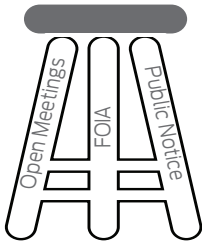


ORANGE COUNTY					
--- ACTIONS / SALES ---					
FIRST INSERTION					
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025-CA-000383-O WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2022-4, MORTGAGE-BACKED CERTIFICATES, SERIES 2022-4, Plaintiff, vs. ROBERT ERNEST WELLS, II A/K/A ROBERT WELLS, II AND ANDREA C. WELLS, et al.	Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 13, 2025, and entered in 2025-CA-000383-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2022-4, MORTGAGE-BACKED CERTIFICATES, SERIES 2022-4 is the Plaintiff and ROBERT ERNEST WELLS, II A/K/A ROBERT WELLS, II; ANDREA C. WELLS; UNITED STATES OF AMERICA, DEPARTMENT	OF THE TREASURY - INTERNAL REVENUE SERVICE; WINCEY GROVES HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on August 11, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 101, WINCEY GROVES PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE(S) 27 THROUGH 29, OF THE PUB-	LIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 5074 BREEZY ACRES ST, WINTER GARDEN, FL 34787 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 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; 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 21 day of July, 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 24-224682 - NaP July 23, 30, 2026 26-02460W

FIRST INSERTION					
NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 2025-DR-010321 DIVISION: F IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: D.P. MINOR CHILD TO: Derrik Lee Williams or any known or unknown legal or bio-	logical father of the male child born to Ashly De Jesus Caraballo on January 7, 2016. Current Residence Address: Unknown Last Known Residence Address: 13135 Baltimore Woods Ln, Orlando, Florida 32824 YOU ARE HEREBY NOTIFIED that a Verified Petition for Stepparent Adoption has been filed by Tate Healey Webster, 418 W. Platt Street, Suite B, Tampa, Florida 33606, regarding a male child born to Ashly De Jesus Caraballo on January 7, 2016, in Riverview, Hillsborough County, Florida. The legal father Derrik Lee Williams is African American; thirty (30) years old; black hair; brown eyes; light brown complexion; and lean body structure. All other physical characteristics and his resi-	dence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained. There will be a hearing on the Verified Petition for Stepparent Adoption on September 24, 2026, at 1:30 PM EST, before the Honorable Mark Kiser, (Edgecomb Courthouse, 800 E. Twiggs St., Courtroom 408, Tampa, FL 33602). The Court has set aside 15 minutes for the hearing, which will be via Zoom at the following link: https://fljud13-org.zoom.us/j/8525287490. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089.	You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court. If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 W. Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 E. Twiggs Street, Tampa, Florida 33602, (813)	276-8100, on or before AUG 20, 2026, a date which is not less than 30 nor more than 60 days after the date of first publication of this Notice. UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THE SEPTEMBER 24, 2026, HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD. 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, Edge-	comb Courthouse, 800 E. Twiggs St., Room 604, Tampa, FL 33602, (813) 272-7040, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711. DATED in Tampa, Hillsborough County, Florida, this 15th day of July 2026. VICTOR D. CRIST Clerk of the Circuit Court By: Martha Concilio Deputy Clerk July 23, 30; August 6, 13, 2026 26-02375W

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**

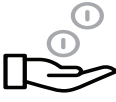
Accessibility

Independence

Verifiability

Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in **all 50 states**



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

ORANGE COUNTY

SUBSEQUENT INSERTIONS

TAX DEEDS

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that CHRISTIANA T C/F CE1/FIRSTTRUST 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: 2024-2020
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: PINES OF WEKIVA SECTION 3 PHASE 2 TRACT D 41/150 LOT 78
PARCEL ID # 33-20-28-7104-00-780
Name in which assessed: EDWARD MADERA, NOEMI MADERA
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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02321W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
CERTIFICATE NUMBER: 2024-16536
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: E 160 FT OF W 320 FT OF N 138 FT OF S 504 FT OF E3/4 OF SE1/4 OF SE1/4 OF SEC 23-23-30 (LESS 20 FT RD R/W)
PARCEL ID # 23-23-30-0000-00-041
Name in which assessed: TRAVIS MARTIN WILLIAMS
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02327W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that YOUNG GERRY S 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: 2024-18942
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 24505 ALSO DESC AS S1/2 OF SW1/4 OF SW1/4 OF SW1/4 OF SE1/4 SEC 24-22-32
PARCEL ID # 24-22-32-6214-05-050
Name in which assessed: ROGER REYES, YAZBEL DIAZ
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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02333W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
CERTIFICATE NUMBER: 2024-3216
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: YOGI BEARS JELLYSTONE PK CAMP RE-SORT (APOPKA) 3347/2482 UNIT 643
PARCEL ID # 27-21-28-9805-00-643
Name in which assessed: JAMES BRIGANCE
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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02322W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that CHRISTIANA T C/F CE1/FIRSTTRUST 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: 2024-17304
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: THE S1/4 OF W3/4 OF NW1/4 OF SW1/4 (LESS BEG NE COR THEREOF RUN S 87 DEG W 45 FT S 14 DEG W 335.19 FT N 87 DEG E 45 FT N 14 DEG E 334.99 FT TO POB) & (LESS BEG NE COR THEREOF TH S 14 DEG W 334.99 FT E 83.78 FT N 321.14 FT TO POB) OF SEC 16-22-31
PARCEL ID # 16-22-31-0000-00-127
Name in which assessed: JOHANNA M SANCHO 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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02328W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that YOUNG GERRY S 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: 2024-18949
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 25032 ALSO DESC AS S1/2 OF NE1/4 OF NE1/4 OF NE1/4 OF NE1/4 OF SEC 25-22-32
PARCEL ID # 25-22-32-6215-00-320
Name in which assessed: KEVIN G ROSS
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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02334W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
CERTIFICATE NUMBER: 2024-3240
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: YOGI BEARS JELLYSTONE PARK 2A CONDO CB 12/17 UNIT 815
PARCEL ID # 27-21-28-9809-00-815
Name in which assessed: ARNOLD TOBIAS, SANDRA GOODWIN, ANDRAETTE GOODWIN
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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02323W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
CERTIFICATE NUMBER: 2024-18853
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: BITHLO P/69 THE W 75 FT OF THE E 375 FT OF BLK 2019 (LESS THE S1/2) AKA LOT 4 ON MAP 27-22-32 NE1/4
PARCEL ID # 22-22-32-0728-20-194
Name in which assessed: INDRANIE BISRAM
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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02329W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that YOUNG GERRY S 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: 2024-18952
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACTS 25051 & 25052 ALSO DESC AS THE S1/2 OF S1/2 OF NE1/4 OF NW1/4 OF NW1/4 OF SEC 25-22-32
PARCEL ID # 25-22-32-6215-00-510
Name in which assessed: MAUD R SANDERS 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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02335W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that CHRISTIANA T C/F CE1/FIRSTTRUST 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: 2024-5333
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: PALMA VISTA PHASE 2 47/83 LOT 161
PARCEL ID # 03-23-28-6578-01-610
Name in which assessed: BSR3 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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02324W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that YOUNG GERRY S 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: 2024-18883
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 24028 ALSO DESC AS S1/2 OF NE1/4 OF NE1/4 OF NW1/4 OF NE1/4 SEC 24-22-32
PARCEL ID # 24-22-32-6214-00-280
Name in which assessed: IVAN P GAUTIER 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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02330W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
CERTIFICATE NUMBER: 2024-19564
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: CAPE ORLANDO ESTATES UNIT 11A 3/107 LOT 2 BLK 8
PARCEL ID # 27-23-32-1181-08-020
Name in which assessed: DAHLIA C MONTEITH, JOHN A MONTEITH
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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02336W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
CERTIFICATE NUMBER: 2024-8576
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: STUART HOMES S/140 LOT 16 BLK A
PARCEL ID # 21-22-29-8352-01-160
Name in which assessed: JOANN ROBINSON 1/9TH INT, BRENDA ROBINSON 1/9TH INT, JOHN ROBINSON 1/9TH INT, CHARLES ROBINSON 1/9TH INT, BETTY BENJAMIN 1/9TH INT, EDDIE ROBINSON 1/9TH INT, BOBBY ROBINSON 1/9TH INT, AMY KEITH 1/9TH INT, LINDA ROBINSON 1/9TH INT
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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02325W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that YOUNG GERRY S 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: 2024-18898
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TR 24147 SEE 2430/1027
PARCEL ID # 24-22-32-6214-01-470
Name in which assessed: J THOMAS VALESKY, JENNIE A VALESKY
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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02331W

SECOND INSERTION
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2026-CA-004767 #48 OLLAF 2020-1, LLC Plaintiff, vs. OTTENS ET.AL., Defendant(s). NOTICE OF ACTION Count V To: BRYAN KEITH WEST AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BRYAN KEITH WEST AND SUSAN KAYE WEST AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SUSAN KAYE WEST and all parties claiming interest by, though, under or against Defendant(s) BRYAN KEITH WEST AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BRYAN KEITH WEST AND SUSAN KAYE WEST AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SUSAN KAYE WEST and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: a STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 100000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
CERTIFICATE NUMBER: 2024-9235
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: WESTFIELD M/80 S1/2 OF LOTS 13 THRU 18 BLK 1 (LESS EXPY R/W)
PARCEL ID # 28-22-29-9200-01-161
Name in which assessed: WILLIE HOLLY JR, DEBRA HOLLY
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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02326W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that YOUNG GERRY S 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: 2024-18899
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 24165 ALSO DESC AS N1/2 OF SE1/4 OF NE1/4 OF SW1/4 OF NE1/4 SEC 24-22-32
PARCEL ID # 24-22-32-6214-01-650
Name in which assessed: LEONARD TOMACELLI
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, Aug 27, 2026.
Dated: Jul 09, 2026 Phil Diamond County Comptroller Orange County, Florida By: R Kane Deputy Comptroller July 16, 23, 30; August 6, 2026 26-02332W

SAVE

TIME



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ORANGE COUNTY
SUBSEQUENT INSERTIONS

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-012075 #36 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. DANIELS ET AL., Defendant(s). COUNT		
I	DEFENDANTS DEBRA W. DANIELS CECIL J. DANIELS AND ANY AND ALL UNLNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CECIL J. DANIELS	WEEK/UNIT
III	MARY E. HAYDEN A/K/A MARY E. BETTY HAYDEN WILLIAM E. HAYDEN, A/K/A WILL ED HAYDEN AND ANY AND ALL UNLNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM E. HAYDEN A/K/A WILL ED HAYDEN	46/087855
IV	ESTHER D KESSOCK SHOSHANA KESSOCK SAUL I KESSOCK AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SAUL I. KESSOCK	41/086853
VI	WILLIAM S. TOZER, III JOSEPHINE S. TOZER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOSEPHINE S. TOZER	52/53/087853
	Notice is hereby given that on 8/12/26 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property: Orange Lake Country Club Villas II, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 4846, Page 1619 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 22, page 132-146, until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium. TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2025-CA-012075 #36. 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 9th day of July, 2026.	21/003427
	JERRY E. ARON, P.A. 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com July 16, 23, 2026	26-02310W

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-012076 #40 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BURGESS ET AL., Defendant(s). COUNT		
I	DEFENDANTS CARL R. BURGESS MARY L. BURGESS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY L. BURGESS	WEEK/UNIT
II	NIKKI L. AVENT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF NIKKI L. AVENT	24/000415
III	MARQUETTE T. CARMICHAEL TAMMY LINDA FLEMING WALTER FLEMING ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WALTER FLEMING DENISE FLEMING A/K/A DENISE HOWZE AND ANY UNKNOWN HEIRS OF THE ESTATE OF DENISE FLEMING A/K/A DENISE HOWZE	27/000428
IV	DIANE R. CUMMINGS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DIANE R. CUMMINGS	37/000190
V	ROBERT D. DAIL, SR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT D. DAIL, SR. PATRICIA A. DAIL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATRICIA A. DAIL	12/000476
	Notice is hereby given that on 8/12/26 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property: Orange Lake Country Club Villas 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-012076 #40. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 8TH day of July, 2026.	41/003005
	Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101	

801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
July 16, 23, 2026

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

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

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IVR237-V12

SECOND 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-005985-O U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. HI-TECH ENGINEERING GROUP LLC, et al., Defendants. TO: HI-TECH ENGINEERING GROUP LLC 2624 ROBERT TRENT JONES DRIVE, UNIT #610, ORLANDO, FL 32835 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT NO. 610, BUILDING 6, OF THE MADISON AT METROWEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 4098, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, IF ANY, AND TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, IN ACCORDANCE WITH SAID DECLARATION. 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 PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before _____, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. WITNESS my hand and the seal of this Court this 13th day of JULY, 2026. TIFFANY MOORE RUSSELL As Clerk of the Court By /s/ Stanley Green Deputy Clerk 425 North Orange Ave. Room 350 Orlando, Florida 32801	
24-03256 July 16, 23, 2026	26-02352W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001988-O
IN RE: ESTATE OF ROBERT S. TREBOWSKI Deceased.

The administration of the estate of ROBERT S. TREBOWSKI, deceased, whose date of death was February 1, 2026, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 16, 2026.

Personal Representative:
/s/ JAMES TREBOWSKI
Personal Representative
5120 Cypress Creek Dr.
Orlando, FL 32811
Attorney for Personal Representative:
/s/ Donald Gervase
Attorney for Personal Representative
Florida Bar No. 95584
Provision Law PLLC
310 S. Dillard St. Ste 140
Winter Garden, FL 34787
Telephone: 407-287-6767
Email: dgervase@provisionlaw.com
July 16, 23, 2026

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE NINTH CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001978
IN RE: ESTATE OF REBECCA SHELTON Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or

unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: REBECCA SHELTON, File Number 2026-CP-001978.

The address of the court where this probate is pending is: Circuit Court for Orange County, Florida, 425 N. Orange Ave., Ste:355, Orlando, FL, 32801.

A Personal Representative or curator has no duty to discover whether

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025-CA-011303-O CITIBANK, N.A. AS TRUSTEE FOR ELLINGTON FINANCIAL MORTGAGE TRUST 2021-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2021-2, Plaintiff, vs. MC VACATION HOMES LLC; WATERMARK AT HORIZON WEST HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to an Final Judgment of Foreclosure entered on May 11, 2026 in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, Tiffany Moore Russell, the Clerk of Court will on AUGUST 11, 2026 at 11:00 A.M., offer for sale and sell at public outcry to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com the following described property situated in Orange County, Florida: LOT 271, WATERMARK PHASE 2B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE(S) 93 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 14567 Winter Stay Dr. Winter Garden, FL 34787 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. Dated: July 7, 2026 /s/ Gina Vargas Gina Vargas, Esq. Florida Bar No. 84149 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Email: gvargas@mtglaw.com E-Service: servicecl@mtglaw.com July 16, 23, 2026	
	26-02349W

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2026-CA-002865-O U.S. BANK TRUST, NATIONAL ASSOCIATION AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST., Plaintiff, vs. LATWOIN TAYLOR; et al, Defendant(s). To the following Defendant(s): JOHNNY TAYLOR (Last Known Address: 863 Pecori Ter, OCOEE, FL 34761) LATWOIN TAYLOR (Last Known Address: 863 Pecori Ter, OCOEE, FL 34761) UNKNOWN SPOUSE OF JOHNNY TAYLOR (Last Known Address: 863 Pecori Ter, OCOEE, FL 34761) UNKNOWN SPOUSE OF LATWOIN TAYLOR (LastKnownAddress: 863 Pecori Ter, OCOEE, FL34761) UNKNOWN TENANT #1 (Last Known Address: 863 Pecori Ter, Ocoee, FL 34761) UNKNOWN TENANT #2 (Last Known Address: 863 Pecori Ter, Ocoee, FL 34761) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 307, WESTYN BAY PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE(S) 104 THROUGH 106, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PROPERTY ADDRESS: 863 PECORI TER, OCOEE, FL 34761 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 XXXXXX, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 WITNESS my hand and the seal of this Court this July 01/2026. TIFFANY MOORE RUSSELL As Clerk of the Court By: /s/ Michelle Zayas As Deputy Clerk Tiffany Moore Russell Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801 July 16, 23, 2026	
	26-02353W

SECOND INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2026-CA-004768 #37 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BORGNE ET AL., Defendant(s). NOTICE OF ACTION Count I To: RICKY ALLEN BORGNE and JANET MARIE BORGNE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JANET MARIE BORGNE and all parties claiming interest by, though, under or against Defendant(s) RICKY ALLEN BORGNE and JANET MARIE BORGNE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JANET MARIE BORGNE and and all parties having or claiming to have any right, title or interest in the property herein described: YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida: WEEK/UNIT: 17/005111 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 the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. July 6, 2026 TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA Dated on December 11, 2025 /s/ Stanley Green Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, Florida 32801 July 16, 23, 2026	
	26-02286W

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FLORIDA'S NEWSPAPER FOR THE COURTS

any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

Date of death of the decedent is: 05/17/2026.

The date of first publication of this notice is: July 16, 2026.

The second week of publication is July 23, 2026.

Personal Representative(s):
Kristin Palmer.
Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
July 16, 23, 2026

26-02304W

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that CHRISTIANA T C/F CE1/FIRSTTRUST 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: 2024-1407 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: LAKES OF WINDERMERE-PEACHTREE 55/20 LOT 94 PARCEL ID # 35-23-27-5432-00-940 Name in which assessed: REBECCA E NOWAK 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02203W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that CHRISTIANA T C/F CE1/FIRSTTRUST 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: 2024-2021 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: PINES OF WEKIVA SECTION 1 PHASE 2 TRACT D 32/43 LOT 12 PARCEL ID # 33-20-28-7106-00-120 Name in which assessed: BELKAY CONSTRUCTION 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02204W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that RIRE BCP 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: 2024-2733 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: BEG 440 FT E & 716 FT S OF NW COR OF NE1/4 OF SW1/4 E 209 FT S 104 FT W 209 FT N 104 FT TO POB (LESS W 100 FT) IN SEC 15-21-28 PARCEL ID # 15-21-28-0000-00-221 Name in which assessed: ERIC DAUPHIN 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02205W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2024-2938 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: P L STARBIRDS SUB R/100 LOT 5 BLK D PARCEL ID # 16-21-28-8276-04-050 Name in which assessed: J T POLLARD 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02206W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2024-4242 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: PIONEER KEY PARK SECTION TWO 7/145 LOT 1 BLK F PARCEL ID # 18-22-28-7126-06-010 Name in which assessed: GUADALUPE PEREZ HERNANDEZ, LUIS ENRIQUE RODRIGUEZ PEREZ 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02207W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2024-6443 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: WILLIS R MUNGERS LAND SUB E/22 THE NW1/4 OF TR 30 PARCEL ID # 24-24-28-5844-00-301 Name in which assessed: MAQ GROUP 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02208W
THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that RIRE BCP 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: 2024-6444 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: WILLIS R MUNGERS LAND SUB E/22 THE SW1/4 OF TRACT 31 PARCEL ID # 24-24-28-5844-00-310 Name in which assessed: THINH NGUYEN ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02209W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2024-6449 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: WILLIS R MUNGERS LAND SUB E/22 THE SE1/4 OF TR 65 PARCEL ID # 24-24-28-5844-00-652 Name in which assessed: BARRY R LEISTNER 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02210W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that RIRE BCP 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: 2024-6450 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: WILLIS R MUNGERS LAND SUB E/22 THE NW1/4 OF TR 116 PARCEL ID # 24-24-28-5844-01-162 Name in which assessed: JOE K ALLEN, VIRGINIA M ALLEN ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02211W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2024-6451 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: WILLIS R MUNGERS LAND SUB E/23 THE SW1/4 OF LOT 3 PARCEL ID # 25-24-28-5844-00-031 Name in which assessed: YING LUH YAO REVOCABLE TRUST, JULIA YAO COOPER TRUSTEE ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02212W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2024-6459 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: WILLIS R MUNGERS LAND SUB E/23 THE SW1/4 OF TR 99 PARCEL ID # 25-24-28-5844-00-991 Name in which assessed: MARTIN PONCE BERTIN 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02213W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that RIRE BCP 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: 2024-6462 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: E1/2 OF NW1/4 OF NE1/4 OF SE1/4 OF NE1/4 OF SEC 26-24-28 PARCEL ID # 26-24-28-0000-00-004 Name in which assessed: PRICELESS MEDIA GROUP INC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02214W
THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that RIRE BCP 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: 2024-8011 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: BEVERLY SHORES ANNEX V/84 LOT 7 PARCEL ID # 13-22-29-0668-44-180 Name in which assessed: JAMES J PETRAKIS, JULIE A PETRAKIS 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02215W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2024-18661 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: BITHLO G/50 LOTS 27 THROUGH 30 BLK B PARCEL ID # 22-22-32-0712-02-270 Name in which assessed: ARRT BUSINESS GROUP LLC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02216W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2024-18705 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: 11026/5186 ERROR IN DESC--BITHLO G/50 LOTS 19 20 21 & S1/2 OF 22 BLK R (LESS S 15 FT OF LOT 19 & LESS E 15 FT OF LOTS 19 20 21 & S1/2 OF LOT 22 FOR RD R/W) PARCEL ID # 22-22-32-0712-18-190 Name in which assessed: IP INVESTMENT GROUP ORLANDO 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02217W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2024-18708 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: BITHLO G/50 LOTS 41 & 42 & 51 THROUGH 54 BLK R PARCEL ID # 22-22-32-0712-18-410 Name in which assessed: VG INVESTMENT GROUP ORLANDO 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02218W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2024-18717 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: BITHLO H/3 J/17 LOTS 5 THROUGH 8 BLK 205 PARCEL ID # 22-22-32-0712-20-505 Name in which assessed: CHRISTINA MARIE GRAYSON 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02219W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2024-18731 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: BITHLO G/93 LOTS 26 & 27 & 70 THROUGH 75 BLK 1 PARCEL ID # 22-22-32-0712-25-026 Name in which assessed: REALTY EXPRESS SOLUTIONS 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, Aug 20, 2026. Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02220W

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

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

Rarely do consumers specifically search online for public notices.

How much do legal notices cost?

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

