr. 2, 9, 2026

26-00897W

## FIRST INSERTION

LOVELL  
1644 IMPERIAL PALM DRIVE,  
APOPKA, FL 32712  
JUDY LYNN WATTS  
2773 VIA CIPRIANI #1315A,  
CLEARWATER, FL 33764  
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 15, LAFAYETTE CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, AT PAGE 5 AND 6, 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 Raymer Leibert Pierce, LLP, 225 East Robinson

## FIRST INSERTION

**NOTICE OF APPLICATION**  
**FOR TAX DEED**  
NOTICE IS HEREBY GIVEN that POWELL BROTHERS CAPITAL 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: 2023-3865

YEAR OF ISSUANCE: 2023

DESCRIPTION OF PROPERTY: PIONEER KEY PARK 6/77 LOT 26  
PARCEL ID # 18-22-28-7122-00-260

Name in which assessed:  
THOMAS C WIGGINS, CHERIE  
BRASSART 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 scheduled to begin at 10:00 a.m. ET, Apr 30, 2026.

Dated: Mar 12, 2026  
Phil Diamond  
County Comptroller  
Orange County, Florida  
By: K Noble  
Deputy Comptroller  
Mar. 19, 26; Apr. 2, 9, 2026

26-00896W

## FIRST INSERTION

**NOTICE OF APPLICATION**  
**FOR TAX DEED**

NOTICE IS HEREBY GIVEN that POWELL BROTHERS CAPITAL 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: 2023-9002

YEAR OF ISSUANCE: 2023

DESCRIPTION OF PROPERTY: WASHINGTON PARK SECTION ONE O/151 LOTS 6 & 7 BLK 20  
PARCEL ID # 32-22-29-9004-20-060

Name in which assessed:  
JOHNITHIA JACKSON

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, Apr 30, 2026.

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-010620-O  
**PennyMac Loan Services, LLC Plaintiff, vs. Lana Kaye Smith a/k/a Lana K. Smith; et al Defendants.**  
TO: Lana Kaye Smith a/k/a Lana K. Smith, Unknown Spouse of Lana Kaye Smith a/k/a Lana K. Smith, Freddie Alma Smith a/k/a Freddie A. Smith a/k/a Freddie Smith and Unknown Spouse of Freddie Alma Smith a/k/a Freddie A. Smith a/k/a Freddie Smith Last Known Address: 14421 Congress Street, Orlando, FL 32826

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

LOT 5, BLOCK A, BUNKER HILL SECOND SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK K, PAGE 75, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before \_\_\_\_\_, 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.

Dated on February 20, 2026.  
Tiffany Moore Russell  
As Clerk of the Court  
By /s/ Stanley Green  
Deputy Clerk  
Civil Court Seal  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
File # 25-F02599  
March 19, 26, 2026 26-00914W

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-003947-O  
**Truist Bank Plaintiff, vs. Aniel Kumar Varma a/k/a Aniel K. Varma; Unknown Spouse of Aniel Kumar Varma a/k/a Aniel K. Varma; Ravina Dhanraj; Ocoee Reserve Homeowners Association, Inc. Defendants.**

TO: Aniel Kumar Varma a/k/a Aniel K. Varma and Unknown Spouse of Aniel Kumar Varma a/k/a Aniel K. Varma Last Known Address: 2564 Ocoee Reserve Ct, Ocoee, FL 34761

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

LOT 5, OCOEE RESERVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE(S) 17, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before \_\_\_\_\_, 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.

Dated on February 20, 2026.  
Tiffany Moore Russell  
As Clerk of the Court  
By /s/ Stanley Green  
Deputy Clerk  
Civil Court Seal  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
File # 25-F01029  
March 19, 26, 2026 26-00913W

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 010490-O  
**NATBANK, N.A., Plaintiff, vs. GIBSON DIEUJUSTE, GILBERTE S. PAUYO, DEMELA MANDILLA, VENTURE AT STONEBRIDGE COMMONS CONDOMINIUM ASSOCIATION, INC., STONEBRIDGE COMMONS COMMUNITY ASSOCIATION, INC., METROWEST MASTER ASSOCIATION, INC., JOHN DOE #1, JOHN DOE #2, JANE DOE #1, JANE DOE #2 and JANE DOE #3, Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Summary Final Judgment of Foreclosure entered OCTOBER 14, 2025, in the above styled suit, I, Tiffany Moore Russell, as Clerk of the Circuit Court, will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, on the Clerk's website for on-line auctions, at 11:00 a.m., on APRIL 21, 2026, to the highest and best bidder for cash in accordance with Fla. Stat. § 45.031, the following described real property as set forth in said Final Judgment of Foreclosure, to wit:

Unit 407, Building 4, Phase 4, VENTURA AT STONEBRIDGE COMMONS, a condominium, according to the Declaration of Condominium recorded in Official Records Book 8012, Page(s) 1307, and all subsequent amendments thereto, together with an undivided share in the common

elements, of the Public Records of Orange County, Florida. Also known as 6451 Old Park Lane, Unit 407, 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. 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, Room 510, 425 North Orange Avenue, Orlando, FL 32801, 407-836-2303, fax 407-836-2204 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 5th day of March, 2026.

By: JASON B. DUBOW  
Fla. Bar No.: 856487  
Email: jason@ddwlaw.net  
DUBOW, DUBOW & WALLACE  
Attorneys for Plaintiff  
215 North Federal Highway  
Dania Beach, Florida 33004  
(954) 925-8228  
March 19, 26, 2026 26-00929W

FIRST INSERTION

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

Case No. 2025-CA-009577-O  
**EGIONS BANK, SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff, vs. ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST ERIC A. TODD; SHANNON FISHER, AS KNOWN HEIR TO THE ESTATE OF ERIC A. TODD; UNKNOWN SPOUSE OF SHANNON FISHER; ORANGE COUNTY, FLORIDA; and UNKNOWN TENANT Defendant**

NOTICE IS GIVEN pursuant to a Final Judgment dated March 11, 2026, entered in Case No. 2025-CA-009577-O, of the Circuit Court in and for Orange County, Florida, wherein ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST ERIC A. TODD, SHANNON FISHER, AS KNOWN HEIR TO THE ESTATE OF ERIC A. TODD, ORANGE COUNTY, FLORIDA, and UNKNOWN TENANT N/K/A KYLE FISHER are the Defendants, that Tiffany Moore Russell, Esq., Clerk of the Court, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Orange County, at www.orange.realforeclose.com, on MARCH 31, 2026 at 11:00 a.m., the following described real property as set forth in the Final Judgment..  
LOT 12, LESS THE WESTERLY 22.70 FEET, AND THE WESTERLY 36.70 FEET OF LOT 13,

BLOCK H, ARCADIA ACRES SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK X, PAGE 96, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

NOTICE If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Orange County Courthouse, 425 N Orange Avenue, Suite 2130, Orlando, Florida 32801, telephone 407-836-2303, within two working days of your receipt of this notice; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

/s/ Leslie S. White  
Leslie S. White, for the firm  
Florida Bar No. 521078  
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.  
Att: Leslie S. White  
Post Office Box 2346  
Orlando, FL 32802-2346  
Telephone 407-841-1200  
Facsimile 407-423-1831  
primary email: lwwhite@deanmead.com  
secondary email:  
eglynn@deanmead.com  
March 19, 26, 2026 26-00915W



**Q What is a public notice?**

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

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

**Q 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.

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**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

Call **941-906-9386**

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



118257\_V28

118257\_V28

ORANGE COUNTY

--- SALES / ACTIONS ---

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. 2023-CA-011849-O**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**  
**HERBERT L. WASHINGTON, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered on March 28, 2024, in Civil Case No. 2023-CA-011849-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Herbert L. Washington, 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 9th day of April, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 12, Grove Park at Stone Crest, according to the Plat thereof, as recorded in Plat Book 66, Pages 46 through 49, inclusive, of the Public Records of Orange Coun-

ty, Florida. Being the same premises M/I Home of Orlando, LLC conveyed unto Herbert L. Washington and Stormy C. Washington, husband and wife, by Deed dated March 26, 2007 and recorded April 6, 2007 at Book 9200 Page 924, Orange County Records.

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

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

By: /s/ Robyn Katz  
 Robyn Katz, Esq.  
 Fla. Bar No.: 146803  
 McCalla Raymer Leibert Pierce, LLC  
 Attorney for Plaintiff  
 225 East Robinson Street, Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRService@mcalla.com  
 Fla. Bar No.: 146803  
 23-05601FL  
 March 19, 26, 2026 26-00922W

FIRST INSERTION

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

**CASE NO.: 2025-CA-006886-O**  
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE2, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-WFHE2,**  
**Plaintiff, vs.**  
**DONALD WRIGHT, SR., et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 11, 2026, and entered in Case No. 2025-CA-006886-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE2, Asset-Backed Pass-Through Certificates, Series 2007-WFHE2, is the Plaintiff and Donald Wright, Sr., U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE2, Asset Backed Pass-Through Certificates, Series 2007-WFHE2, Wrenwood Condominium Association, Inc., 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 April 1, 2026 the following described property as set forth in said Final Judgment of Fore-

closure:  
 CONDOMINIUM UNIT 4812, BUILDING 4, WRENWOOD CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 8513, PAGE 2214, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
 A/K/A 4812 TANGERINE AVE UNIT 4812 WINTER PARK FL 32792

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 7 day of March, 2026.

By: /s/ Silver Jade Bohn  
 Florida Bar # 95948  
 Silver Jade Bohn, Esq.  
 ALBERTELLI LAW  
 P. O. Box 23028  
 Tampa, FL 33623  
 Tel: (813) 221-4743  
 Fax: (813) 221-9171  
 eService: servealaw@albertellilaw.com  
 IN/25-009500  
 March 19, 26, 2026 26-00963W

FIRST INSERTION

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

**CASE #:**  
**482025CA00421IA0010X**  
**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. 452025CA00421IA0010X 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 at www.myorangeclerk.realforeclose.com, 11:00 A.M., on June 16, 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 March 9, 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: answers@dallegal.com  
 7230-217982  
 March 19, 26, 2026 26-00916W

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 010493-O**  
**NATBANK, N.A.,**  
**Plaintiff, vs.**  
**GILBERTE S. PAUYO,**  
**DEMELA MANDILLA, GIBSON DIEUJUSTE, THE PALMS CLUB CONDOMINIUM ASSOCIATION, INC., ORLANDO INTERNATIONAL CENTER PROPERTY OWNERS ASSOCIATION, INC., JOHN DOE #1, JOHN DOE #2, JOHN DOE #3, JANE DOE #1 and JANE DOE #2,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Summary Final Judgment of Foreclosure entered OCTOBER 16, 2025, in the above styled suit, I, Tiffany Moore Russell, will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, on the Clerk's website for on-line auctions, at 11:00 a.m., on APRIL 21, 2026, to the highest and best bidder for cash in accordance with Fla. Stat. § 45.031, the following described real property as set forth in said Final Judgment of Foreclosure, to wit:

Unit 103, Building 2, of THE PALMS CLUB CONDOMINIUM, a condominium, according to the Declaration of Condominium recorded in Official Records Book 9007, Page(s) 2138, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Orange County, Florida.

Also known as 5566 Metrowest Boulevard Unit 2-103, Orlando, FL 32811

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 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, Room 510, 425 North Orange Avenue, Orlando, FL 32801, 407-836-2303, fax 407-836-2204 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 12th day of March, 2026.

By: JASON B. DUBOW  
 Fla. Bar No.: 856487  
 Email: jason@dwbllaw.net  
 DUBOW, DUBOW & WALLACE  
 Attorneys for Plaintiff  
 215 North Federal Highway  
 Dania Beach, Florida 33004  
 (954) 925-8228  
 March 19, 26, 2026 26-00928W

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. 2026-CA-000734-O**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARIA O. ANTONMARCHI, DECEASED;**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM B. WILLIS, DECEASED AND MARC ANTHONY WILLIS AND MANUEL SANTOS, et al.**  
**Defendant(s).**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM B. WILLIS, 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 Defen-

dants, 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 14, OAK HILL MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 39, 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 County, Florida, this 13th day of March, 2026.

Tiffany Moore Russell, Clerk of Courts  
 /s/ Rasheda Thomas  
 Deputy Clerk  
 Civil Division  
 425 N. Orange Avenue  
 Room 350  
 Orlando, Florida 32801  
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
 ATTORNEY FOR PLAINTIFF  
 6409 Congress Ave.,  
 Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: flmail@raslg.com  
 24-253394  
 March 19, 26, 2026 26-00925W

FIRST INSERTION

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

**CASE NO. 2025-CA-012722-O**  
**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-C, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-C,**  
**Plaintiff, vs.**  
**MASNOR SANON; ILANNA JEAN; JEANRY POLISSAINT, ET AL.**  
**Defendants**

To the following Defendant(s):  
 JEANRY POLISSAINT (CURRENT RESIDENCE UNKNOWN)

Last Known Address:  
 6567 MAGEE COURT,  
 ORLANDO, FL 32818  
 Additional Address:  
 1008 CANNOCK DR.,  
 KISSIMMEE, FL 34758  
 Additional Address:  
 273 TOWERVIEW DR.,  
 HAINES CITY, FL 33844-9627

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 33, OF BEL-AIRE WOODS SEVENTH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 129, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA  
 A/K/A 6567 MAGEE COURT,  
 ORLANDO FL 32818

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van

Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 4/27/2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

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

TIFFANY M. RUSSELL  
 ORANGE COUNTY CLERK OF COURT  
 By: /S/ Nancy Garcia  
 As Deputy Clerk  
 425 North Orange Avenue  
 Room 350  
 Orlando, Florida 32801  
 PHH21086-25/cam  
 March 19, 26, 2026 26-00926W

FIRST INSERTION

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

**CASE NO.: 2026-CA-000746-O**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF ROBERT W. MEYERS A/K/A ROBERT WILLIAMS MEYERS N/K/A ROBERT WILLIAMS MEYERS, et al.,**  
**Defendants.**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF ROBERT W. MEYERS A/K/A ROBERT WILLIAMS MEYERS N/K/A ROBERT WILLIAMS MEYERS  
 7978 ELMSTONE CIR,  
 ORLANDO, FL 32822

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 100, WOODSTONE SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 14-16, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 5026, FORT LAUDERDALE, FL

33310 on or before thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 12 day of MARCH, 2026.

Tiffany Moore Russell, Clerk of Courts  
 /s/ Naline S. Bahadur  
 Deputy Clerk  
 SEAL  
 Civil Division  
 425 North Orange Ave  
 Room 350  
 Orlando, FL 32801  
 De Cubas & Lewis, P.A.  
 Attorney for Plaintiff  
 P.O. BOX 5026  
 FORT LAUDERDALE, FL 33310  
 25-05675  
 March 19, 26, 2026 26-00933W

FIRST INSERTION

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

**CASE NO.: 2022-CA-002022-O**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff, vs.**  
**ROGER E. BUTTERLEY; WENDI L. BUTTERLEY A/K/A WENDI BUTTERLEY; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; GROVE PARK AT STONECREST HOMEOWNERS' ASSOCIATION, INC.; 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. An Amended Final Judgment was awarded on February 4, 2026 in Civil Case No. 2022-CA-002022-O, of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and ROGER E. BUTTERLEY; WENDI L. BUTTERLEY A/K/A WENDI BUTTERLEY; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; GROVE PARK AT STONECREST HOMEOWNERS' ASSOCIATION, INC.; 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.myorangeclerk.realforeclose.com on May 12, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 37, GROVE PARK AT STONE CREST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGES 46-49, 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 17 day of March, 2026.

Digitally Signed by Zachary Ullman  
 FBN: 106751  
 Primary E-Mail:  
 ServiceMail@aldridgepitt.com  
 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  
 113-14283B  
 March 19, 26, 2026 26-00959W

**SAVE TIME**

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

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

**Business Observer**  
 FLORIDA'S NEWSPAPER FOR THE C-SUITE  
 1/20/2026, 13:33

ORANGE COUNTY

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
PROBATE MENTAL HEALTH DIVISION  
**CASE NUMBER: 2025-CP-003006-O**  
**DIVISION 9**  
**IN RE: ESTATE OF EDWARD LITTLE, SR. Deceased.**

The administration of the estate of EDWARD LITTLE, SR., deceased, whose date of death was October 3, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the ancillary personal representative and the ancillary 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. 732.221, Florida Statutes.

The date of first publication of this notice is March 19, 2026.

**EDWARD LITTLE, JR. Ancillary Personal Representative**  
153 14th Street, Apt. 1  
Hoboken, NJ 07030  
LAUREN A. TAYLOR  
Attorney for Ancillary Personal Representative  
Florida Bar No. 93232  
BRIGHTON LAW PLLC  
701 S. Howard Ave, Suite 106-872  
Tampa, FL 33606  
Telephone: 813-305-0045  
Email: Lauren@Brightonfirm.com  
Secondary Email:  
Lawanna@Brightonfirm.com  
March 19, 26, 2026 26-00937W

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-000284-O**  
**IN RE: ESTATE OF HENRY GOYZUETA a/k/a Louis-Henry Goizueta Deceased.**

The administration of the Estate of Henry Goizueta a/k/a Louis-Henry Goizueta, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave, Suite 355, Orlando, FL 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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.

The date of first publication of this notice is March 19, 2026.

**Personal Representative: Michelle Ann Giammarinaro**  
2206 Newt St.  
Orlando, Florida 32837  
Attorney for Personal Representative: Cyrus Malhotra, Esq.  
Florida Bar Number: 0022751  
THE MALHOTRA LAW FIRM P.A.  
3903 Northdale Boulevard, Suite 100E  
Tampa, Florida 33624  
Telephone: (813) 902-2119  
Fax: (727) 290-4044  
E-Mail: filings@FLprobatesolutions.com  
Secondary E-Mail: cortney@FLprobatesolutions.com  
March 19, 26, 2026 26-00939W

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION 01  
**CASE NO.: 2026-CP-00019-O**  
**IN RE: ESTATE OF FELICIA LIVIA ALVAREZ, Deceased.**

The administration of the estate of Felicia Livia Alvarez, deceased, whose date of death was December 15, 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.

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.

The date of first publication of this notice is March 19, 2026.

**Personal Representative: Alex Fernando Alvarez**  
13782 Grunberg Avenue,  
Orlando, FL 32827  
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  
March 19, 26, 2026 26-00944W

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-000463-O**  
**IN RE: ESTATE OF LAKERIA JOHNSON, Deceased.**

The administration of the estate of LAKERIA JOHNSON, Deceased, whose date of death was December 25, 2025, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N Orange Ave #340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 19, 2026.

**Personal Representative: Sherann Peters**  
Attorney for Personal Representative: Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd.  
Suite 206  
Hollywood, Florida 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email: jennife@srblawyers.com  
March 19, 26, 2026 26-00964W

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2025-CA-012539-O**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. TANGELA CARTWRIGHT et al., Defendants.**

To: UNKNOWN TENANT IN POSSESSION 1, 1552 DUNN COVE DR, APOPKA, FL 32703  
UNKNOWN TENANT IN POSSESSION 2, 1552 DUNN COVE DR, APOPKA, FL 32703  
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 72, LAKE DOE COVE PHASE THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 133-136, INCLUSIVE, OF THE PUBLIC RE-

CORDS 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 Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before or 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 said Court on the 11 day of February, 2026.

Tiffany Moore Russell, Clerk of Courts  
/s/ Rasheda Thomas  
Deputy Clerk  
Civil Division  
425 N Orange Ave  
Room 350  
Orlando, FL 32801  
MCCALLA RAYMER LEIBERT PIERCE, LLP  
225 E. Robinson St. Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
25-14062FL  
March 19, 26, 2026 26-00919W

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-000447-O**  
**CELINK, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ISABEL WILSON, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 2, 2026, and entered in 2024-CA-000447-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein CELINK is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ISABEL WILSON, DECEASED; MIMOSE SYLVAIN; WEKIVA PRESERVE HOMEOWNERS ASSOCIATION, INC.; THE

FIRST INSERTION

UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JOAN REED WILSON; KATHARINE LAINE WILSON; PETER M. WILSON 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 April 08, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 60 OF WEKIVA PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 18 THRU 19, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 458 WEKIVA PRESERVE DRIVE, APOPKA, FL 32712

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

**IMPORTANT AMERICANS WITH DISABILITIES ACT.** If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 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 17 day of March, 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: flmail@raslg.com  
23-165773 - NaP  
March 19, 26, 2026 26-00961W

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 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 #1N/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;

HI; SILVER WOODS COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1N/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 April 13, 2026 at 11:00:00 AM EST the following described 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

FIRST INSERTION

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 9th day of March, 2026.  
Digitally Signed by Zachary Ullman  
FBN: 106751  
Primary E-Mail: ServiceMail@aldridgepите.com

**ALDRIDGE | PITE, LLP**  
Attorney for Plaintiff  
401 W. Linton Blvd.  
Suite 202-B  
Delray Beach, FL 33444  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
1100-782B  
March 19, 26, 2026 26-00912W

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 2025-CA-002264-O**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM1 TRUST Plaintiff(s), vs. ON YOUR TERMS LLC; THE 19 W PRINCETON TRUST DATED DECEMBER 1, 2021, LAND TRUST SERVICE CORPORATION, AS TRUSTEE Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, PURSUANT TO PLAINTIFF'S FINAL JUDGMENT OF FORECLOSURE ENTERED ON DECEMBER 22, 2025 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 16TH DAY OF APRIL, 2026 AT 11:00 AM ON THE FOLLOWING DESCRIBED PROPERTY AS SET FORTH IN SAID FINAL JUDGMENT OF FORECLOSURE OR ORDER, TO WIT:

LOT 11, BLOCK D, ROSEMERE ANNEX, ACCORDING TO

FIRST INSERTION

PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 133, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION AS CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1377, PAGE 189, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING THE SAME PROPERTY CONVEYED TO 19 W PRINCETON TRUST DATED DECEMBER 1, 2021, LAND TRUST SERVICE CORPORATION AS TRUSTEE BY WARRANTY DEED TO TRUSTEE FROM ON YOUR TERMS LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED DECEMBER 1, 2021, RECORDED ON FEBRUARY 9, 2022 AS INSTRUMENT 20220091465 APN: 13-22-29-7740-04110 COMMONLY KNOWN AS: 19 W PRINCETON STREET, ORLANDO, FL 32804.

Property address: 19 West Princeton Street, 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.

**AMERICANS WITH DISABILITIES ACT.** IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN A COURT

FIRST INSERTION

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. 24-008743-2  
March 19, 26, 2026 26-00935W

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 2026-CA-000005-O**  
**U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2006-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE7, Plaintiff, vs. DONNA ELAINE VIEIRA A/K/A DONNA VIEIRA; RICHARD VIEIRA; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MAJOR THOMAS HUMPHREY, JR. A/K/A MAJOR O. HUMPHREY A/K/A THOMAS HUMPHREY, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARBARA JOHN HUMPHREY A/K/A BARBARA J. HUMPHREY A/K/A BARBARA**

HUMPHREY, DECEASED; DEBRA ANNE HUMPHREY A/K/A DEBRA A. HUMPHREY A/K/A DEBRA ANN HUMPHREY; CHRISTINA LYNN POWERS, Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Major Thomas Humphrey, Jr. a/k/a Major O. Humphrey a/k/a Thomas Humphrey, deceased  
703 Snowden Street  
Ocoee, Florida 34761  
Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Barbara John Humphrey a/k/a Barbara J. Humphrey a/k/a Barbara Humphrey, deceased  
703 Snowden Street  
Ocoee, Florida 34761

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

LOT 81 BRENTWOODS HEIGHTS, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 67 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Street Address: 703 Snowden Street, Ocoee, Florida 34761  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weis-

FIRST INSERTION

berg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, 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 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 on 3/11, 2026.  
Tiffany Moore Russell, Clerk of Courts (SEA): By: /s/ Brian Williams  
Deputy Clerk  
Civil Division  
425 N Orange Ave  
Room 350  
Orlando, FL 32801  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place,  
Suite A  
West Palm Beach, FL 33407  
Telephone: (561) 713-1400  
FLpledging@MWC-law.com  
File#:25-400393  
March 19, 26, 2026 26-00918W

ORANGE COUNTY

--- ESTATE / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.: 2025-CP-004012-O**  
IN RE: The Estate of **NAOMI KITNER, Deceased.**

The administration of the Estate of NAOMI KITNER 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 Orange County Courthouse, 425 N. Orange Ave., Orlando, FL 32801. The names and addresses of the personal representatives and the personal representatives' attorneys 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 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 732.221, 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 March 19, 2026.

**Personal Representative:**  
**Michael Kitner**  
25 Upper Loudon Rd.  
Albany, NY 12211  
Attorney for Personal Representative:  
/s/ Lisa R. Patten, Esquire  
Florida Bar No. 894222  
Patten Law Firm, LLC  
7575 Dr. Phillips Blvd.,  
Suite 250  
Orlando, FL 32819  
Telephone (407) 226-9115  
lpatten@pattendlawfirm.com  
March 19, 26, 2026 26-00940W

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-000542-O**  
Division PROBATE  
IN RE: ESTATE OF  
**HUBERT NORMAN GONSALVES Deceased.**

The administration of the estate of Hubert Norman Gonsalves, deceased, whose date of death was July 6, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 March 19, 2026.

**Personal Representative:**  
**Christopher N. Gonsalves**  
3724 Landlubber St.  
Orlando, Florida 32812  
Attorney for Personal Representative:  
Elizabeth Bertrand, Esq.  
E-mail Addresses:  
elizabeth@palumbobertrand.com,  
eservice@palumbobertrand.com  
Florida Bar No. 97814  
Palumbo & Bertrand, P.A.  
2500 S. Bumby Avenue,  
Orlando, FL 32806  
Orlando, Florida 32806  
Telephone: (407) 960-2835  
March 19, 26, 2026 26-00942W

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 2026-CP-000695-O**  
IN RE: ESTATE OF  
**EVA JANE BRUMFIELD, Deceased.**

The administration of the estate of EVA JANE BRUMFIELD, deceased, whose date of death was September 18, 2025, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N Orange Ave #340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 19, 2026.

**THERESA HOLLAND, Personal Representative**  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, Florida 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
March 19, 26, 2026 26-00949W

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2026-CP-000781-O**  
IN RE: ESTATE OF  
**MARIA ALCIVAR, Deceased.**

The administration of the estate of MARIA ALCIVAR, deceased, whose date of death was February 5, 2026, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N Orange Ave #340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 19, 2026.

**Manuel Alcivar**  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, Florida 33020  
Telephone: (954)767-3399  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
March 19, 26, 2026 26-00950W

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-006744-O**  
**S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4N,**  
**Plaintiff, vs.**  
**NADIA S. KHAN; ANEEZA KHAN; SHAHABADEEN KHAN; BIBI A. KHAN A/K/A BIBI KHAN; BLACK LAKE PARK HOMEOWNERS' ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.;**  
**Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated February 25, 2026, and entered in Case No. 2025-CA-006744-O, of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4N (hereafter "Plaintiff"), is Plaintiff and NADIA S. KHAN; ANEEZA KHAN; SHAHABADEEN KHAN; BIBI A. KHAN A/K/A BIBI KHAN; BLACK LAKE PARK HOMEOWNERS' ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., 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 at 11:00 a.m., on the 14TH day of APRIL, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 265, OF BLACK LAKE PARK, PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE(S) 4 THROUGH 8, 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

first appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Dated this 13th day of March, 2026.

/s/ MARK ELLA  
Mark C. Elia, Esq.  
Florida Bar #: 695734  
VAN NESS LAW FIRM, PLLC  
1239 E. Newport Center Drive,  
Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlaw.com  
PHH20804-25/sap  
March 19, 26, 2026 26-00927W

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-007465 #35**

**HOLIDAY INN CLUB VACATIONS INCORPORATED**

**Plaintiff, vs.**

**BRIGGS ET AL.,**

**Defendant(s).**

COUNT	DEFENDANTS	Type/Points/Contract#
I	EDITH SUSAN BRIGGS A/K/A EDITH S BRIGGS JODY RAY BRIGGS A/K/A JODY BRIGGS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JODY RAY BRIGGS A/K/A JODY BRIGGS	SIGNATURE / 45000/ 6810307
III	DENISE DUARTE DA COSTA LEONEL RICARDO FRANCISCO MIRANDA	STANDARD / 150000/ 7034563
IV	WALTER ARMANDO FLETES COCA FRANCIS SOVEIDA FLAMENCO OSORIO DE FLETES	STANDARD / 30000/ 6680702
V	JAMES EUGENE GHORMLEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JAMES EUGENE GHORMLEY BILLIE SUE GHORMLEY A/K/A BILLIE SUE GHORMLEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BILLIE SUE GHORMLEY A/K/A BILLIE SUE GHORMLEY	STANDARD / 60000/ 6701249
VI	MICAELA HAWN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MICAELA HAWN	STANDARD / 30000/ 7000652
VII	RICH MCKEEL JACOB MERISSA NELISHA JACOB	STANDARD / 150000/ 6949310
VIII	RODRIGO HUGO MIRANDA OYARZUN	STANDARD / 60000/ 6950735
X	TANYA MICHELLE PECK-DEVENPORT JORDAN KYLE DEVENPORT	SIGNATURE / 45000/ 6912338
XI	MITCHELL DIAMOND TROTT DIANA LOUISE TROTT	SIGNATURE / 50000/ 6623224
XII	SUSAN L. WANDLING AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SUSAN L. WANDLING	SIGNATURE / 45000/ 6626412

Notice is hereby given that on 4/15/26 at 11:00 a.m. Eastern time at www.myorangeclerk.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-007465 #35. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

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

DATED this 12th day of March, 2026.

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

JERRY E. ARON, PA  
801 Northpoint Parkway, Suite 64  
West Palm Beach, FL 33407  
Telephone (561) 478-0511  
jaron@aronlaw.com  
tsforeclosures@aronlaw.com  
March 19, 26, 2026 26-00932W

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-008448 #35**

**HOLIDAY INN CLUB VACATIONS INCORPORATED**

**Plaintiff, vs.**

**MARCUS ET AL.,**

**Defendant(s).**

COUNT	DEFENDANTS	WEEK/UNIT
I	SHARON A. MARCUS	43/004201
II	MONTISELDON HUNTER A/K/A MONTISELDON HUNTER SR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MONTISELDON HUNTER A/K/A MONTISELDON HUNTER SR.	31/003045
III	SILVERSTAR COMMUNICATIONS INC, A NEW YORK CORPORATION	50/004206
IV	MAYA DEVI SINGH	50/004239
V	CARLENE SPENCE CARTER M. SPENCE FRANK J HELLER A/K/A FRANCIS JOSEPH HELLER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF FRANK J. HELLER A/K/A FRANCIS JOSEPH HELLER	1/000470
VI	ADEL O. THABET	32/004256

Notice is hereby given that on 4/22/26 at 11:00 a.m. Eastern time at www.myorangeclerk.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property:

Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 7, page 59, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

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

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2025-CA-008448 #35. 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 17th day of March, 2026.

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

JERRY E. ARON, PA  
801 Northpoint Parkway, Suite 64  
West Palm Beach, FL 33407  
Telephone (561) 478-0511  
jaron@aronlaw.com  
tsforeclosures@aronlaw.com  
March 19, 26, 2026 26-00960W

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-007469 #33**

**CASCADE FUNDING LP SERIES 14**

**Plaintiff, vs.**

**ABOU ZAD ET AL.,**

**Defendant(s).**

COUNT	DEFENDANTS	Type/Points/Contract#
I	RAGAA ABOU ZAD AHMED MOHAMED ELHUSSEINY A.M.A. MOSTAFA	STANDARD / 100000/ 6962720
III	QUENTIN KENTE' CARTER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF QUENTIN KENTE' CARTER	STANDARD / 100000/ 6950499
IV	STEPHEN CHRISTOPHER GILBERT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF STEPHEN CHRISTOPHER GILBERT	SIGNATURE / 45000/ 6918497
V	MAGDALENA MARIA JALOCHA ABOUBAKR RHOUNIM	STANDARD / 400000/ 6949233
VII	JEREMY N. RENAUD-CAMELLO	STANDARD / 30000/ 6962303

Notice is hereby given that on 4/1/26 at 11:00 a.m. Eastern time at www.myorangeclerk.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-007469 #33. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

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 16th day of March, 2026.

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

JERRY E. ARON, PA  
801 Northpoint Parkway, Suite 64  
West Palm Beach, FL 33407  
Telephone (561) 478-0511  
jaron@aronlaw.com  
tsforeclosures@aronlaw.com  
March 19, 26, 2026 26-00931W



# SAVE TIME

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

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



**CHECK OUT YOUR LEGAL NOTICES**



floridapublicnotices.com

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

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

**CIVIL DIVISION**  
**CASE NO.: 2025-CA-010148-O**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**HELVA RIVERA, et al.,**  
**Defendants.**  
TO: UNKNOWN SPOUSE OF  
CARLOS DEJESUS  
502 DORADO AVE, ORLANDO, FL  
32807

YOU ARE NOTIFIED that an action  
for Foreclosure of Mortgage on the fol-  
lowing described property:  
LOT 44, BLOCK G, REPLAT  
MONTEREY SUBDIVISION  
UNIT 2, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
T, PAGE(S) 55, OF THE PUB-  
LIC RECORDS OF ORANGE  
COUNTY, FLORIDA.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it, on De Cubas  
& Lewis, P.A., Attorney for Plaintiff,  
whose address is PO BOX 5026, FORT  
LAUDERDALE, FL 33310 on or before  
\_\_\_\_, a date at least thirty (30) days af-  
ter the first publication of this Notice in  
the (Please publish in BUSINESS OB-  
SERVER) and file the original with the  
Clerk of this Court either before service

on Plaintiff's attorney or immediately  
thereafter; otherwise a default will be  
entered against you for the relief de-  
manded in the complaint.

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

WITNESS my hand and the seal of  
this Court this 6th day of March, 2026.  
Tiffany Moore Russell, Clerk of Courts  
/s/ Stanley Green  
Deputy Clerk  
Civil Division  
425 N Orange Ave Room 350  
Orlando, FL 32801

25-02020  
March 12, 19, 2026 26-00881W

SECOND INSERTION

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

**CASE NO.:**  
**2026-CA-000154-O**  
**DIVISION: 37**  
**SOMERSET CROSSING**  
**HOMEOWNERS ASSOCIATION,**  
**INC., a Florida not-for-profit**  
**corporation,**  
**Plaintiff, vs.**  
**GASTON NICOLAS GONZALEZ**  
**Defendant,**  
TO: GASTON NICOLAS GONZALEZ  
3833 Plainview Dr  
Orlando, FL 32824

YOU ARE NOTIFIED that an action  
to enforce a lien on the following prop-  
erty in Orange County, Florida:

LOT 135, SOMERSET CROSS-  
INGS TRACT F REPLAT, AC-  
CORDING TO THE MAP OR  
PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 98, PAGE(S)  
56 THROUGH 62, INCLUSIVE,  
OF THE PUBLIC RECORDS OF  
ORANGE COUNTY, FLORIDA.  
Parcel I.D. No.:  
28-24-30-7626-01-350  
a/k/a 3833 Plainview Dr

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on Shannon L.  
Zetrouer, Esq., the Plaintiff's attorney,  
whose address is 4100 Central Avenue,

St. Petersburg, FL 33711 on or before  
30 days from the first date of publica-  
tion, (no later than 30 days from the  
date of first publication of this notice  
of action), and to file the original of the  
written defenses with the clerk of this  
court either before service or immedi-  
ately thereafter. Failure to serve and  
file written defenses as required may  
result in a judgment or order for the re-  
lief demanded, without further notice.  
Publishing is to take place for two (2)  
consecutive weeks.

If you are a person with a disabili-  
ty who needs an accommodation in order  
to participate in this proceeding, you are  
entitled, at no cost to you, to the pro-  
vision of certain assistance. Please contact:  
ADA Coordinator, Human Resources,  
Orange County Courthouse, 425 N. Or-  
ange Avenue, Suite 510, Orlando, Flori-  
da, (407) 836-2303, fax: 407-836-2204  
(voice) Or 711 for the hearing impaired.  
Contact should be initiated at least seven  
days before the scheduled court appear-  
ance, or immediately upon receiving this  
notification if the time before the sched-  
uled appearance is less than seven days.

Signed on this 03/09/2026.  
Tiffany Moore Russell  
Clerk Of Courts  
/S/ Naline S. Bahadur  
Deputy Clerk  
CIVIL DIVISION  
425 North Orange Ave.  
Room 310  
Orlando, Florida 32801  
March 12, 19, 2026 26-00885W

SECOND INSERTION

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

**CIVIL ACTION**  
**CASE NO.: 2025-CA-008467-O**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.**  
**NATY PAO AKA NATY Y. PAO, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursu-  
ant to a Final Judgment of Foreclosure  
dated February 19, 2026, and entered  
in Case No. 2025-CA-008467-O of the  
Circuit Court of the Ninth Judicial  
Circuit in and for Orange County,  
Florida in which U.S. Bank National  
Association, is the Plaintiff and Naty  
Pao aka Naty Y. Pao, United States of  
America Acting through Secretary of  
Housing and Urban Development,  
Florida Housing Finance Corpora-  
tion, Pleasant Gardens Homeowners  
Association, Inc., 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 April 2, 2026 the following  
described property as set forth in said  
Final Judgment of Foreclosure:

LOT 8, PLEASANT GARDENS,  
ACCORDING TO THE MAP  
OR PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 49,  
PAGES 40 AND 41, OF THE  
PUBLIC RECORDS OF OR-  
ANGE COUNTY, FLORIDA.  
A/K/A 262 PLEASANT GDNS  
DR 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 before the  
Clerk reports the surplus as unclaimed.

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

Dated this 03 day of March, 2026.  
By: /s/ Silver Jade Bohn  
Florida Bar #95948  
Silver Jade Bohn, Esq.

ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
IN/25-011185  
March 12, 19, 2026 26-00858W

SECOND INSERTION

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

**CASE NO. 2022-CA-003757-O**  
**FLAGSTAR BANK, N.A.,**  
**Plaintiff, vs.**  
**JASMINE REY; RICKY J.**  
**TEXIDOR; HUNTER'S TRACE**  
**COMMUNITY ASSOCIATION,**  
**INC.; UNKNOWN TENANT NO.**  
**1; UNKNOWN TENANT NO. 2;**  
**AND ALL UNKNOWN PARTIES**  
**CLAIMING INTERESTS BY,**  
**THROUGH, UNDER OR AGAINST**  
**A NAMED DEFENDANT TO**  
**THIS ACTION, OR HAVING OR**  
**CLAIMING TO HAVE ANY RIGHT,**  
**TITLE OR INTEREST IN THE**  
**PROPERTY HEREIN DESCRIBED,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN PUR-  
SUANT TO THE SUMMARY FINAL  
JUDGMENT OF FORECLOSURE  
DATED FEBRUARY 27, 2026, AND  
ENTERED IN CASE NO. 2022-CA-  
003757-O OF THE CIRCUIT COURT  
IN AND FOR ORANGE COUNTY,  
FLORIDA, WHEREIN FLAGSTAR  
BANK, N.A. IS PLAINTIFF AND  
JASMINE REY; RICKY J. TEXIDOR;  
HUNTER'S TRACE COMMUNITY  
ASSOCIATION, INC.; UNKNOWN  
TENANT NO.1; UNKNOWN TENANT  
NO. 2; AND ALL UNKNOWN PAR-  
TIES CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO THIS  
ACTION, OR HAVING OR CLAIM-  
ING TO HAVE ANY RIGHT, TITLE  
OR INTEREST IN THE PROPERTY  
HEREIN DESCRIBED, ARE DE-  
FENDANTS, TIFFANY MOORE  
RUSSELL, CLERK OF THE CIR-  
CUIT COURT, WILL SELL TO THE  
HIGHEST AND BEST BIDDER FOR  
CASH WWW.MYORANGECLERK.  
REALFORECLOSE.COM, 11:00 A.M.,  
ON MAY 6, 2026, THE FOLLOWING  
DESCRIBED PROPERTY AS SET  
FORTH IN SAID ORDER OR FINAL  
JUDGMENT, TO-WIT:

LOT 162, HUNTER'S TRACE-  
UNIT THREE, ACCORD-

ING TO THE MAP OR PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 14, PAGES 78 AND  
79, OF THE PUBLIC RECORDS  
OF ORANGE COUNTY, FLOR-  
IDA.

Property address: 9923 Castl-  
eton Street; Orlando, FL 32817  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS  
AS UNCLAIMED. THE COURT, IN  
ITS DISCRETION, MAY ENLARGE  
THE TIME OF THE SALE. NOTICE  
OF THE CHANGED TIME OF SALE  
SHALL BE PUBLISHED AS PROVID-  
ED HEREIN.

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

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

DATED March 5, 2026.  
By: /s/ Kathleen Achille  
Kathleen Achille  
Florida Bar No.: 166200  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700

Diaz Anselmo Lindberg P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1463-185060 / GS1  
March 12, 19, 2026 26-00863W

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. 2021-CA-010776-O**  
**NATIONSTAR MORTGAGE LLC**  
**D/B/A CHAMPION MORTGAGE**  
**COMPANY,**  
**Plaintiff, vs.**  
**EDWARD LEE WILLIAMS, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pur-  
suant to a Final Judgment of Fore-  
closure dated May 07, 2023, and en-  
tered in 2021-CA-010776-O of the  
Circuit Court of the Ninth Judicial  
Circuit in and for Orange County,  
Florida, wherein MORTGAGE AS-  
SETS MANAGEMENT, LLC is the  
Plaintiff and EDWARD LEE WIL-  
LIAMS; UNKNOWN SPOUSE OF  
EDWARD LEE WILLIAMS N/K/A  
ELIZABETH WILLIAMS; UNITED  
STATES OF AMERICA ON BEHALF  
OF THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT;  
LAUREL HILLS CONDOMINIUM  
ASSOCIATION, INC.; MIDLAND  
FUNDING LLC are the Defend-  
ant(s). Tiffany Moore Russell as the  
Clerk of the Circuit Court will sell to  
the highest and best bidder for cash at  
www.myorangeclerk.realforeclose.  
com, at 11:00 AM, on April 02, 2026,  
the following described property as  
set forth in said Final Judgment, to  
wit:

UNIT 7212 LAUREL HILLS  
CONDOMINIUM, A CON-  
DOMINIUM, ACCORDING  
TO THE DECLARATION OF  
CONDOMINIUM RECORD-  
ED IN OFFICIAL RECORD  
BOOK 9454, PAGE 4389, AND  
ANY AMENDMENTS MADE  
THERE TO, OF THE PUB-  
LIC RECORDS OF ORANGE  
COUNTY, FLORIDA.

Property Address: 7212 BAL-  
BOA DRIVE UNIT #7212, OR-  
LANDO, 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 in ac-  
cordance with Florida Statutes, Section  
45.031.

IMPORTANT  
AMERICANS WITH DISABILITIES  
ACT. If you are a person with a disabili-  
ty who needs any accommodation in order  
to participate in a court proceeding  
or event, you are entitled, at no cost to  
you, to the provision of certain assis-  
tance. 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; or in Osceola County: ADA  
Coordinator, Court Administration,  
Osceola County Courthouse, 2 Court-  
house Square, Suite 6300, Kissimmee,  
FL 34741, (407) 742-2417, fax 407-835-  
5079, at least 7 days before your sched-  
uled court appearance, or immediately  
upon receiving notification if the time  
before the scheduled court appearance  
is less than 7 days. If you are hearing  
or voice impaired, call 711 to reach the  
Telecommunications Relay Service.

Dated this 9 day of March, 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: flmail@raslg.com  
21-008410 - NaP  
March 12, 19, 2026 26-00883W

SECOND INSERTION

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

**CASE NO. 2025-CA-009242-O**  
**UMB BANK, NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS LEGAL TITLE TRUSTEE**  
**OF PRL TRUST TITLE TRUST I,**  
**Plaintiff, vs.**  
**ALANRE PROPERTY, INC.;**  
**REBECCA PATRICIA AGRAMONTE**  
**ROSALES; THE GROVE RESORT**  
**AND SPA HOTEL CONDOMINIUM**  
**II ASSOCIATION, INC.; UNKNOWN**  
**PERSON IN POSSESSION OF THE**  
**SUBJECT PROPERTY; GREGORIO**  
**ALBERTO AGRAMONTE BELTZ,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursu-  
ant to a Final Judgment of Foreclosure  
dated January 29, 2026 and entered in  
Case No. 2025-CA-009242-O, of the Circuit  
Court of the 9th Judicial Circuit in and  
for ORANGE County, Florida, wherein  
UMB BANK, NATIONAL ASSOCI-  
ATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS LEGAL  
TITLE TRUSTEE OF PRL TRUST  
TITLE TRUST I is Plaintiff and RE-  
BECCA PATRICIA AGRAMONTE  
ROSALES; UNKNOWN PERSON  
IN POSSESSION OF THE SUBJECT  
PROPERTY; GREGORIO ALBER-  
TO AGRAMONTE BELTZ; ALANRE  
PROPERTY, INC.; THE GROVE  
RESORT AND SPA HOTEL CONDO-  
MINIUM II ASSOCIATION, INC.; are  
defendants. TIFFANY MOORE RUS-  
SELL, the Clerk of the Circuit Court,  
will sell to the highest and best bid-  
der for cash BY ELECTRONIC SALE  
AT: WWW.MYORANGECLERK.  
REALFORECLOSE.COM, at 11:00  
A.M., on April 1, 2026, the following  
described property as set forth in said

Final Judgment, to wit:  
UNIT 2227 OF THE DECLA-  
RATION OF CONDOMINIUM  
OF THE GROVE RESORT AND  
SPA HOTEL CONDOMINIUM  
II, AS RECORDED UNDER  
INSTRUMENT 20190396158,  
OF THE PUBLIC RECORDS OF  
ORANGE COUNTY, FLOR-  
IDA, TOGETHER WITH AN  
UNDIVIDED INTEREST IN  
THE COMMON ELEMENTS  
THERE TO.

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 ac-  
commodation 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 Co-  
ordinator, 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 notifi-  
cation if the time before the scheduled  
appearance is less than 7 days; if you are  
hearing or voice impaired, call 711.

Dated this 10th day of March 2026.  
By: 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.: 25-01233 SM, LLC  
March 12, 19, 2026 26-00891W

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-007466 #48**

**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff,**  
**vs.**  
**KUMOI ET AL.,**  
**Defendant(s).**  
COUNT DEFENDANTS Type/Points/Contract#  
II CARLOS AUGUSTO MADEIRA  
GODOY TATIANA SOUZA DA  
MOTA STANDARD / 60000/ 6637086  
IV GILBERTO ROMERO  
MARTINEZ AZALIA CRUZ  
DOMINGUEZ STANDARD / 50000/ 6663122  
V RODERICK SANTAMENA  
ROXAS STANDARD / 40000/ 6996580  
VI TERRI SAMS AND ANY AND  
ALL UNKNOWN HEIRS,  
DEVISEES AND OTHER  
CLAIMANTS OF TERRI SAMS STANDARD / 40000/ 6878525

Notice is hereby given that on 4/8/26 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 INTEREST of the following described property:

Interest(s) as described above in the Orange Lake Land Trust ("Trust") evi-  
denced for administrative, assessment and ownership purposes by points, as  
described above, which Trust was created pursuant to and further described in  
that certain Trust Agreement for Orange Lake Land Trust dated December  
15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a  
Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations  
Incorporated, a Delaware corporation, a Delaware corporation, and Orange  
Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as  
such agreement may be amended and supplemented from time to time ("Trust  
Agreement"), a memorandum of which is recorded in Official Records Docu-  
ment 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 ("Memoran-  
dum 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-007466 #48.  
Any person claiming an interest in the surplus from the sale, if any, other than  
the property owner as of the date of the lis pendens must file a claim within 1 year  
after the sale.

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

DATED this 5th day of March, 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  
March 12, 19, 2026 26-00824W

SECOND INSERTION

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

**CASE NO.: 2020-CA-002602-O**  
**BANKUNITED N.A.,**  
**Plaintiff, v.**  
**THE UNKNOWN HEIRS,**  
**DEVISEES, GRANTEEES,**  
**ASSIGNEES, CREDITORS,**  
**LIENORS AND TRUSTEES**  
**OF ROOSEVELT AUSTIN,**  
**DECEASED; UNKNOWN**  
**SPOUSE OF ROOSEVELT**  
**AUSTIN; GWEDOLYN AUSTIN**  
**AS POTENTIAL HEIR TO**  
**THE ESTATE OF ROOSEVELT**  
**AUSTIN; ROLANDA AUSTIN**  
**AS POTENTIAL HEIR TO**  
**THE ESTATE OF ROOSEVELT**  
**AUSTIN; ROOSEVELT AUSTIN,**  
**III AS POTENTIAL HEIR TO**  
**THE ESTATE OF ROOSEVELT**  
**AUSTIN; THE CLERK OF THE**  
**9TH JUDICIAL CIRCUIT FOR**  
**ORANGE COUNTY, FLORIDA; 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 pur-  
suant to an Order dated February  
10, 2026 entered in Civil Case No.  
2020-CA-002602-O in the Circuit  
Court of the Ninth Judicial Circuit in  
and for Orange County, Florida, where-  
in BANKUNITED N.A., Plaintiff and  
THE UNKNOWN HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES, CREDI-  
TORS, LIENORS AND TRUSTEES  
OF ROOSEVELT AUSTIN, DE-  
CEASED; UNKNOWN SPOUSE OF  
ROOSEVELT AUSTIN; GWEDOLYN  
AUSTIN AS POTENTIAL HEIR TO  
THE ESTATE OF ROOSEVELT AUS-  
TIN; ROLANDA AUSTIN AS PO-  
TENTIAL HEIR TO THE ESTATE  
OF ROOSEVELT AUSTIN; ROOS-  
EVELT AUSTIN, III AS POTENTIAL  
HEIR TO THE ESTATE OF ROOS-  
EVELT AUSTIN; THE CLERK OF  
THE 9TH JUDICIAL CIRCUIT FOR  
ORANGE COUNTY, FLORIDA; ALL  
UNKNOWN PARTIES CLAIMING  
INTERESTS BY, THROUGH, UN-  
DER OR AGAINST A NAMED DE-  
FENDANT TO THIS ACTION, OR  
HAVING OR CLAIMING TO HAVE

ANY RIGHT, TITLE OR INTEREST  
IN THE PROPERTY HEREIN DE-  
SCRIBED; UNKNOWN TENANT #1,  
are defendants, Tiffany Moore Russell,  
Clerk of Court, will sell the property at  
www.myorangeclerk.realforeclose.com  
beginning at 11:00 AM on April 8, 2026  
the following described property as set  
forth in said Final Judgment, to-wit:

LOT 2, BLOCK L, WESTSIDE  
MANOR, SECTION 2, ACCORD-  
ING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK W,  
PAGE 101 OF THE PUBLIC RE-  
CORDS OF ORANGE COUNTY,  
FLORIDA

Property Address: 120 Wilmer  
Avenue, Orlando, FL 32811  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.

THE COURT, IN ITS DISCRETION,  
MAY ENLARGE THE TIME OF THE  
SALE. NOTICE OF THE CHANGED  
TIME OF SALE SHALL BE PUB-  
LISHED AS PROVIDED HEREIN.

IF YOU ARE A PERSON WITH  
A DISABILITY WHO NEEDS ANY  
ACCOMMODATION IN ORDER TO  
PARTICIPATE IN A COURT PRO-  
CEEDING OR EVENT, YOU ARE  
ENTITLED, AT NO COST TO YOU,  
TO THE PROVISION OF CERTAIN  
ASSISTANCE. PLEASE CONTACT:  
ADA COORDINATOR, HUMAN  
RESOURCES, ORANGE COUNTY  
COURTHOUSE, 425 N. ORANGE  
AVENUE, SUITE 510, ORLANDO,  
FLORIDA, (407) 836-2303, FAX:  
407-836-2204; AT LEAST 7 DAYS BE-  
FORE YOUR SCHEDULED COURT  
APPEARANCE, OR IMMEDIATELY  
UPON RECEIVING NOTIFICA-  
TION IF THE TIME BEFORE YOUR  
SCHEDULED COURT APPEARANCE  
IS LESS THAN 7 DAYS. IF YOU ARE  
HEARING IMPAIRED OR VOICE  
IMPAIRED, CALL 711 TO REACH  
THE TELECOMMUNICATIONS RE-  
LAY SERVICE.

/s/ Jordan Wainstein  
Jordan Wainstein, FBN: 1039538  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
File No: CMF20015-JMV  
March 12, 19, 2026 26-00865W

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-007466 #48**

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

COUNT	DEFENDANTS	Type/Points/Contract#
VII	BERNICE GENEVA SULLIVAN-BRYANT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BERNICE GENEVA SULLIVAN-BRYANT	STANDARD / 50000/ 6847162</

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2025-CA-004629-O**  
**SELENE FINANCE, LP,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,**

**LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA E. ADAMS A/K/A PATRICIA ADAMS, DECEASED, DECEASED, et al.**  
**Defendant(s),**  
TO: SHARON ADAMS,  
Whose Residence Is: 608 S Texas Avenue, Orlando, FL 32805  
and who is evading service of process and all parties claiming an interest by, through, under or against the Defen-

tant(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:  
THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ORANGE, STATE OF FLORIDA TO-

WIT:  
LOT 7, BLOCK "E", LUOLA TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "T", PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days

from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
WITNESS my hand and the seal of this Court at County, Florida, this 5th day of March, 2026.  
Tiffany Moore Russell, Clerk of Courts  
/s/ Stanley Green

Deputy Clerk  
Civil Division  
425 N. Orange Avenue Room 350  
Orlando, Florida 32801  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 CONGRESS AVENUE, SUITE 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-272889  
March 12, 19, 2026 26-00869W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.  
**CASE NO.:**  
**2025-CA-012074 #34**  
**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs.**  
**HJULSTROM et al.,**  
**Defendant(s).**

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.

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.  
**CASE NO.:**  
**2025-CA-012074 #34**  
**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs.**  
**HJULSTROM et al.,**  
**Defendant(s).**

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.

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.  
**CASE NO.:**  
**2025-CA-012074 #34**  
**HOLIDAY INN CLUB VACATIONS INCORPORATED**  
**Plaintiff, vs.**  
**HJULSTROM et al.,**  
**Defendant(s).**

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.

**NOTICE OF ACTION**  
Count V  
To: Quality Truck Parts LLC and Gregory S Ferrier 24 Longmeadow Ln 25117 May St Niles, MI 49120 Edwardsburg, MI 49112 and all parties claiming interest by, though, under or against Defendant(s) QUALITY TRUCK PARTS LLC and GREGORY S FERRIER and all parties having or claiming to have any right, title or interest in the property herein described:

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.

**NOTICE OF ACTION**  
Count IV  
To: Gordon R Mountford and Anne K Mountford 63 Birkdale 139 Ardleigh Green Rd Bexhill-On-Sea, Essex TN39 3L Hornchurch, Essex RM112lf United Kingdom United Kingdom and all parties claiming interest by, though, under or Against Defendants Gordon R Mountford and Anne K Mountford and all parties having or claiming to have any right, title or interest in the property herein described:

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.

**NOTICE OF ACTION**  
Count II  
To: Daniel Marchesin and Mariuccia De Marchesin Carrera 22 Esq. Calle 36 Rectificadora N. Barquisimeto Lara 3001 Venezuela and all Parties Claiming Interest by, though, under or against Defendants Daniel Marchesin and Mariuccia De Marchesin and all parties having or claiming to have any right, title or interest in the property herein described:

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:**  
38/003019  
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 recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with

February 25, 2026  
TIFFANY MOORE RUSSELL  
CLERK OF THE CIRCUIT COURT  
ORANGE COUNTY, FLORIDA  
By /s/ Stanley Green  
Deputy Clerk  
425 North Orange Ave.  
Suite 310  
Orlando, Florida 32801  
March 12, 19, 2026 26-00823W

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:  
**WEEK/UNIT:**  
15/03133  
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 recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with

03/05/2026  
TIFFANY MOORE RUSSELL  
CLERK OF THE CIRCUIT COURT  
ORANGE COUNTY, FLORIDA  
By /s/ Naline S. Bahadur  
Deputy Clerk  
425 North Orange Ave.  
Suite 310  
Orlando, Florida 32801  
March 12, 19, 2026 26-00822W

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:  
**WEEK/UNIT:**  
51/004314  
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 recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with

February 25, 2026  
TIFFANY MOORE RUSSELL  
CLERK OF THE CIRCUIT COURT  
ORANGE COUNTY, FLORIDA  
By /s/ Stanley Green  
Deputy Clerk  
425 North Orange Ave.  
Suite 310  
Orlando, Florida 32801  
March 12, 19, 2026 26-00820W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 2025-CA-008072-O**  
**LOANDEPOT.COM, LLC,**  
**Plaintiff,**  
**vs.**  
**MARIA CRISTINA SAN PEDRO CROUSILLAT; UNKNOWN SPOUSE OF MARIA CRISTINA SAN PEDRO CROUSILLAT; GREENS AT FOREST LAKE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendant(s).**

said Final Judgment, to wit:  
LOT 46 OF GREENS AT FOREST LAKE -PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE(S) 9-14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**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-001692-O**  
**BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, v.**  
**JBET FINANCIAL SOLUTIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.**

BOOK L, PAGE 89, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 1826 Gadsen Blvd, Orlando, FL 32812  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

**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-007513-O**  
**PLANET HOME LENDING, LLC,**  
**Plaintiff, vs.**  
**QAIM ORTIZ, et al.**  
**Defendant(s).**

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.

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 4th day of March 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.: 25-01216 LND  
March 12, 19, 2026 26-00827W

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.  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 18, 2026 and entered in Case No. 2025-CA-008072-O, of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and MARIA CRISTINA SAN PEDRO CROUSILLAT; UNKNOWN SPOUSE OF MARIA CRISTINA SAN PEDRO CROUSILLAT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; GREENS AT FOREST LAKE HOMEOWNERS ASSOCIATION, INC.; 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 March 30, 2026, the following described property as set forth in

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 9th day of March, 2026.  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail:  
Matthew@HowardLawFL.com  
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  
March 12, 19, 2026 26-00864W

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 9th day of March, 2026.  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail:  
Matthew@HowardLawFL.com  
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  
March 12, 19, 2026 26-00864W

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 28, 2026, and entered in 2025-CA-007513-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and QAIM ORTIZ 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 March 30, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOT 123, TOWNS AT AVALON RIDGE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGES 13 THROUGH 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
Property Address: 12031 WHITE WAVE PT, 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

Dated this 9 day of March, 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: flmail@raslg.com  
25-316886 - MaM  
March 12, 19, 2026 26-00884W

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-001651-O**  
**LONGBRIDGE FINANCIAL, LLC,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CORDELE MCDUFFIE, DECEASED. et al.**  
**Defendant(s),**  
TO: CARLA COLLEEN LEONARD, UNKNOWN SPOUSE OF CARLA COLLEEN LEONARD,

AND SAID EXHIBITS TO THE AFORESAID DECLARATION RECORDED IN CONDOMINIUM EXHIBIT BOOK 2, PAGE 40, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION AND SAID EXHIBITS THERETO.  
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 Avenue, 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.

**NOTICE OF ACTION**  
Count III  
To: Evelyn Moses and Leon Bemby and any and all Unknown Heirs, Devisees and Other Claimants of Leon Bemby 8610 Beaver Creek Dr 821 S14th St Charlotte, NC 28269 Newark, NJ 07108 and all Parties claiming interest by, though, under or Against Defendants Evelyn Moses And Leon Bemby And Any And All Unknown Heirs, Devisees And Other Claimants of Leon Bemby and all parties having or claiming to have any right, title or interest in the property herein described:

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.

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE NO.:**  
**2023CA012330**  
**O.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V,**  
**Plaintiff,**  
**vs.**  
**ADAM TAZI, et al,**  
**Defendant(s).**

DO, FL 32837 (the "Property").  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.  
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 30, 2025  
By: /s/ Rebecca E. Smith  
Jason Duggar, Esq.  
FL Bar No.: 83813  
Christophal Hellewell, Esq.  
FL Bar No.: 114230  
Any A. Macias, Esq.  
FL Bar No.: 0458600  
Tara Rosenfeld, Esq.  
FL Bar No.: 59454  
Johanni Fernandez-Marmol, Esq.  
FL Bar No.: 1055042  
Jimmy Edwards, Esq.  
FL Bar No.: 1069865  
Rebecca E. Smith, Esq.  
FL Bar No.: 1069865  
Spencer Gollahon, Esq.  
FL Bar No.: 647799  
fcpleadings@ghidottiberger.com  
GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
March 12, 19, 2026 26-00826W

whose residence is unknown 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, ACCORDING TO THE FLOOR PLAN WHICH IS PART OF THE PLAT PLAN AND SURVEY WHICH ARE EXHIBITS "A" AND "B" TO THE DECLARATION OF RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS, PARK LAKE TOWNHOUSES, PHASE II, INC., A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2388, PAGE 417, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

WITNESS my hand and the seal of this Court at County, Florida, this 26th day of February, 2026.  
Tiffany Moore Russell, Clerk of Courts  
/s/ Rasheda Thomas  
Deputy Clerk  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-268038  
March 12, 19, 2026 26-00868W

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:  
**WEEK/UNIT:**  
40/000059  
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 recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple ab-

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.  
February 25, 2026.  
TIFFANY MOORE RUSSELL  
CLERK OF THE CIRCUIT COURT  
ORANGE COUNTY, FLORIDA  
By /s/ Stanley Green  
Deputy Clerk  
425 North Orange Ave.  
Suite 310  
Orlando, Florida 32801  
March 12, 19, 2026 26-00821W

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 7, 2025 and entered in Case No. 2023CA012330 in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein ADAM TAZI AND MOHAMMED TAZI, et al., are the Defendants. The Clerk of the Court, TIFFANY MOORE RUSSELL, will sell to the highest bidder for cash at https://myorangeclerk.realforeclose.com on April 15, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:  
LOT 6, FIRST REPLAT OF A PORTION OF HUNTER'S CREEK - TRACT 240, A SUB-DIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 24, AT PAGE(S) 76-77, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
PARCEL ID:  
33-24-29-3805-00060  
COMMONLY KNOWN AS:  
3232 TIMUCUA CIRCLE, ORLANDO, FLORIDA 32837 and commonly known as: 3232 TIMUCUA CIRCLE, ORLAN-

March 12, 19, 2026 26-00821W

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS / SALES ---

SECOND 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. 48-2024-CA-004116-O CROSSCOUNTRY MORTGAGE, LLC, Plaintiff,**

**vs. REGIS SMITH, et al., Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 14, 2024 in Civil Case No. 48-2024-CA-004116-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC is Plaintiff and Regis

Smith, 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 30th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 171, Rybolt Reserve - Phase 2, according to the plat thereof as recorded in Plat Book 56, Pages 121 and 122, Public Records of Orange County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you

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

By: /s/Robyn Katz  
Robyn Katz, Esq.  
Fla. Bar No.: 146803  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSERVICE@mcCALLA.COM  
Fla. Bar No.: 146803  
23-07510FL  
March 12, 19, 2026 26-00830W

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

GENERAL JURISDICTION DIVISION  
**CASE NO. 2014-CA-008596-O WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE TO MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2006-HE1, Plaintiff, vs. MISTY DAVIS, DONOVAN DAVIS, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to Amended Final Judgment of Foreclosure dated September 15, 2021, and entered in 2014-CA-008596-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE TO MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2006-HE1 is the Plaintiff and DONOVAN DAVIS; MISTY DAVIS are the Defendant(s).

SECOND INSERTION

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 April 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK "B", PINE HILLS MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGES 132 AND 133, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. A.P.N. #: 07-22-29-6974-02060  
Property Address: 3817 WHITE HERON DR, ORLANDO, FL 32808

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

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

Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.  
Dated this 10 day of March, 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  
17-088387 - Eue  
March 12, 19, 2026 26-00892W

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-010076-O PennyMac Loan Services, LLC, Plaintiff, vs. Charlene Redmond, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025-CA-010076-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Charlene Redmond; Clerk of the Court, Orange County, Florida 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 27th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK "B", WESTWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "X", PAGE 129 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TAX ID: 13-22-28-9238-02-040  
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 9th day of March 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 # 25-F02736  
March 12, 19, 2026 26-00862W

SECOND INSERTION

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

**File No. 2026 CP 000369-O IN RE ESTATE OF: John Nazareth Iafrae Deceased.**

The administration of the estate of John Nazareth Iafrae, deceased, whose date of death was November 16, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by the creditor or a beneficiary as specified under s. 732.221.

The date of the first publication of this notice is March 12, 2026.

**Personal Representative:**  
Joshua Iafrae  
2836 Camomile Drive  
Orlando, FL 32837  
Attorney for Personal Representative:  
Jennifer R. Bondy  
Attorney  
Florida Bar Number: 105461  
Bondy Law, P.A.  
815 N. Magnolia Ave.  
Orlando, FL 32803  
Telephone: (407) 720-9350  
E-Mail: jennifer@bondylaw  
March 12, 19, 2026 26-00833W

SECOND INSERTION

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

**File No. 2026-CP-000605-O IN RE ESTATE OF: CONNIE SUE ALDRIDGE Deceased.**

The administration of the estate of Connie Sue Aldridge, deceased, whose date of death was December 22, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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. 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 the first publication of this notice is March 12, 2026.

**Personal Representative:**  
/s/ Clyde Ray Aldridge Sr  
Clyde Ray Aldridge Sr  
25448 Bartholomew Street  
Christmas, Florida 32709  
Attorney for Personal Representative:  
/s/ Bradley J Busbin  
Bradley J. Busbin  
E-mail Address:  
brad@busbinlaw.com  
Florida Bar No. 127504  
Busbin Law Firm, P.A.  
2295 S. Hiwassee Rd., Suite 207  
Orlando, Florida 32835  
Telephone: (407) 955-4595  
March 12, 19, 2026 26-00834W

SECOND INSERTION

**NOTICE OF SALE 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, ET AL; Defendants**

NOTICE IS HEREBY GIVEN that, in accordance with the Order granting plaintiff's motion to cancel and re-schedule foreclosure sale dated February 03, 2026, the Clerk of the Circuit Court for Orange County will sell to the highest and best bidder for cash beginning on March 31, 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  
March 12, 19, 2026 26-00866W

SECOND INSERTION

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

**CASE NO.: 2024-CA-005199-O PHH MORTGAGE CORPORATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ANTONIA RIVERA, DECEASED; et al., Defendant(s).**

TO: Jose Hernandez, Jr.  
Last Known Residence:  
2400 Colton Drive Orlando, FL 32822  
TO: Brenda Lee Hernandez  
Last Known Residence:  
2400 Colton Drive Orlando, FL 32822  
TO: Fofi Hernandez  
Last Known Residence:  
2400 Colton Drive Orlando, FL 32822  
TO: Peter Badillo Martinez  
Last Known Residence:  
2400 Colton Drive Orlando, FL 32822

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida:  
LOT 10, BLOCK A, AZALEA PARK SECTION 33, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 35, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITTE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 days from the first date of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
Dated on March 5, 2026.

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

1395-1181B  
March 12, 19, 2026 26-00860W

SECOND INSERTION

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

CIVIL DIVISION  
**CASE NO. 2025-CA-009609-O FINANCE OF AMERICA REVERSE LLC, Plaintiff,**

**vs. GERALD REAGAN; UNKNOWN SPOUSE OF GERALD REAGAN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; CHANCELLORS ROW HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 17, 2026 and entered in Case No. 2025-CA-009609-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is Plaintiff and GERALD REAGAN; UNKNOWN SPOUSE OF GERALD REAGAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; CHANCELLORS ROW HOMEOWNERS ASSOCIATION, INC.; 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 March 30, 2026, the following described property as set forth in said Final Judgment, to wit:

SEE EXHIBIT A EXHIBIT A to the MORTGAGE made on August 22, 2023, by Gerald Reagan, a single man ("Borrower") to Mortgage Elec-

tronic Registration Systems, Inc. ("MERS") ("Mortgagee"). The Property is located in the county of Orange, state of Florida, described as follows:

Legal Description of Property: Lot 8-D, CHANCELLORS ROW PHASE I, according to the plat thereof, as recorded in Plat Book 13, Page 123, Public Records of Orange County, Florida. LESS and EXCEPT that part of Lot 8-D lying within the following described boundaries: Commence on the North line of the South 1/2 of Section 15 Township 22 South, Range 31 East, Orange County, Florida, at a point 1349.01 feet, North 89 degrees 03 minutes 47 seconds East of the Northwest corner of said South 1/2 of Section 15, said point being on the center line of survey of State Road 434 (Alafaya Trail), Project Section 75037-2501; thence North 0 degrees 25 minutes 43 seconds East along said survey line 230.15 feet for the point of beginning; thence continue North 0 degrees 25 minutes 43 seconds East along said survey line 640.60 feet; thence North 89 degrees 24 minutes 49 seconds West, 61.28 feet to a point lying 61 feet Westerly of the center line of construction of State Road 434 as shown on Department of Transportation Right-of-Way map, Project Section 75037-2501, said point being the beginning of a curve concave Westerly having a radius of 30,632.49 feet; thence along a line 61 feet Westerly of and parallel with said center line of construction, from a chord bearing of South 01 degrees 00 minutes 57 seconds West, run Southerly along the arc of said curve through a central angle of 0 degrees 41 minutes 32 seconds, a distance of 370.07 feet to a point of reverse curve concave Easterly, having a radius of 15,271.12 feet; thence, from a

chord bearing of South 0 degrees 54 minutes 05 seconds West, run Southerly along the arc of said curve through a central angle of 0 degrees 55 minutes 16 seconds, a distance of 245.52 feet for the end of said curve; thence South 3 degrees 07 minutes 44 seconds West, 31.96 feet to North right-of-way line of Graduate Court, a 60 foot platted street; thence South 89 degrees 24 minutes 49 seconds East along said North right-of-way line and the Easterly extension thereof, 87.08 feet to the point of beginning. Parcel Identification Number: 15-22-31-1245-00084 APN/Parcel ID: 15-22-31-1245-00084

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 4th day of March 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.: 25-01414 CLNK  
March 12, 19, 2026 26-00828W

SECOND INSERTION

**NOTICE OF ACTION FOR Petition to Determine Parental Responsibility and Establish Parenting Plan**

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

**Case No.: 2023-DR-005541-O Division: 47**

Daniella Alcalá Fernandez  
Petitioner,  
and  
Jordi Canales Perez,  
Respondent.

TO: Jordi Canales Perez  
35163 Cres Creek Dr  
Zephyrhills FL 33541  
YOU ARE NOTIFIED that an action for Parental Responsibility and Parenting Plan has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Daniella Alcalá Fernandez, whose address is 6323 Southbridge St., Windermere, FL, 34786, by and through the undersigned attorney, on or before 04/23/26, and file the original with the Clerk of this Court at Orange County Courthouse located at 425 N. Orange Avenue, Orlando FL 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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 Mailing and E-mailed address. (You may file Notice, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.  
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
DATED: 03/06/2026  
TIFFANY M. RUSSELL  
CLERK OF THE CIRCUIT COURT  
By: Clatie Y. Wise, Deputy Clerk  
March 12, 19, 26; April 2, 2026  
26-00880W

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-010927-O Freedom Mortgage Corporation Plaintiff, vs. Asher Dan C. Murray; et al Defendants.**

TO: Asher Dan C. Murray and Stacey Ann Kenisha Murray  
Last Known Address: 7921 Riffle Lane, Orlando, FL 32818

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

LOT 106, OF ROBINSON HILLS UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 1, 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 Orlando F. Amador, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before \_\_\_\_\_, 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.  
Dated on February 26, 2026.

Tiffany Moore Russell  
As Clerk of the Court  
By: /s/ Stanley Green  
Deputy Clerk  
Civil Court Seal  
Civil Division  
425 N. Orange Avenue  
Room 350  
Orlando, Florida 32801  
File # 25-F03275  
March 12, 19, 2026 26-00861W

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA**

PROBATE DIVISION  
**File No. 2026-CP-000691-O IN RE: ESTATE OF SYBIL CHRISTINE REGAULT, Deceased.**

TO: Chad Anderson  
Khadija Anderson  
(Address Unknown)  
YOU ARE NOTIFIED that a Petition for Administration, Notice of Administration, Petition to Waive Bond of Personal Representative, and Inventory have been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address is: Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 2501 Hollywood Blvd. Suite 206, Hollywood, FL 33020 on or before 20 days from the date of this publication, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

The date of the first publication of this notice is March 12, 2026.

**Attorney for Personal Representative:**  
Law Offices of Scott R. Bugay, P.A.  
2501 Hollywood Blvd.  
Suite 206  
Hollywood, FL 33020  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
March 12, 19, 2026 26-00890W

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 03/27/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1989 SUNC mobile home bearing vehicle identification numbers FLFLK32A11103SC and FLFLK32B11103SC and all personal items located inside the mobile home. Last Tenant: Larry Allan Steele, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devises of Larry Allan Steele, Unknown Party or Parties in Possession and Margaret Jean Nelson, as Possible Heir. Sale to be held at: Gulfstream Harbor, 4505 Old Goldenrod Road, Orlando, Florida 32822, 407-965-2836.  
March 12, 19, 2026 26-00879W

SECOND INSERTION

Orange County is pleased to announce to all health and human services 501(c)(3) nonprofit agencies located in Orange County and offering services for at least one (1) year that the Orange County Citizens' Commission for Children's Citizens' Review Panel for Human Services (CRPHS) is issuing Requests for Proposals (RFP) for terms January 1, 2027 - December 31, 2027 (Children's Services Funding) and October 1, 2026 - September 30, 2027 (Traditional CRP Funding, Neighborhood Center for Families Funding and Citizens Safety Task Force Funding). The Requests for Proposals include services for children, youth, and family programs to benefit the residents of Orange County.  
Orange County Citizens' Commission for Children is pleased to announce the opening of the Spring 2026 Citizens' Review Panel for Human Services (CRPHS) Fund Distribution Process on March 16, 2026.  
March 12, 19, 2026 26-00855W

**PUBLISH YOUR LEGAL NOTICE**  
Call 941-906-9386 and select the appropriate County name from the menu option  
or email legal@businessobserverfl.com  
**Business Observer**

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2026-CP-000246-O**  
IN RE: ESTATE OF JOANNE L. CARLOW  
**Deceased.**  
The administration of the estate of Joanne L. Carlow, deceased, whose date of death was March 10, 2024, 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, 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 March 12, 2026.  
**Personal Representative:**  
**Annette M. Carlow**  
33 Vichy Dr.,  
Saratoga Springs, New York 12866  
Attorney for Personal Representative:  
/s/ Desiree Sanchez  
Desiree Sanchez  
Florida Bar Number: 10082  
SANCHEZ LAW GROUP PA  
605 E. Robinson Street,  
Suite 650  
Orlando, FL 32801  
Telephone: (407) 500-4444  
Fax: (407) 236-0444  
E-Mail: desiree@sanchezlaw.com  
Secondary E-Mail:  
info@sanchezlaw.com  
Attorney for Personal Representative  
March 12, 19, 2026 26-00889W

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File Number: 2026-CP-000678-O**  
In Re The Estate Of:  
**MAMIE A. SLAYTON, Deceased.**  
A Petition for Summary Administration of the Estate of Mamie A. Slayton, deceased, File Number 2026-CP-000678-O, has commenced in the Probate Division of the Circuit Court, Orange County, Florida, the address of which is 425 N. Orange Avenue, Suite 335, Orlando, FL 32801. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.  
All creditors of the decedent, and other persons having claims or demands against the decedent's estate on whom a copy of this notice has been served must file their claims with this Court at the address set forth above WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THIS NOTICE AS SET FORTH BELOW OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON SUCH CREDITOR.  
All other creditors or persons having claims or demands against decedent's estate on whom a copy of this notice has not been served must file their claims with this Court at the address set forth above WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS

PER FLORIDA STATUTE 605.0503(4).  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 10th day of March, 2026.  
By: /s/ Brian R. Hummel  
BRIAN R. HUMMEL, ESQ.  
FLORIDA BAR #46162  
WRIGHT LAW GROUP, PLLC  
382 NE 191st Street  
PMB 84356  
Miami, FL 33179  
Tel: (813) 553-6843  
E-mail for service: FLservice@replevinlawfirm.com  
March 12, 19, 2026 26-00893W

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File Number: 2026-CP-000678-O**  
In Re The Estate Of:  
**MAMIE A. SLAYTON, Deceased.**  
A Petition for Summary Administration of the Estate of Mamie A. Slayton, deceased, File Number 2026-CP-000678-O, has commenced in the Probate Division of the Circuit Court, Orange County, Florida, the address of which is 425 N. Orange Avenue, Suite 335, Orlando, FL 32801. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.  
All creditors of the decedent, and other persons having claims or demands against the decedent's estate on whom a copy of this notice has been served must file their claims with this Court at the address set forth above WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THIS NOTICE AS SET FORTH BELOW OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON SUCH CREDITOR.  
All other creditors or persons having claims or demands against decedent's estate on whom a copy of this notice has not been served must file their claims with this Court at the address set forth above WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File Number: 2026-CP-000678-O**  
In Re The Estate Of:  
**MAMIE A. SLAYTON, Deceased.**  
A Petition for Summary Administration of the Estate of Mamie A. Slayton, deceased, File Number 2026-CP-000678-O, has commenced in the Probate Division of the Circuit Court, Orange County, Florida, the address of which is 425 N. Orange Avenue, Suite 335, Orlando, FL 32801. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.  
All creditors of the decedent, and other persons having claims or demands against the decedent's estate on whom a copy of this notice has been served must file their claims with this Court at the address set forth above WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THIS NOTICE AS SET FORTH BELOW OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON SUCH CREDITOR.  
All other creditors or persons having claims or demands against decedent's estate on whom a copy of this notice has not been served must file their claims with this Court at the address set forth above WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File Number: 2026-CP-000678-O**  
In Re The Estate Of:  
**MAMIE A. SLAYTON, Deceased.**  
A Petition for Summary Administration of the Estate of Mamie A. Slayton, deceased, File Number 2026-CP-000678-O, has commenced in the Probate Division of the Circuit Court, Orange County, Florida, the address of which is 425 N. Orange Avenue, Suite 335, Orlando, FL 32801. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.  
All creditors of the decedent, and other persons having claims or demands against the decedent's estate on whom a copy of this notice has been served must file their claims with this Court at the address set forth above WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THIS NOTICE AS SET FORTH BELOW OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON SUCH CREDITOR.  
All other creditors or persons having claims or demands against decedent's estate on whom a copy of this notice has not been served must file their claims with this Court at the address set forth above WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE AS

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA  
**CASE No.: 2026-CA-002345-O**  
**GALILEO MP INVEST LLC, A FLORIDA LIMITED LIABILITY COMPANY, Plaintiff, vs. THE ESTATE OF CATHERINE MOSES, A/K/A CATHERINE JENKINS; and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CATHERINE MOSES, A/K/A CATHERINE JENKINS, Defendant.**  
TO: THE ESTATE OF CATHERINE MOSES, A/K/A CATHERINE JENKINS; and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CATHERINE MOSES, A/K/A CATHERINE JENKINS  
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Orange County, Florida:  
West 1/2 of 11, Block B, Town of Oakland, according to the map or plat thereof, as recorded in Plat Book B, Page(s) 99 and 100, of the Public Records of Orange County, Florida. Parcel ID Number: 20-22-27-6108-6112  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 30 days from the first date of publication, 2026, 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 10 day of March 2026.  
Tiffany Moore Russell  
As Clerk of the Court  
By: /s/ Naline S. Bahadur  
As Deputy Clerk  
Civil Division  
425 N Orange Ave  
Orlando, FL 32801  
March 12, 19, 26; April 2, 2026 26-00882W

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**Case No. 2026-CA-000985-O**  
**Fifth Third Bank, National Association Plaintiff, vs. Robert Lee Roddy; et al Defendants.**  
TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Willie D. Wright a/k/a Willie D. Wright, Sr. a/k/a Willie Wright, Deceased  
Last Known Address: Unknown  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida:  
LOT 7, BLOCK O, WESTSIDE MANOR SECTION 2, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 101, PUBLIC RECORDS OF

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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2025-CP-003973-O**  
IN RE: ESTATE OF TOINETTE MARQUETA LAKE a/k/a TOINETTE CLARKE a/k/a TOINETTE LAKE a/k/a TOINETTE M. LAKE,  
**Deceased.**  
The administration of the estate of Toinette Marqueta Lake a/k/a Toinette Clarke a/k/a Toinette Lake, deceased, whose date of death was September 17, 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, 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 March 12, 2026.  
**Personal Representative:**  
**Shana Nintochka Clarke**  
3137 TCU Blvd.  
Orlando, Florida 32817  
FAMILY FIRST FIRM  
Counsel for Personal Representatives  
/s/ Ryan Saboff  
Ryan J. Saboff, Esquire  
Florida Bar Number: 1010852  
Christopher F. Torchia, Esquire  
Florida Bar Number: 270120  
1030 W. Canton Ave., Suite 102  
Winter Park, FL 32789  
Telephone: (407) 574-8125  
Fax: (407) 476-1101  
E-Mail: ryan.saboff@familyfirstfirm.com  
E-Mail: chris.torchia@familyfirstfirm.com  
Secondary E-Mail: probate@familyfirstfirm.com  
March 12, 19, 2026 26-00888W

**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. 2026-CA-000985-O**  
**Fifth Third Bank, National Association Plaintiff, vs. Robert Lee Roddy; et al Defendants.**  
TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Willie D. Wright a/k/a Willie D. Wright, Sr. a/k/a Willie Wright, Deceased  
Last Known Address: Unknown  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida:  
LOT 7, BLOCK O, WESTSIDE MANOR SECTION 2, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 101, 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 Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before XXXXXX, 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.  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS  
DATED on March 5, 2026  
Tiffany Russell  
As Clerk of the Court  
By /s/ Takianna Dierker  
Deputy Clerk  
Julie York, Esquire,  
Brock & Scott, PLLC,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F02684  
March 12, 19, 2026 26-00832W

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2025-CA-006836-O**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JAVIER CHAVEZ, et al., Defendants.**  
TO: JAVIER CHAVEZ, 103 PINE ST, ORLANDO, 32824  
JESSICA AMIRA CHAVEZ A/K/A JESSICA CHAVEZ, 103 PINE ST, ORLANDO, 32824  
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 6, ESTATES AT SAWGRASS PLANTATION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGE(S) 59, OF THE PUB-

LIC RECORDS OF ORANGE COUNTY, FLORIDA. has been filed against you and you are required to a copy of your written defenses, if any, to it on Charles P. Gufford, McCalla Raymer Leibert Pierce, LLP, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before or 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 said Court on the 19th day of February, 2026.  
Tiffany Moore Russell, Clerk of Courts  
By /s/ Lauren Scheidt  
Deputy Clerk  
Civil Division  
425 N Orange Ave  
Room 350  
Orlando, FL 32801  
MCCALLA RAYMER LEIBERT PIERCE, LLP  
225 E. Robinson St. Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
25-12470FL  
March 12, 19, 2026 26-00829W

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 2022-CC-014013-O**  
DIVISION: 74 (WISH)  
**WELLS FARGO BANK NATIONAL DIVERSITAS HOLDINGS, LLC, Plaintiff, -vs.- QUALICAR SERVICE CENTER CO, et al., Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered on April 15, 2025 and the Order Granting Plaintiff's Ex Parte Motion to Reschedule Foreclosure Sale entered on February 20, 2026, in Case No. 2022-CC-014013-O, of the County Court of the NINTH Judicial Circuit in and for ORANGE County, Florida, wherein QUALICAR SERVICE CENTER CO, JULIO COELHO, and 100% BOBCAT, LLC, are the defendants. I will sell to the highest and best bidder for cash online at www.orange.realforeclose.com at 11:00 AM on the 21st day of April 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:  
100% INTEREST IN THE OWNERSHIP OF 100% BOBCAT, LLC, A FLORIDA LIMITED LIABILITY COMPANY,

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY  
CASE NO. 2025-CA-003690-O  
**TRSTE LLC., AS TRUSTEE OF THE DATED MARCH 7, 2024, Plaintiff, vs. CASANDRA CONILOGUE, et al., Defendant.**  
NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 11, 2026 in Civil Case No. 2025-CA-003690-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein TRSTE LLC., AS TRUSTEE OF THE 619 BOARDMAN LAND TRUST DATED MARCH 7, 2024 is Plaintiff and CASANDRA CONILOGUE, et al., are Defendants.  
The Clerk of Court, Tiffany Moore Russell, Esq., will sell to the highest and best bidder for cash at www.myorangelclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
THE EAST 50 FEET OF THE WEST 100 FEET OF LOT 3, BOARDMAN'S ADDITION TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE(S) 116, 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, must file a claim before the clerk reports the surplus as unclaimed.  
If you are an individual with a disability who requires an accommodation to participate in this proceeding, you are entitled to certain assistance at no cost. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, or call (407) 836-2303 within two (2) working days of receiving this notice. If you are hearing or voice impaired, please call 1-800-955-8771.  
March 12, 19, 2026 26-00832W

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY  
CASE NO. 2025-CA-003690-O  
**TRSTE LLC., AS TRUSTEE OF THE DATED MARCH 7, 2024, Plaintiff, vs. CASANDRA CONILOGUE, et al., Defendant.**  
NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 11, 2026 in Civil Case No. 2025-CA-003690-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein TRSTE LLC., AS TRUSTEE OF THE 619 BOARDMAN LAND TRUST DATED MARCH 7, 2024 is Plaintiff and CASANDRA CONILOGUE, et al., are Defendants.  
The Clerk of Court, Tiffany Moore Russell, Esq., will sell to the highest and best bidder for cash at www.myorangelclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
THE EAST 50 FEET OF THE WEST 100 FEET OF LOT 3, BOARDMAN'S ADDITION TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE(S) 116, 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, must file a claim before the clerk reports the surplus as unclaimed.  
If you are an individual with a disability who requires an accommodation to participate in this proceeding, you are entitled to certain assistance at no cost. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, or call (407) 836-2303 within two (2) working days of receiving this notice. If you are hearing or voice impaired, please call 1-800-955-8771.  
March 12, 19, 2026 26-00832W

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2025-CA-009770-O**  
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2025-NQM1, Plaintiff, vs. MATTHEW ROSS ZSAFRAN A/K/A MATTHEW ZSAFRAN A/K/A MATHEW ROSS ZSAFRAN, et al., Defendants.**  
TO: MATTHEW ROSS ZSAFRAN A/K/A MATTHEW ZSAFRAN A/K/A MATHEW ROSS ZSAFRAN  
158 WARD DRIVE,  
WINTER PARK, FL 32789  
ANDREA ZSAFRAN  
158 WARD DRIVE,  
WINTER PARK, FL 32789  
UNKNOWN TENANT IN POSSESSION 1  
158 WARD DRIVE,  
WINTER PARK, FL 32789  
UNKNOWN TENANT IN POSSESSION 2  
158 WARD DRIVE,  
WINTER PARK, FL 32789  
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 7 AND THE NORTH 20 FEET OF LOT 8, BLOCK E, SYLVAN LAKE SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK N PAGE 48, 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 Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before \_\_\_\_\_ or 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 said Court on the 05 day of MARCH, 2026.  
Tiffany Moore Russell, Clerk of Courts  
/s/ Naline S. Bahadur  
Deputy Clerk  
Civil Division  
425 N Orange Ave  
Room 350  
Orlando, FL 32801  
MCCALLA RAYMER LEIBERT PIERCE, LLP  
225 E. Robinson St. Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
25-13509FL  
March 12, 19, 2026 26-00867W

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2023-CA-013771-O**  
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. TARA LAMANTIA, et al, Defendant(s).**  
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 2nd 2026, and entered in Case No. 2023-CA-013771-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, is the Plaintiff and Tara LaMantia, United States of America Acting through Administrator of the Small Business Administration, Ashlin Park Homeowners Association, Inc., Aqua Finance, Inc, Unknown Party#1 N/K/A Mario Peters, are defendants, the Orange County Clerk of the Circuit Court will sell to the highest and best bidder for cash in or online at www.myorangelclerk.realforeclose.com, Orange County, Florida at 11:00am on the April 9, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 141 OF ASHLIN PARK PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE (S) 144, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
A/K/A 11806 WATER RUN ALY WINDERMERE FL 34786  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
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 03 day of March, 2026.  
By: /s/ Silver Jade Bohn  
Florida Bar #95948  
Silver Jade Bohn, Esq.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743 Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
IN/23-003324  
March 12, 19, 2026 26-00859W

SECOND 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. 2025-CA-000976-O**  
**DATA MORTGAGE, INC DBA ESSEX MORTGAGE, Plaintiff, vs. LEGNA L CAMACHO SOTO A/K/A LEGNA L CAMACHO, et al., Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 12, 2026 in Civil Case No. 2025-CA-000976-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein DATA MORTGAGE, INC DBA ESSEX MORTGAGE is Plaintiff and Legna L Camacho Soto a/k/a Legna L Camacho, et al., are Defendants. The Clerk of Court, TIFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangelclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 31st day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 11, VILLAGE B, AVALON LAKES PHASE 3, VILLAGES A & B, according to plat thereof as recorded in Plat Book 58, Page 81 through 86, inclusive, 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  
23-0827FL  
March 12, 19, 2026 26-00831W

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2025-CA-009770-O**  
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2025-NQM1, Plaintiff, vs. MATTHEW ROSS ZSAFRAN A/K/A MATTHEW ZSAFRAN A/K/A MATHEW ROSS ZSAFRAN, et al., Defendants.**  
TO: MATTHEW ROSS ZSAFRAN A/K/A MATTHEW ZSAFRAN A/K/A MATHEW ROSS ZSAFRAN  
158 WARD DRIVE,  
WINTER PARK, FL 32789  
ANDREA ZSAFRAN  
158 WARD DRIVE,  
WINTER PARK, FL 32789  
UNKNOWN TENANT IN POSSESSION 1  
158 WARD DRIVE,  
WINTER PARK, FL 32789  
UNKNOWN TENANT IN POSSESSION 2  
158 WARD DRIVE,  
WINTER PARK, FL 32789  
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 7 AND THE NORTH 20 FEET OF LOT 8, BLOCK E, SYLVAN LAKE SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK N PAGE 48, 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 Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before \_\_\_\_\_ or 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 said Court on the 05 day of MARCH, 2026.  
Tiffany Moore Russell, Clerk of Courts  
/s/ Naline S. Bahadur  
Deputy Clerk  
Civil Division  
425 N Orange Ave  
Room 350  
Orlando, FL 32801  
MCCALLA RAYMER LEIBERT PIERCE, LLP  
225 E. Robinson St. Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
25-13509FL  
March 12, 19, 2026 26-00867W

**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. 2023-CA-013771-O**  
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. TARA LAMANTIA, et al, Defendant(s).**  
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 2nd 2026, and entered in Case No. 2023-CA-013771-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida in which US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, is the Plaintiff and Tara LaMantia, United States of America Acting through Administrator of the Small Business Administration, Ashlin Park Homeowners Association, Inc., Aqua Finance, Inc, Unknown Party#1 N/K/A Mario Peters, are defendants, the Orange County Clerk of the Circuit Court will sell to the highest and best bidder for cash in or online at www.myorangelclerk.realforeclose.com, Orange County, Florida at 11:00am on the April 9, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 141 OF ASHLIN PARK PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE (S) 144, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
A/K/A 11806 WATER RUN ALY WINDERMERE FL 34786  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner

ORANGE COUNTY  
SUBSEQUENT INSERTIONS

--- ESTATE / ACTIONS ---

SECOND INSERTION

**SUMMONS - CIVIL**  
DISTRICT COURT  
CLARK COUNTY, NEVADA  
CASE NO: A-25-912588-C  
DEPARTMENT 5  
MARK A. KIRKORSKY, P.C.  
Stephen R. Kopolow, Esq.  
Bar Number 8533  
8020 W. Sahara Ave. Suite 225  
Las Vegas, NV 89117  
888-519-2173  
nvlegal@makpc.com  
Attorney for Plaintiff  
AHERN RENTALS, INC.,  
Plaintiff, vs.  
RANDALL MECHANICAL, INC.  
Defendant.

**NOTICE! YOU HAVE BEEN SUED. THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 20 DAYS. READ THE INFORMATION BELOW.**

**TO THE DEFENDANT(S):** A civil Complaint has been filed by the Plaintiff(s) against you for the relief set forth in the Complaint.  
1. If you intend to defend this lawsuit, within 20 days after this Summons is served on you, exclusive of the day of service, you must do the following:  
(a) File with the Clerk of this Court, whose address is shown below, a formal written response to the Complaint in accordance with the rules of the Court, with the appropriate filing fee.  
(b) Serve a copy of your response upon the attorney whose name and address is shown below.  
2. Unless you respond, your default will be entered upon application of the

Plaintiff(s) and failure to so respond will result in a judgment of default against you for the relief demanded in the Complaint, which could result in the taking of money or property or other relief requested in the Complaint.  
3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time.  
4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission members and legislators each have 45 days after service of this Summons within which to file an Answer or other responsive pleading to the Complaint.  
NOTE: When service is by publication, add a brief statement of the object of the action.  
See Nevada Rules of Civil Procedure 4(b).

STEVEN D. GRIERSON  
CLERK OF THE COURT  
Emily Casimiro  
Deputy Clerk  
Date 2/15/2025  
Regional Justice Center  
200 Lewis Avenue  
Las Vegas, NV 8915

Submitted by:  
By: /s/ Stephen R. Kopolow, Esq.  
Mark A. Kirkorsky, P.C.  
Stephen R. Kopolow, Esq.  
Bar Number 8533  
8020 W. Sahara Ave. Suite 225  
Las Vegas, NV 89117  
888-519-2173  
nvlegal@makpc.com  
Attorney for Plaintiff  
Mar. 12, 19, 26; April 2, 9, 2026  
26-00857W

FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA  
CASE No.: 2026-CA-000059-0  
**1102 HOFFNER LAND TRUST, CHARLENE L. OLDS, AS TRUSTEE OF THE OLDS REVOCABLE LIVING TRUST, DATED NOVEMBER 17, 2000, CHARLES L. OLDS, II, AS TRUSTEE OF THE OLDS FAMILY TRUST, DATED MARCH 24, 1997, PRISCILLA L. BECKHAM AND MARK A. BECKHAM, Plaintiff, vs. MARY PERKINS AND THE ESTATE OF JESSE DELOACH, Defendant.**  
TO: THE ESTATE OF JESSE DELOACH.  
YOU ARE NOTIFIED that an action to partition on the following real property in Orange County, Florida:  
LOTS 12 AND 13, OF J.A. WILKES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 79, OF

THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. A/K/A 1102 HOFFNER AVE, ORLANDO, FL 32809.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 30 days from the first date of publication, 2026, 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 19th day of February, 2026.  
TIFFANY MOORE RUSSELL  
As Clerk of the Court  
By: /s/ Lauren Scheidt  
As Deputy Clerk  
Civil Division  
425 N Orange Ave  
Orlando, FL 32801  
Feb. 26; Mar. 5, 12, 19, 2026  
26-00681W

THIRD INSERTION

**NOTICE OF ACTION FOR PUBLICATION**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA  
CASE NO.: 25001682DR  
IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR PROPOSED ADOPTION OF MINOR CHILD: GABRIEL MCALLISTER ELLIS, Minor Child.  
TO: REYNALDO PACHECO  
Last known address: 462 Declaration Dr., Orlando, FL 32809  
Hispanic Male, age- 50, hair- Black, eyes- Brown, height - 5'6" Child born 08/15/2009 in Orange County, FL  
YOU ARE NOTIFIED that an action for Termination of Parental Rights and Adoption by Stepparent has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on MELISSA CASCIOLA, ESQUIRE, of JODAT LAW GROUP, P.A., Petitioner's attorney, whose address is Jodat Law Group, 2620 S. Tamiami Trail, Suite 200, Sarasota, Florida 34239, on or before APRIL 3, 2026, and file the original with the clerk of this court at Charlotte County Clerk of Court, 350 East Marion Avenue, Punta Gorda, Florida 33950, either

before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.  
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. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.  
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
DATED this 25 day of February 2026.  
CLERK OF THE CIRCUIT COURT  
Deputy Clerk  
Invoice Melissa Casciola, Esq.  
2620 S. Tamiami Trail  
Ste 200  
Sarasota, FL 34239  
March 5, 12, 19, 26, 2026  
26-00749W

FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA  
CASE No.: 2025-CA-012823-0  
**FLTR LLC AS TRUSTEE OF THE 4905 BURGUNDY LAND TRUST, Plaintiff, vs. ORRETTE CARTER AND THE UNKNOWN HEIRS AND/OR DEVISEES OF THE ESTATE OF HOWARD ROSE, Defendant.**  
TO: THE UNKNOWN HEIRS AND/OR DEVISEES OF THE ESTATE OF HOWARD ROSE.  
YOU ARE NOTIFIED that an action to partition on the following real property in Orange County, Florida:  
Lot 2, Block B, Pine Hills Subdivision No. 10, according to the map or plat thereof, as recorded in Plat Book T, Page(s) 84, of the Public Records of Orange County, Florida. a/k/a 4905 Burgundy Ln, Orlando, FL 32808;  
PARCEL ID:

19-22-29-695802-020  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 30 days from the first date of publication, 2026, 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 23 day of February, 2026.  
TIFFANY MOORE RUSSELL  
As Clerk of the Court  
By: /s/ Takianna Didier  
As Deputy Clerk  
Civil Division  
425 N Orange Ave  
Orlando, FL 32801  
Feb. 26; Mar. 5, 12, 19, 2026  
26-00715W

**OFFICIAL COURTHOUSE WEBSITES**

<a href="http://manateeclerk.com">manateeclerk.com</a>	<a href="http://hillsclerk.com">hillsclerk.com</a>
<a href="http://sarasotaclerk.com">sarasotaclerk.com</a>	<a href="http://pascoclerk.com">pascoclerk.com</a>
<a href="http://charlotteclerk.com">charlotteclerk.com</a>	<a href="http://pinellasclerk.org">pinellasclerk.org</a>
<a href="http://leeclerk.org">leeclerk.org</a>	<a href="http://polkcountyclerk.net">polkcountyclerk.net</a>
<a href="http://collierclerk.com">collierclerk.com</a>	<a href="http://myorangeclerk.com">myorangeclerk.com</a>

**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

**Business Observer**

**Q&A**

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

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

Rarely do consumers specifically search online for public notices.

**Q Who benefits from legal notices?**

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

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

**Q Are internet-only legal notices sufficient?**

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

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

Newspaper legal notices fulfills all of those standards.

**Q How much do legal notices cost?**

**A** The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

**Q What is a public notice?**

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

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

# WHAT'S UP?



READ FLORIDA'S PUBLIC NOTICES  
IN THIS NEWSPAPER OR  
ONLINE TO FIND OUT.



IT'S YOUR RIGHT TO KNOW

[www.FloridaPublicNotices.com](http://www.FloridaPublicNotices.com)