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26-02499W

ORANGE
COUNTY

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-001368-O
IN RE: ESTATE OF
MARIE GIARDINA
Deceased.

The administration of the estate of Marie Giardina, deceased, whose date of death was February 24, 2026, 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 Com-

munity 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 July 30, 2026.

Personal Representative:
Barbara Kathryn Blackledge
a/k/a Barbara K. Blackledge
f/k/a Barbara Postaski
2512 Sweetwater Trl.
Winter Park, Florida 32789

FAMILY FIRST FIRM
Counsel for Personal Representative
/s/ Christopher F. Torchia
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
July 30; Aug. 6, 2026 26-02503W

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE NINTH JUDICIAL CIRCUIT
COURT IN AND FOR ORANGE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-2262
ESTATE OF
CHRISTY A. McCORD,
Deceased.

The administration of the estate of CHRISTY A. McCORD, deceased, is pending in the Circuit Court of Orange County, Florida, Probate Division, the address is 425 N. Orange Ave., Room 310, Orlando, FL 32801, File Number 26-CP- 2262 The estate is intestate and the decedent did not have a will.

The name and address of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the Notice of Administration is served who challenges the validity of the will or codicils, venue or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person; any objection that challenges the validity of the will, the venue, or the jurisdiction of the court. The three (3) month time period may only be extended for estoppel based upon misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to

disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by Section 733.212(3), all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or one (1) year after service of the Notice of Administration.

The persons who may be entitled to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such persons or the date that is forty (40) days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property; and

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

/S/ THOMAS AMBLER,
Personal Representative
16980 Williamson Lane,
Westfield, IN 46062

/S/ ELIZABETH C. BENTLEY,
Esquire Attorney For The Personal Representative Florida Bar No. 85927
PATRONE BENTLEY LAW GROUP
8695 College Pkwy., Ste. 202
Fort Myers, FL 33919
Telephone: (239) 747-7102
elizabeth@pblawgroup.law
courtney@pblawgroup.law
July 30; August 6, 2026 26-02500W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2026 CP 001780
IN RE: THE ESTATE OF
RITA JANE ROBERTS,
Deceased.

The administration of the estate of RITA JANE ROBERTS, deceased, whose date of death was November 9, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 FLORIDA STATUTES 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 30, 2026.

Personal Representative
KENNETH E. ROBERTS
13318 Country Club Drive
Tavares, FL 32778

Attorney for Personal Representative:
Cara C. Singletary, Esq.
Florida Bar #008-6571
HUNT LAW FIRM, P.A.
601 S. 9th Street
Leesburg, FL 34748
(352) 365-2262
July 30; Aug. 6, 2026 26-02538W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001958-O
IN RE: ESTATE OF
STUART M. FRANK
Deceased.

The administration of the estate of STUART M. FRANK, deceased, whose date of death was July 28, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 30, 2026.

/s/ ROBERT J. FRANK
Personal Representative
12633 N. 79th St.
Scottsdale, Arizona 85260

/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 30; Aug. 6, 2026 26-02519W

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2026-CP-001897-O
IN RE: ESTATE OF
JULIE ANN SAGE,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of JULIE ANN SAGE, deceased, File Number 2026-CP-001897-O, by the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801; that the decedent's date of death was February 13, 2026; that the total value of the estate is \$26,615.65; and that the names and addresses of those to whom it has been assigned by such order are:

Robert S. Talley
741 Boardman St.
Orlando, FL 32804

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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 the clerk of the court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is July 30, 2026.

/s/ Gretchen R.H. Vose
GRETCHEN R.H. VOSE, ESQ.
Florida Bar No. 169913
VOSE LAW FIRM LLP
324 W. Morse Blvd
Winter Park, FL 32789
Phone: 407-645-3735
Fax: 407-628-5670
bvose@voselaw.com
cdarcy@voselaw.com
mguidone@voselaw.com
Attorney for Petitioner
July 30; Aug. 6, 2026 26-02520W

FIRST INSERTION

NOTICE TO CREDITORS
(Pursuant to Fla. Prob. R. 5.241)
IN THE NINTH JUDICIAL CIRCUIT
COURT IN AND FOR ORANGE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-CP-2262
IN RE: ESTATE OF
CHRISTY A. McCORD,
Deceased.

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

The formal administration of the estate of CHRISTY A. McCORD, deceased, File Number 26-CP- 2262; is pending in the Circuit Court of Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Room 310, Orlando, FL 32801. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, on whom this notice is served within three months after the date of the first publication of the notice must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 applies or may apply (as described in Sections 732.216- 732.228, Florida Statutes) unless a written demand is made by a beneficiary or creditor as specified in and within the time prescribed in Section 732.2211, Florida Statutes.

All other creditors of the decedent and other persons who have claims against the 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 AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

THE date of first publication of this Notice is: July 30, 2026.

/S/ THOMAS AMBLER,
Personal Representative
16980 Williamson Lane,
Westfield, IN 46062

/S/ ELIZABETH C. BENTLEY,
Esquire Attorney For The Personal Representative Florida Bar No. 85927
PATRONE BENTLEY LAW GROUP
8695 College Pkwy., Ste. 202
Fort Myers, FL 33919
Telephone: (239) 747-7102
elizabeth@pblawgroup.law
courtney@pblawgroup.law
July 30; August 6, 2026 26-02501W

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003181-O
IN RE: ESTATE OF
DARRELL F. JESS
a/k/a DARRELL FRANCIS JESS,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Darrell F. Jess, deceased, File Number 2025-CP-003181-O, by the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue Orlando, FL 32801; that the decedent's date of death was August 8, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Katherine Ann Wier
a/k/a Katherine A. Wier
3463 Clear Stream Drive
Orlando, FL 32822

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 30, 2026.

Person Giving Notice:
KATHERINE ANN WIER
A/K/A KATHERINE A. WIER
3463 Clear Stream Drive
Orlando, FL 32822

FAMILY FIRST FIRM
Counsel for Petitioner
/s/ Christopher F. Torchia
Ryan J. Saboff, Esquire
Florida Bar Number: 1010852
Christopher F. Torchia, Esquire
Florida Bar Number: 270120
Elizabeth S. Bradley, Esquire
Florida Bar Number: 1065227
1030 W. Canton Ave., Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail:
ryan.saboff@familyfirstfirm.com
E-Mail:
chris.torchia@familyfirstfirm.com
E-Mail:
elizabeth.bradley@familyfirstfirm.com
Secondary E-Mail:
probate@familyfirstfirm.com
July 30; Aug. 6, 2026 26-02502W

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

leeclerk.org

pinellasclerk.org

sarasotaclerk.com

collierclerk.com

polkcountyclerk.net

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

ORANGE
COUNTY

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

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

CERTIFICATE NUMBER:
2022-5779_1

YEAR OF ISSUANCE: 2022

DESCRIPTION OF PROPERTY:
LAKE BUENA VISTA RESORT
VILLAGE 1 CONDOMINIUM PHASE 1
1 8403/3240 UNIT 1702 BLDG 1

PARCEL ID # 35-24-28-4356-01-702

Name in which assessed:
CONSTANTINOS ZAVOS,
NIKOLETTA STAVRINO

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.flrealtaxdeed.com scheduled to begin at 10:00 a.m. ET, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-02465W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN THAT FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2024-4766

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
INSPIRATION TOWN CENTER
BUILDING #3 CONDOMINIUM
20220460762 UNIT 213

PARCEL ID # 30-22-28-3803-00-213

Name in which assessed:
KFPC & MS INVESTMENTS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02466W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2024-8995

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
SUNSET PARK SUB F/115 THE E 1/2
OF LOTS 8 & 9 BLK D

PARCEL ID # 26-22-29-8460-04-081

Name in which assessed:
TYRELL ENTERPRISES 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, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-02467W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN THAT FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2024-9082

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
VAN M MORGANS 2ND ADDITION
D/87 LOT 11 BLK 6

PARCEL ID # 27-22-29-5744-06-110

Name in which assessed:
TYRELL ENTERPRISES 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, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-02468V

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2024-9432

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
ORANGE HEIGHTS N/8 LOTS 1
THROUGH 6 BLK A

PARCEL ID # 30-22-29-6244-01-010

Name in which assessed:
FIRST CLASS TOWING SERVICE
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, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-02469W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2024-9435

YEAR OF ISSUANCE: 2024

**DESCRIPTION OF PROPERTY:
ORANGE HEIGHTS N/8 LOTS 45
THROUGH 48 BLK A**

PARCEL ID # 30-22-29-6244-01-450

**Name in which assessed:
FIRST CLASS TOWING SERVICE
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, Sep 10, 2026.

Dated: Sep 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-02470W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN that FIG 20 22 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: 2024-9631

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
LAKE MANN SHORES P/28 LOT 134

PARCEL ID # 32-22-29-4604-01-340

Name in which assessed:
JAMES WADE, MAGARET WADE

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.fl.us/realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-02471W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN THAT FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2024-9688

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
ROOSEVELT PARK Q/125 LOT 9 BLK
G

PARCEL ID # 32-22-29-7652-07-090

Name in which assessed:
RANDY S SESLER

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.flrealtaxdeed.com scheduled to begin at 10:00 a.m. ET, Sep 10, 2026.

Dated: Sep 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-02472W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN THAT FIG 20 22 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:
2024-10364

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
ILEXHURST SUB G/67 LOTS 1 2 3 & E1/2 OF LOT 6 (LESS RD R/W ON N & E) BLK A

PARCEL ID # 02-23-29-3828-01-010

Name in which assessed:
1900 S ORANGE AVE LAND TRUST,
WONGSINEE KURTZ 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.flrealtaxdeed.com scheduled to begin at 10:00 a.m. ET, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-02473W

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED	
NOTICE IS HEREBY GIVEN THAT FIG 20 LL C 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: 2024-10457	
YEAR OF ISSUANCE: 2024	
DESCRIPTION OF PROPERTY: ANGEBILT ADDITION H/79 LOT 16 BLK 14	
PARCEL ID # 03-23-29-0180-14-160	
Name in which assessed: VERO ATLANTIC 2 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.flrealtaxdeed.com scheduled to begin at 10:00 a.m. ET, Sep 10, 2026.	
Dated: Jul 23, 2026 Phil Diamond County Comptroller Orange County, Florida By: J Vatalaro Deputy Comptroller July 30; August 6, 13, 20, 2026	
26-02474W	

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN THAT FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER:
2024-10471

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
ANGELBIT ADDITION H/79 LOT 6
BLK 24

PARCEL ID # 03-23-29-0180-24-060

Name in which assessed:
CHARLES BROOKS HOLDINGS
COMPANY 401K

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, Sep 10, 2026.

Dated: Sep 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-02475W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN THAT FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER:
2024-12437

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
ORLANDO CENTRAL PARK NO 53 16/1 PART OF BLK C DESC AS: COMM AT NE COR TH RUN S41-24-12W ALONG W LINE 245.22 FT TH S48-35-48E 4.18 FT TO POB TH RUN S48-35-48E 40 FT TH S41-24-12W 40 FT TH N48-35-48W 40 FT TH N41-24-12E 40 FT TO POB

PARCEL ID # 28-23-29-6386-03-001

Name in which assessed:
MCCRARY HOLDINGS I 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, Sep 10, 2026.

Dated: Sep 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-0247676

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN THAT FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER:
2024-12439

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
ORLANDO CENTRAL PARK NO 59 18/65 PART OF BLK D DESC AS: COMM AT NW COR TH RUN N89-21-1E S LONG N LINE 391.41 FT TO POB TH S56-49-14E 40 FT TO B LINE FOR A PT ON A CURV CONCV N HAVING A RAD OF 2752.79 A CHORD BEARING OF S33-10-46W A CENTRAL ANGLE OF 00-49-57 & AN ARC DIST OF 40 FT TH N56-49-14W 40 FT TH N33-10-46E 40 FT TO POB

PARCEL ID # 28-23-29-6398-04-001

Name in which assessed:
MCCRARY HOLDINGS I 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.fltaxdeed.com scheduled to begin at 10:00 a.m. ET, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-024277W

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER:
2024-12739

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
TAFT E/4 LOT 3 BLK I TIER 10

PARCEL ID # 01-24-29-8518-11-503

Name in which assessed:
WILLIE J WOODS 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, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-02478VW

Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02473W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN THAT FIG
20 LLC FBO SEC PTY the holder of
the following certificate has filed said
certificate for a TAX DEED to be issued
thereon. The Certificate number and
year of issuance, the description of the
property, and the names in which it was
assessed are as follows:

CERTIFICATE NUMBER:
2024-17336

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
ORLANDO ACRES FIRST
ADDITION S/71 LOT 9 BLK N

PARCEL ID # 17-22-31-6296-14-090

Name in which assessed:
IMRAN CHAUDHRY,
SOFIA NASEEM

ALL of said property being in the County
of Orange, State of Florida. Unless
such certificate shall be redeemed ac-
cording to law, the property described
in such certificate will be sold to the
highest bidder online at www.orange.fl.us/realtaxdeed.com scheduled to begin at
10:00 a.m. ET, Sep 10, 2026.

Dated: July 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02473W

26-02474W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN THAT FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER:
2024-17337

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
ORLANDO ACRES FIRST
ADDITION S/71 LOT 10 BLK N

PARCEL ID # 17-22-31-6296-14-100

Name in which assessed:
IMRAN CHAUDHRY,
SOFIA NASEEM

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, Sep 10, 2026.

Dated: Sep 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026

26-02480W

By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02475W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN THAT FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2024-17452

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
ORLANDO IMPROVEMENT CO NO
2 S/98 LOT 2 (LESS E 330.05 FT OF S
144 FT OF LOT 2) BLK D

PARCEL ID # 20-22-31-6350-04-021

Name in which assessed:
ARIEL LOPEZ

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.fl.us/realtaxed.com scheduled to begin at 10:00 a.m. ET, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02481V

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02476W

FIRST INSERTION

**NOTICE OF APPLICATION
FOR TAX DEED**

NOTICE IS HEREBY GIVEN THAT FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER: 2024-17675

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
LEGACY PLACE 45/46 PT OF LOT 2
DESC AS COMM AT THE NE COR-
NER OF SAID LOT 2, TH RUN N90-
00-00W ALONG THE N LINE OF
SAID LOT 2, A DISTANCE OF 102.32
FEET; TH RUN S00-00-22E, A DIS-
TANCE OF 142.41 FEET TO THE
POB; TH CONTINUE S00-00-22E, A
DISTANCE OF 42.90 FEET; TH RUN
S89-59-38W, A DISTANCE OF 2.51
FEET; TH RUN S00-00-22E, A DIS-
TANCE OF 1.12 FEET; TH RUN S89-
59-38W, A DISTANCE OF 18.11 FEET;
TH RUN N00-00-22W, A DISTANCE
OF 44.02 FEET; TH RUN N89-59-
38E, A DISTANCE OF 20.62 FEET TO
THE POB. A/K/A/ UNIT 123

PARCEL ID # 28-22-31-4880-02-123

Name in which assessed:
JAMAR C HOLDINGS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02482B

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

1/20878_V23

ORANGE
COUNTY

FIRST INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER:
2024-18506

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
UNRECORDED PLAT EAST ORLANDO ESTATES SECTION 1 TR 165 DESC AS: BEG 2843.40 FT N & 4007.85 FT E FROM W1/4 COR OF SEC 22-22-32 E 645 FT N 167 FT W 645 FT S 167 FT TO POB (LESS S 147 FT OF E 300 FT THEREOF)

PARCEL ID # 15-22-32-2336-01-650

Name in which assessed:
2056 10TH STREET LAND TRUST

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02483W

FIRST INSERTION

NOTICE OF SALE
UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2021-CA-001133-O
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT
OF THE FREDDIE MAC
SEASONED LOANS STRUCTURED
TRANSACTION TRUST, SERIES
2018-2,
Plaintiff v.
MELANIE I. CROWN; ET AL.,
Defendant(s).
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 27, 2021, and Plaintiff's Motion to Reschedule Foreclose Sale dated July 14, 2026, in the above-styled cause, the Clerk of Circuit Court Tiffany Moore Russell, shall sell the subject property at public sale on the 2nd day of September, 2026, at 11:00 AM to the highest and best bidder for cash, at www.myorangeclerk.realforeclose.com on the following described property:
LOT 43A, LONG LAKE VILLAS, PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 7582 GROVEOAK DRIVE, ORLANDO FL 32810.

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

If you are a person with a disability who needs any accommodations 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, 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: July 23, 2026

/s/ Meghan Keane, Esquire
Meghan Keane, Esquire
Florida Bar No.: 103343
mkeane@bitman-law.com
kimy@bitman-law.com
BITMAN, O'BRIEN & MORAT, PLLC
615 Crescent Executive Ct., Suite 212
Lake Mary, Florida 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3116
Attorneys for Plaintiff
July 30; Aug. 6, 2026 26-02508W

FIRST INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER:
2024-19234

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
CAPE ORLANDO ESTATES UNIT 31A 3/110 LOT 20 BLK 1

PARCEL ID # 02-23-32-1221-10-200

Name in which assessed:
JOHN ORTEGA

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, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02484W

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT IN AND
FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2026-CP-002478-O
IN RE: ESTATE OF
VIOLET MARIE FLECK,
Deceased.

A Petition for Summary Administration of the Estate of VIOLET MARIE FLECK, deceased, File Number 2026-CP-002478-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 THE FIRST PUBLICATION 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 SET FORTH BELOW.

The Petitioner or Curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.
ALL CLAIMS AND DEMANDS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is July 30, 2026.

Petitioner:
JENNIFER VIOLET DRUMMOND
11022 SE 14th Drive
Webster, Florida 33597

Attorney for Petitioner:
CLAIRE J. HILLIARD, ESQUIRE
C.J. Hilliard Law, P.A.
P.O. Box 771268
Winter Garden, FL 34777-1268
(407) 656-1576
E-mail: claire@cjhilliardlaw.com
Service-e-mail:
service@cjhilliardlaw.com
Florida Bar Number: 1019723
July 30; Aug. 6, 2026 26-02537W

FIRST INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER:
2024-19529

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
CAPE ORLANDO ESTATES UNIT 7A 3/103 LOT 122 BLK 1

PARCEL ID # 26-23-32-1173-11-220

Name in which assessed:
SEBASTIAN A SANCHEZ DE LAMADRID NEWTON,
MAO ARIANNA DOMINGUEZ

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, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02485W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026-CP-002334-O
DIVISION: 2
IN RE: ESTATE OF
TAMMY DIANE GIAIMO,
Deceased.

The administration of the Estate of Tammy Diane Giaimo, deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Ste 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 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 FLORIDA STATUTES 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.

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

The date of first publication of this notice is July 30, 2026.

Personal Representative:
Brittany Kirk
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
E-Mail: LMURALT@BJA-Law.com
July 30; Aug. 6, 2026 26-02536W

FIRST INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER:
2024-19578

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
CHRISTMAS RANCH W/38 LOT 1 (LESS COMM AT PT OF CURVATURE OF LOT 1 TH RUN N42-27-13W 24.18 FT TO POB BEING NW COR OF LOT 1 TH RUN S ALONG W LINE OF LOT 1 2765.36 FT N90-00-00E 337.41 FT TH RUN N ALONG E LINE OF LOT 1 2432.82 FT TH RUN NWLY ALONG CONCAVE TO TH S HAVING CENT ANG 18-14-00 RAD 3046.95 FT FOR 442.51 FT TO POB)

PARCEL ID # 17-22-33-1336-00-011

Name in which assessed:
RICHARD KANN, DIANE KANN

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, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02486W

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN
AND FOR ORANGE COUNTY,
FLORIDA
CASE NO.: 2023-CA-014094-O
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
CREDITORS, GRANTEES,
ASSIGNEES, LIENORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST CALVIN J
WASHINGTON, DECEASED, et al.,
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on June 8, 2026 in the above-styled cause, Tiffany Moore Russell, Orange County clerk of court shall sell to the highest and best bidder for cash on September 2, 2026 at 11:00 A.M., at www.myorangeclerk.realforeclose.com, the following described property:

LOT 5, BLOCK C, LAKE MANN ESTATES UNIT NUMBER NINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Z, PAGE 142, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 231 Lionel Ave, Orlando, FL 32805

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

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

Dated: July 27, 2026
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
E-mail: servicecopies@qpwbaw.com
E-mail: klchurch@qpwbaw.com
Matter No. FL-002713-23
July 30; Aug. 6, 2026 26-02515W

FIRST INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER:
2024-19579

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
(NOTE: AG PORTION OF THE FOL-
LOWING DESCRIBED PROPERTY)
CHRISTMAS RANCH W/38 COMM
AT PT OF CURVATURE OF LOT 1 TH
RUN N42-27-13W 24.18 FT TO POB
BEING NW COR OF LOT 1 TH RUN
S ALONG W LINE OF LOT 1 2765.36
FT N90-00-00E 337.41 FT TH RUN
N ALONG E LINE OF LOT 1 2432.82
FT TH RUN NWLY ALONG CONCAVE
TO TH S HAVING CENT ANG 18-14-
00 RAD 3046.95 FT FOR 442.51 FT
TO POB SEE 8007/0355

PARCEL ID # 17-22-33-1336-00-012

Name in which assessed:
RICHARD KANN, DIANE KANN

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, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02487W

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN
AND FOR ORANGE COUNTY,
FLORIDA
CASE NO. 2025-CA-006710-O
SELECT PORTFOLIO SERVICING,
INC.,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE,
GRANTEES, ASSIGNEES, LIEN-
ORS, CREDITORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST IN THE ESTATE
OF ADLIH R. BURGOS, ET.AL;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Order granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated July 8, 2026, the Clerk of the Circuit Court for Orange County will sell to the highest and best bidder for cash beginning on August 25, 2026, at 11:00 AM via www.myorangeclerk.com, the following described property:

Unit 208 of Phase 1, Fairview Grande, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 10589, Page 8122, of the Public Records of Orange County, Florida, and any amendments thereto, together with its undivided share in the common elements.
Property Address: 4177 N ORANGE BLOSSOM TRL, UNIT 208, 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 TEH 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.

Cody J. Liese, Esq.
FL Bar #: 1002491
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.: 25-00263
July 30; Aug. 6, 2026 26-02540W

FIRST INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

CERTIFICATE NUMBER:
2024-19637

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
CHRISTMAS PINES REPLAT V/63
LOTS 37 & 38 BLK 5

PARCEL ID # 31-22-33-1332-05-370

Name in which assessed:
HARVEY MAJOR

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, Sep 10, 2026.

Dated: Jul 23, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: J Vatalaro
Deputy Comptroller
July 30; August 6, 13, 20, 2026
26-02488W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2026-CP-000945-O
DIVISION: 2
IN RE: ESTATE OF
JANELLE LYNN HARVEY,
Deceased.

The administration of the Estate of Janelle Lynn Harvey, deceased, whose date of death was April 26, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Ste 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 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is July 30, 2026.

Personal Representative:
Jamie Nowell
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
E-Mail: LMURALT@BJA-Law.com
July 30; Aug. 6, 2026 26-02498W

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
9TH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2023-CA-013451-O
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.
HECTOR CARO JR, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 14, 2026 and

entered in Case No. 2023-CA-013451-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein KRISTINA CARO and HECTOR CARO JR, 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 October 13, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:
LOT 24, ANDOVER CAY - PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF,

AS RECORDED IN PLAT BOOK 50, PAGES 89 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
and commonly known as: 13051 GRAND BANK LN, ORLANDO, FL 32825 (the "Property")
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

paired, call 711.
By: /s/ Johanni Fernandez-Marmol, Esq.
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855

Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahan, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
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
23-000263-1
July 30; Aug. 6, 2026 26-02512W

Q&A

What is a public notice?

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

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

1V18237_V34

ORANGE

COUNTY

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR ORANGE COUNTY, CIVIL DIVISION CASE NO.: 2025-CA-008323-O FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. LALTA SANICHAR, BABITA SANICHAR, KEVIN JAY SANICHAR, MCCORMICK RESERVE HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN SPOUSE OF KEVIN JAY SANICHAR, Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 6, 2026, in Case No. 2025-CA-008323-O of the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff and LALTA SANICHAR; BABITA SANICHAR; KEVIN JAY SANICHAR; MCCORMICK RESERVE HOMEOWNERS ASSOCIATION, INC.; AND UNKNOWN SPOUSE OF KEVIN JAY SANICHAR are Defendants, the Office of Tiffany Moore Russell, Esq., Orange County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 a.m., online at www.myorangeclerk.realforeclose.com on August 20, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: BEING KNOWN AND DESIGNATED AS LOT 51 AS SHOWN ON PLAT ENTITLED, "MCCORMICK RESERVE - PHASE ONE" AND RECORDED WITH THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA IN PLAT BOOK 87 PAGES 111 THROUGH 115.

Also known as: 1135 GARRETT GILLIAM DR, OCOEE, FL 34761 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 23rd day of July 2026,
Sokolof Remtulla, LLP
By: /s/ Matthew Shapanks
Matthew Shapanka, Esq.
Bar No: 52874

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
E-mail: pleadings@sokre.com
Counsel for Plaintiff
Matter No.: 25-01765
July 30; Aug. 6, 2026 26-02516W

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2026-CA-002669-O HIDDEN LAKE TOWNHOME OWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. SHEQUITTA L. SIMS; UNKNOWN SPOUSE OF SHEQUITTA L. SIMS, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated July 21, 2026 entered in Civil Case No.: 2026-CA-002669-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Orlando, Florida, Foreclosure Sale will be held online via the Internet at www.myorangeclerk.realforeclose.com pursuant to Judgment or Order of the Court and Chapter 45, Florida Statutes, at 11:00 AM on the 1st day of September, 2026 the following described property as set forth in said Summary Final Judgment, to-wit: LOT 75, HIDDEN LAKE RESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 19, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. A/K/A: 255 SMUGGLERS WAY, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED Dated: July 22, 2026. /s/ Jared Block Jared Block, Esq. Fla. Bar No. 90297 Email: Jared@fclg.com Florida Community Law Group, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Telephone (954) 372-5298 Facsimile (866) 424-5348 July 30; Aug. 6, 2026 26-02510W

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-004528-O ROCKET MORTGAGE LLC Plaintiff, vs. THOMAS S. WALTON JR A/K/A THOMAS WALTON JR, et al., Defendants. To: SINCERE HOME BUYERS, LLC 1226 MCLYNN AVE, ATLANTA, GA 30306 LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT(S) 203, THE WILLOWS - SECTION FOUR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 26, 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 Orlando DeLuca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before 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 21st day of July, 2026 Tiffany Moore Russell, CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Lauren Scheidt Deputy Clerk Civil Division 425 North Orange Ave. Room 350 Orlando, Florida 32801 DELUCA LAW GROUP PLLC PHONE: (954) 368-1311 FAX: (954) 200-8649 service@delucalawgroup.com 26-07230 July 30; Aug. 6, 2026 26-02509W

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-012074 #34 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HJULSTROM ET AL., Defendant(s). COUNT DEFENDANTS WEEK/UNIT II DANIEL MARCHESIN MARIUCCIA DE MARCHESIN 51/004314 III EVELYN MOSES LEON BEMBRY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LEON BEMBRY 40/000059 IV GORDON R MOUNTFORD ANNE K MOUNTFORD 15/03133 V QUALITY TRUCK PARTS LLC GREGORY S FERRIER 38/003019 Notice is hereby given that on 8/25/26 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com , Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property: Orange Lake Country Club Villas 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-012074 #34. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale. 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 22nd day of July, 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 tsforeclosures@aronlaw.com July 30; August 6, 2026 26-02505W

FIRST INSERTION
ORDER OF NOTICE (SEAL) COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT Docket Number: 25 SM 000016 TO: Heirs, devisees, and legal representatives of the Estate of Richard J. Welzyn, Heirs, devisees, and legal representatives of the Estate of Linda C. Welzyn, Patricia W. McDonald, Individually and as Personal Representative of the Estate of Richard J. Welzyn, Patricia W. McDonald, Individually and as Personal Representative of Linda C. Welzyn, and Lynn M. Genereux, a/k/a Lynne M. Genereux, and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 § 3901 (et seq): TD Bank, N.A. f/k/a TD Banknorth, N.A., claiming to have an interest in a Mortgage covering real property in Chicopee, numbered 81 Polaski Avenue, given by Richard J. Welzyn and Linda C. Welzyn to TD Banknorth, N.A., dated November 23, 2007, recorded in the Hampden County Registry of Deeds in Book 17060, Page 105, now held by Plaintiff by assignment, has filed with this court a complaint for determination of Defendant's Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before August 17, 2026 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act. Witness, Gordon H. Piper, Chief Justice of this Court on July 15, 20226. Attest: /s/ Deborah J. Patterson, Recorder The Commonwealth of Massachusetts Administrative Office of the Land Court Courthouse Three Pemberton Square, 11th Floor Boston, Massachusetts 02108 LIMITED ASSISTANCE REPRESENTATION (LAR) INFORMATION SHEET NOTICE TO LITIGANTS: As of January 2, 2013, the Land Court permits a party to engage a lawyer for only part of the litigant's case if he or she so chooses. Limited Assistance Representation (LAR) is available to any party who feels he or she cannot afford or does not want a lawyer for the entire case. LAR is an option for any party in any case filed in the Land Court. This information sheet answers many frequently asked questions, and more information is available at www.mass.gov/courts/landcourt . What is Limited Assistance Representation (LAR)? LAR is when an attorney represents or assists a litigant (you) with part, but not all, of a legal

matter. The attorney and litigant enter into a detailed limited assistance agreement that sets out what specific tasks the attorney will be responsible for and what specific tasks the litigant will be responsible for in the case.

When can LAR be used in the Land Court?

As of January 2, 2013, an attorney may represent you on a limited basis in connection with any case (e.g., miscellaneous case, tax case, servicemembers action, partition case, or land registration case) pending or to be filed in the Land Court. LAR can be used at any stage in a case. LAR is available when a party does not wish to represent himself/herself throughout the entire case but does not wish to hire an attorney to represent him/her throughout the entire case. Together, you and your attorney will agree on who is responsible for completing which specific tasks in the case.

How do I find an attorney who will represent me on a limited basis?

Attorneys must take a mandatory training before they may provide LAR. The Real Estate Bar Association for Massachusetts, Massachusetts Bar Association, Boston Bar Association, and local bar associations may be able to provide you with a list of attorneys who represent clients on a limited basis. The court and its employees cannot refer you to any particular attorney.

Will I have to pay for LAR?

As with all legal services, you and your attorney will negotiate and agree on whether and how much you will pay him/her. Some attorneys do provide legal services without a fee or for a reduced fee for litigants who meet certain criteria.

If I choose to represent myself in a case, will the court give me legal advice or special consideration because I am not an attorney?

No. The judge must remain impartial in hearing your case, and neither the judge nor any court employees can give you legal advice. If you choose to represent yourself, you are responsible for all aspects of the case and are expected to learn the relevant law, rules, and procedures, which are applied equally to all parties appearing before the court whether or not they are represented by attorneys. If you are not confident in your ability to represent yourself, you should hire an attorney.

If an attorney represents me on a limited basis, what duties am I owed?

An attorney must follow all ethical rules and standards of professional responsibility whether providing full or limited representation to a client. The requirements of zealous advocacy, confidentiality, avoiding conflicts of interest, etc. all apply.

What are some ways an attorney can use LAR to assist me?

An attorney can provide you with assistance in one or more of three main ways. First, an attorney can advise you outside of court on what the law is and what the rules of civil procedure and evidence are without ever filing an appearance or appearing in court on your behalf. Second, an attorney can draft documents for you to file with the court without filing an appearance or going into court, but the attorney must write on the document that it was prepared with the assistance of counsel. This is called "ghostwriting." Third, an attorney can appear in court with you for any part of the case (e.g., attending only a case management conference or arguing a motion at a hearing). In this instance, the attorney must file a Notice of Limited Appearance with the court describing the specific event in which the attorney is representing you. After the completion or conclusion of that event, the attorney must file a Notice of Withdrawal of Limited Appearance.

What if my attorney and I agree that the attorney will extend representation beyond the scope of the limited appearance?

If the extension of representation is limited to an additional event, the attorney must file another Notice of Limited Appearance describing the items within the extended representation and then file a Notice of Withdrawal of Limited Appearance upon completion of the extended representation. If the extension of representation is to represent you for the remainder of the case, the attorney must then enter a general appearance, not a limited one.

What is "ghostwriting"?

Ghostwriting is a term used to describe the drafting of documents by an attorney for a client without filing an appearance in the client's case. The attorney does not sign his/her name on the document but instead writes, "This document was prepared with the assistance of counsel." This discloses to the court and to the opposing party that an attorney assisted in the drafting of the document but will not appear in court. This disclosure does not constitute an appearance by the attorney, and the attorney will not be required to identify himself/herself or to sign the pleading. The usual ethical and practice rules apply. The attorney drafting the pleading must make reasonable inquiry about the facts and issues raised in the pleading. If there is something patently false, outrageous, etc. on the face of the pleading that is of concern to the judge, the judge can require you to divulge the identity of the drafting attorney. You remain fully responsible to the court and all other parties

for the document you sign, even if the document is ghostwritten by an attorney.

Where can my attorney find copies of the Notice of Limited Appearance and Notice of Withdrawal of Limited Appearance?

The Notice of Limited Appearance and Notice of Withdrawal of Limited Appearance are posted on the Land Court's website and are available in the Recorder's Office of the Land Court on the 5th floor of the Courthouse at Three Pemberton Square, Boston.

Who gets served notice of pleadings and motions once a Notice of Limited Appearance has been filed?

Both you and your limited assistance attorney must be served with notice and full copies of every pleading and motion relating to the event for which your attorney is appearing. Any pleading or motion regarding issues or events outside the scope of the limited appearance should be served only on you. You remain responsible for all aspects of your case except in those instances when an attorney has agreed to represent you in a specific event in your case.

How does an attorney become qualified to represent me on a limited basis in the Land Court?

All lawyers wishing to provide limited representation must first attend an approved mandatory information session as described in Land Court Department Standing Order 1-12. By filing a Notice of Limited Appearance in a case, an attorney is certifying that he/she is in compliance with Standing Order 1-12 and qualified to represent clients on a limited basis in the Land Court.

Should the Judge review my attorney-client limited representation agreement?

No. The limited representation agreement between an attorney and client is private and confidential as is any other fee agreement.

If my attorney wants to file a Notice of Withdrawal of Limited Appearance and I feel the withdrawal is premature or contrary to the attorney-client agreement, what is the role of the judge in this case?

The judge cannot intercede. It is incumbent on you and the attorney to draft and execute a clear and unambiguous limited representation agreement that specifically defines when the attorney will appear and withdraw. If you and your attorney disagree concerning your limited representation agreement, you should resolve the matter pursuant to the terms of that agreement. The method for resolving such disputes should be discussed with your attorney and understood by you before you enter into an LAR agreement.

July 30, 2026 26-02504W

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH

PASCO • PINELLAS • POLK • LEE

COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv2006-v24

ORANGE COUNTY

--- ACTIONS / SALES ---

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. 2025-CA-009295-O LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LUIS A HERNANDEZ, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore- closure entered July 08, 2026 in Civil Case No. 2025-CA-009295-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Luis A Hernandez, et al., are De- fendants, 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, Flori- da Statutes on the 18th day of August, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: The East half of the following de- scribed property: Begin 20 feet South and 20 feet East of the Northwest corner of the North half of the East half of the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 32, Township 21 South, Range 29 East; thence run South 50 feet to the Point of Beginning; thence run South 50 feet; thence run East 130 feet; thence run North 50 feet; thence run West 130 feet to the Point of Beginning. 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.	ginning; And Begin 20 feet South and 20 feet East of the Northwest corner of the North half of the East half of the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 32, Township 21 South, Range 29 East; thence run South 50 feet to the Point of Beginning; thence run South 50 feet; thence run East 130 feet; thence run North 50 feet; thence run West 130 feet to the Point of Beginning. 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 25-13089FL July 30; Aug. 6, 2026 26-02514W

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2023CA012330 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff, v. ADAM TAZI, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pur- suant to a Final Judgment in Foreclo- sure entered on November 7, 2025 and entered in Case No. 2023CA012330 in the Circuit Court of the 9th Judicial Cir- cuit in and for Orange County, Florida, wherein ADAM TAZI, are the Defen- dants. The Clerk of the Court, TIFFA- NY MOORE RUSSELL, will sell to the highest bidder for cash at https://myor- angelclerk.realforeclose.com on August 25, 2026 at 11:00am, the following de- scribed 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 SUBDI- VISION ACCORDING TO THE PLAT OR MAP THEREOF DE- SCRIBED IN PLAT BOOK 24, AT PAGE(S) 76-77, OF THE PUBLIC RECORDS OF ORANGE COUN- TY, FLORIDA. PARCEL ID: 33-24-29-3805-00060 COMMONLY KNOWN AS: 3232 TIMUCUA CIRCLE, ORLANDO, FLORIDA 32837 and commonly known as: 3232 TIMUCUA CIRCLE, ORLANDO, FL 32837 (the "Property"). 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 WITHIN 60 DAYS AFTER THE SALE. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, 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. By: /s/ Johanni Fernandez-Marmol, Esq. Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 Jimmy Edwards, Esq. FL Bar No.: 81855 Rebecca E. Smith, Esq. FL Bar No.: 1069865 Spencer Gollahon, Esq. FL Bar No.: 647799 Paris Roach, Esq. FL Bar No.: 1028751 fcpleadings@ghidottriberger.com GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 25-004882-1 July 30; Aug. 6, 2026 26-02511W	

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-012079 #34 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. KENZEL ET AL., Defendant(s). COUNT DEFENDANTS Type/Points/Contract# I LAURIE JEAN KENZEL STANDARD / 750000/ 6783086 II MARLON FREEMAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARLON FREEMAN CONSTANCE S. TIMMONS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CONSTANCE S. TIMMONS SIGNATURE / 340000/ 6841633 Notice is hereby given that on 8/25/26 at 11:00 a.m. Eastern time at www. myorangelclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described real 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-012079 #34. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale. 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 22nd day of July, 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 tsforeclosures@aronlaw.com July 30; August 6, 2026 26-02506W		

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2026-CA-000891-O MIDFIRST BANK Plaintiff, v. JOHN F ILAMA; KARENA DELGADO; UNKNOWN TENANT 2; UNKNOWN SPOUSE OF JOHN F ILAMA; UNKNOWN SPOUSE OF KARENA DELGADO; UNKNOWN TENANT 1; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; VISTA LAKES COMMUNITY ASSOCIATION, INC. Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 14, 2026, in this cause, in the Circuit Court of Orange County, Florida, the office of Tiffany Moore Rus- sell, Clerk of the Circuit Court, shall sell the property situated in Orange County, Florida, described as: LOT 10, VISTA LAKES VILLAGE N-2 (AMHURST), ACCORDING TO THE MAP OR PLAT THERE- OF, AS RECORDED IN PLAT BOOK 43, PAGES 107-110, OF THE PUBLIC RECORDS OF OR- ANGE COUNTY, FLORIDA. a/k/a 8322 LAKE AMHURST TRL, ORLANDO, FL 32829-7600 at public sale, to the highest and best bidder, for cash, online at www. myorangelclerk.realforeclose.com, on August 25, 2026 beginning at 11:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in a court proceed- ing or event, 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, 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 Telecom- munications Relay Service. Dated at St. Petersburg, Florida this 27 day of July, 2026. /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff 1000009218 July 30; Aug. 6, 2026 26-02533W		

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2025-CA-004940-O (39) FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST SERIES 2019-2, Plaintiff, -vs- GEORGE HOLLOWAY AKA GEORGE N. HOLLOWAY; LAKE BUENA VISTA RESORT VILLAGE I A HOTEL CONDOMINIUM ASSOCIATION, INC.; LAKE BUENA VISTA RESORT VILLAGE MASTER ASSOCIATION, INC., Defendant. NOTICE IS HEREBY GIVEN pursu- ant to a Consent Final Judgment of Foreclosure dated May 4, 2026 entered in the above captioned action, Case No. 2025-CA-004940-O, the Orange County Clerk of the Court, Tiffany Moore Russell, shall sell to the highest and best bidder for cash, at public sale at www.myorangelclerk.realforeclose. com, at 11:00 a.m. on August 31, 2026, the following described property as set forth in said final judgment, to-wit: THE CONDOMINIUM PAR- CEL KNOWN AS UNIT 1706, OF LAKE BUENA VISTA RE- SORT VILLAGE 1, A HOTEL CONDOMINIUM ("CONDO- MINIUM"), ACCORDING TO THE DECLARATION OF LAKE BUENA VISTA RESORT VILLAGE 1, A HOTEL CONDO- MINIUM THEREOF ("DEC- ARATION"), RECORDED IN OFFICIAL RECORDS BOOK 8403, PAGE 3240 THROUGH 3346 OF THE PUBLIC RE- CORDS OF ORANGE COUN- TY, FLORIDA, TOGETH- ER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THEREO, AND ANY AND ALL AMENDMENTS THERETO. Property Address: 8112 POINCI- ANA BLVD, Unit 1706, ORLAN- DO, FL 32821 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER- SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG- MENT IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. 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, 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 24th day of July 2026. By: /s/ Steven C. Weitz Steven C. Weitz, Esq., FBN: 788341 stevenweitz@weitzschwartz.com WEITZ & SCHWARTZ, P. A. Attorneys for Plaintiff 1000 Corporate Dr., Suite 320 Fort Lauderdale, FL 33334 Phone (954) 468-0016 Fax (954) 468-0310 July 30; Aug. 6, 2026 26-02518W		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION: 35 CASE NO.: 2026-CA-003796-O SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. FERNANDO CALDERON PENA; PLACE 436 CONDOMINIUM ASSOCIATION, INC.; WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC; JENNY RAQUEL CAMPOVERDE Defendants. NOTICE IS HEREBY GIVEN pur- suant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TIFFA- NY MOORE RUSSELL as the Clerk of the Circuit Court for ORANGE County shall sell to the highest and best bidder for cash electronically at www.myorangelclerk.realforeclose. com at, 11:00 AM on the 25 day of August, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT NO. 228, WINTER PARK WOODS, A CONDOMINIUM, F/K/A PLACE 436, A CON- DOMINIUM, TOGETHER WITH AN UNDIVIDED IN- TEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 3192, PAGE 297, AS AMENDED FROM TIME TO TIME, OF THE PUB- LIC RECORDS OF ORANGE COUNTY, FLORIDA. SITU- ATE IN THE COUNTY OF OR- ANGE, STATE OF FLORIDA. PROPERTY ADDRESS: 228 SCOTTSDALE SQUARE, WIN- TER PARK, FL 32792 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN- ING 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 PEN- DENS MAY CLAIM THE SUR- PLUS. 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 ENTI- TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT- ED 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 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. DATED This 28 day of July 2026. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. P.O. Box 5026 Coral Springs, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R.JUD. ADMIN 2.516 eservice@decubaslewis.com 25-02678 July 30; Aug. 6, 2026 26-02539W		

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. 482025CA010659A- 00IOX LIGHTHOUSE GLOBAL INVESTMENTS INC., a FLORIDA CORPORATION; AND JB GLOBAL INVESTMENTS , LLC, a FLORIDA LIMITED COMPANY; Plaintiff, vs. AWESOME LAND PRESCHOOL ACADEMY INC., a Florida corporation, NIKI A ORLANDO PRIVATE SCHOOL INC., a Florida corporation; et al Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Mort- gage Foreclosure dated March 20, 2026 and Order on Plaintiffs' Motion to Reset Sale dated July 28, 2026 and entered in Case No. 482025CA010659A0010X of the Circuit Court of the 9th Judi- cial Circuit in and for Orange Coun- ty, Florida, wherein LIGHTHOUSE GLOBAL INVESTMENTS INC., a Florida corporation; and JB GLOBAL INVESTMENTS, LLC, a Florida lim- ited company, is the Plaintiff(s) and AWESOME LAND PRESCHOOL ACADEMY INC., a Florida corpora- tion, NIKI A ORLANDO PRIVATE SCHOOL INC., a Florida corporation; ORANGE COUNTY, FLORIDA, are the Defendants, I will sell to the high- est and best bidder for cash by elec- tronic sale beginning at 11 :00 a.m. on the 1 day of September, 2026 at www.myorangelclerk.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit: Lot 6, Montovallo Subdivision, ac- cording to the map or plat thereof, as recorded in Plat Book W, Page 20, of the Public Records of Or- ange County, Florida a/k/a 4607 N. Pine Hills Rd., Or- lando, FL 32808 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 PEND ENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N.Orange Avenue, Room 2130, Orlan- do, 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: David R. Roy Fla. Bar No. 885193 By: Teyvon Johnson Fla. Bar No. 1011005 DAVID R. ROY, P.A. 4209 N. Federal Hwy. Pompano Beach, FL 33064 Tel. (954) 784-2961 Email: davidra.davidn-ov.com July 30; Aug. 6, 2026 26-02535W		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025-CA-012443-O WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE MFA 2022-NQM1 TRUST, Plaintiff, v. B5M3 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Other Relief dated July 21, 2026, issued in and for Orange County, Florida, in Case No. 2025-CA-012443-O, wherein WILM- INGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CA- PACITY BUT SOLELY AS TRUSTEE OF THE MFA 2022-NQM1 TRUST is the Plaintiff, and B5M3 INVEST- MENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, WILLIAM BOWSER, ALICIA BOWSER, THE GROVE RESORT AND SPA HOTEL CONDOMINIUM III ASSOCIATION, INC. and CENTURY FIRE PROTEC- TION, LLC are the Defendants. The Clerk of the Court, TIFFA- NY RUSSELL, will sell to the highest and best bidder for cash, in ac- cordance with Section 45.031, Florida Statutes, on August 19, 2026, at elec- tronic sale beginning at 11:00 AM, at www.myorangelclerk.realforeclose.com as set forth in said Final Judgment of Mortgage Foreclosure and for Other Relief, to wit: UNIT 3221 OF THE GROVE RESORT AND SPA HOTEL Matthew@HowardLawFL.com HOWARD LAW GROUP 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 July 30; Aug. 6, 2026 26-02513W		

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2024-CA-004265-O DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2006-D, Plaintiff, vs. SHAWNER TURNER A/K/A SHAU- ANA TURNER; STATE OF FLORI- DA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA; Defendants NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclo- sure Sale dated July 14, 2026, and en- tered in Case No. 2024-CA-004265-O, of the Circuit Court of the Ninth Judi- cial Circuit in and for ORANGE County, Florida. DEUTSCHE BANK NATION- AL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SE- RIES INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2006-D (hereafter "Plaintiff"), is Plain- tiff and SHAWNER TURNER A/K/A SHAUANA TURNER; STATE OF FLORIDA, DEPARTMENT OF REV- ENUE; CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLOR- IDA, 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.myorangelclerk. realforeclose.com at 11:00 a.m., on the 26TH day of AUGUST, 2026, the fol- lowing described property as set forth in said Final Judgment, to wit: ALL THAT CERTAIN LAND SITUATE IN ORANGE COUN- TY, FLORIDA, VIZ: LOT 15 AND THE WEST 1/2 OF LOT 14, BLOCK P, OF THE RE- PLAT OF BLOCK P, ORLO VISTA HEIGHTS ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 119, PUBLIC RECORDS OF ORANGE COUNTY, FLOR- IDA, BEING FORMERLY DE- SCRIBED AS LOT 15 AND THE WEST 1/2 OF LOT 14, BLOCK P, ORLO VISTA HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK L, PAGE 75, PUBLIC RECORDS OF OR- ANGE COUNTY, FLORIDA.		

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

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: 2024-168
YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
FROM A POINT 440 FT E & 1473.52 FT S OF NW COR OF NE1/4 RUN S 78 DEG E 187.45 FT FOR A POB S 78 DEG E 133 FT S 12 DEG W 118 FT S 181.60 FT W 87 FT N 03 DEG W 328.01 FT TO POB IN SEC 21-20-27

PARCEL ID # 21-20-27-0000-00-010

Name in which assessed:
INDEPENDENT HOUSE OF PRAYER OF ZELLWOOD 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, Sep 03, 2026.

Dated: Jul 16, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
July 23, 30; August 6, 13, 2026
26-02362W

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:
2024-12438
YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
ORLANDO CENTRAL PARK NO 58 17/29 THAT PORTION OF BLK C DESC AS BEG AT SW COR OF SAID BLK C TH N 70.66 FT E 34 FT S 59 FT W 19 FT S 14 FT N 81 DEG W 15.18 FT TO POB

PARCEL ID # 28-23-29-6394-03-001

Name in which assessed:
MCCRARY HOLDINGS I 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, Sep 03, 2026.

Dated: Jul 16, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
July 23, 30; August 6, 13, 2026
26-02368W

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: 2024-3197
YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
YOGI BEARS JELLYSTONE PK CAMP RESORT (APOPKA) 3347/2482 UNIT 427

PARCEL ID # 27-21-28-9805-00-427

Name in which assessed:
MATTHEW T MITCHELL JR

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Sep 03, 2026.

Dated: Jul 16, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
July 23, 30; August 6, 13, 2026
26-02363W

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:
2024-14878
YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
HIBISCUS COVE 66/134 LOT 9

PARCEL ID # 27-22-30-3539-00-090

Name in which assessed: NELSON J PORTO SR, LIMARI CONSTANTINO

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, Sep 03, 2026.

Dated: Jul 16, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
July 23, 30; August 6, 13, 2026
26-02369W

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002142
IN RE: ESTATE OF
CARLOS JOSE TORREALBA
CORREA,
Deceased.

The administration of the estate of CARLOS JOSE TORREALBA CORREA, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 23, 2026.

CARLOS E. TORREALBA
Personal Representative
526 Cardinal Court
Apopka, FL 32712

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary
Email: ntservice@hnh-law.com
July 23, 30, 2026 26-02417W

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: 2024-8271
YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
PINE HILLS RETAIL/OFFICE CONDOMINIUM 8923/2568 UNIT 3

PARCEL ID # 18-22-29-7008-00-030

Name in which assessed:
ARIEL LOPEZ, CONSUELO LOPEZ

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, Sep 03, 2026.

Dated: Jul 16, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
July 23, 30; August 6, 13, 2026
26-02364W

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:
2024-17400
YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
HARRELL HEIGHTS REPLAT Y/84 LOT 9 SEE 2374/542

PARCEL ID # 18-22-31-3421-00-090

Name in which assessed:
JONATHAN ALBERTO PINEDA

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, Sep 03, 2026.

Dated: Jul 16, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
July 23, 30; August 6, 13, 2026
26-02370W

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002271
IN RE: ESTATE OF
ELISHIA PHILLIP CHANDLER,
Deceased.

The administration of the estate of ELISHIA PHILLIP CHANDLER, 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 Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 23, 2026.

SHEREE LYNN BROWN
Personal Representative
2226 Valencia Road
Orlando, FL 32803

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary
Email: ntservice@hnh-law.com
July 23, 30, 2026 26-02416W

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: 2024-8348
YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
THE ATRIUMS AT SILVER PINES 7/128 LOT 47

PARCEL ID # 18-22-29-8600-00-470

Name in which assessed:
PATRICIA A SAVAGE

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, Sep 03, 2026.

Dated: Jul 16, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
July 23, 30; August 6, 13, 2026
26-02365W

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:
2024-19057
YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
EAST PINE ACRES V/143 LOT 8 BLK B

PARCEL ID # 30-22-32-2338-02-080

Name in which assessed:
HOVER YAP 33.333% INT, FRANK BAZON 8.333% INT, ROGELIO ALAMA 33.333% INT, SHERWIN ALCORDO 25% 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, Sep 03, 2026.

Dated: Jul 16, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
July 23, 30; August 6, 13, 2026
26-02371W

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN
AND FOR ORANGE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026-CP-002281-O
Division Probate
IN RE: ESTATE OF
THORSTEN BERTHOLD
STRENGER
Deceased.

The administration of the estate of THORSTEN BERTHOLD STRENGER, deceased, whose date of death was May 29, 2026 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 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.

The date of first publication of this notice is July 23, 2026.

Personal Representative:
Michael Holderny
28 Eason Avenue
Port McNicoll, LOKIRO,
Ontario, Canada

Attorney for Personal Representative:
NISHAD KHAN P.L.
AMBER N. WILLIAMS, ESQ.
Florida Bar No.: 0092152
1303 N. Orange Avenue
Orlando, Florida 32804
Telephone: (407) 228-9711
Facsimile: (407) 228-9713
amber@nishadkhanlaw.com
Pleadings@nishadkhanlaw.com
Attorney for Personal Representative
July 23, 30, 2026 26-02418W

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: 2024-8427
YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: PINE HILLS SUB NO 9 T/73 LOT 7 BLK D

PARCEL ID # 19-22-29-6956-04-070

Name in which assessed:
CLINTON BUCKLAND

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, Sep 03, 2026.

Dated: Jul 16, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
July 23, 30; August 6, 13, 2026
26-02366W

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: 2024-19541
YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
CAPE ORLANDO ESTATES UNIT 7A 3/103 LOT 89 BLK 3

PARCEL ID # 26-23-32-1173-30-890

Name in which assessed: GALO MOREIRA, NEYMA MOREIRA

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, Sep 03, 2026.

Dated: Jul 16, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
July 23, 30; August 6, 13, 2026
26-02372W

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-001935-O
IN RE: ESTATE OF
RAYMOND EARL LAMB,
Deceased.

The administration of the estate of RAYMOND EARL LAMB, Deceased, whose date of death was March 14, 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 732.2211.

The date of first publication of this notice is July 23, 2026.

Personal Representative:
Sandra Cravens

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
July 23, 30, 2026 26-02414W

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:
2024-12352
YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY:
COMM AT INT OF ELY R/W ST RD 441 & NLY R/W JORDAN AVE TH N 14 DEG E 315 FT S 75 DEG E 510 FT FOR POB TH RUN S 75 DEG E 150 FT N 14 DEG E 65 FT N 75 DEG W 150 FT S 14 DEG W 65 FT TO POB IN NE1/4 SEC 27-23-29

PARCEL ID # 27-23-29-0000-00-059

Name in which assessed:
OBT ORLANDO HOLDINGS LLC,
DM SABANNAH LLC,
RA SABANNAH LLC,
SS SABANNAH LLC,
ORANGE BLOSSOM ASSOCIATES 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, Sep 03, 2026.

Dated: Jul 16, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
July 23, 30; August 6, 13, 2026
26-02367W

SECOND INSERTION
NOTICE OF PUBLIC SALE OF
PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 2200 Coral Hills Rd Apopka, FL 32703, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storage treasures.com on 8/13/2026 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # 1221 Kevin Hairston
Boxes Bags Totes Furniture
Unit # 1144 Carina Brooks-King
Boxes Bags Totes Furniture Outdoors Electronics
Unit # D224 Krystal Noel
Boxes Bags Totes Furniture
Unit # D313 Darryl Hall
Boxes Bags Totes Furniture Toys Tools
Unit # A108 Robert Nevins
Boxes Bags Totes Outdoors Tools Appliances
Unit #D234 Lemere Townsend
Homegoods
Unit #A104 Llandrea Daniels
Homegoods
Unit #A146 Leighton Mccarthy
Homegoods
Unit #3339 Robert Harris
Homegoods

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

Please contact the property with any questions (407)902-3258
July 23, 30, 2026 26-02380W

Q&A

What is a public notice?

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

LV1837_V9

OFFICIAL
COURTHOUSE
WEBSITES

123 456 789 012

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

SAVE
TIME



Email your Legal Notice
legal@businessobserverfl.com

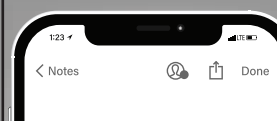
Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

LV20890_V6

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LEGAL
NOTICES



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ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION
**NOTICE TO CREDITORS
(One Personal Representative)**
IN THE CIRCUIT COURT, NINTH
JUDICIAL CIRCUIT, IN AND FOR
ORANGE COUNTY, FLORIDA.
CASE NO.:
48 2026CP001670A0010X
DIVISION: 5
IN RE: ESTATE OF
MICHELE RENE CAMPBELL,
Deceased.

The administration of the estate of MICHELE RENE CAMPBELL, deceased, is pending in the Probate Court, Orange County, Florida, the address of which is: Orange County Courthouse, 425 N. Orange Ave., Suite 335 Orlando, FL 32801
The name and address 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, including unmatured, contingent or unliquidated claims on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first Publication of this notice is July 23, 2026.

RUSSELL CAMPBELL
Personal Representative
Grayling E. Brannon, Esquire
Attorney for Personal Representative
301 W. Bay Street, Suite 1434
Jacksonville, Florida 32202
(904) 358-9151
Florida Bar No.: 0882100
Email: gray@grbranlaw.com
July 23, 30, 2026 26-02436W

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002148-0
Division Probate
IN RE: ESTATE OF
PETER BRUCE CHAMBERS
Deceased.

The administration of the estate of Peter Bruce Chambers, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Ste. 335, Orlando, FL 32801. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 first publication of this notice is July 23, 2026.

Co-Personal Representatives:
Evan Chambers
1230 Mount Vernon St
Orlando, Florida 32803
and
Dylan Chambers
4243 Gulfstream Bay Ct.
Orlando, Florida 32822-1827
Attorney for Personal Representatives:
Jeffrey P. Skates, Attorney
Florida Bar Number: 0988650
Skates Uhrk Vasquez Law
1028 Lake Sumter Landing
The Villages, FL 32162
Telephone: (352) 259-5011
Fax: (352) 751-4993
E-Mail: jskates@suvlaw.com
July 23, 30, 2026 26-02437W

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-CP-002293-0
IN RE: ESTATE OF
ANTHONY WILLIAM BARR,
Deceased.

The administration of the estate of ANTHONY WILLIAM BARR, deceased, whose date of death was March 6, 2026, 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. 732.221, 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 first publication of this notice is July 23, 2026.

Samantha Sullivan
59 Powder Horn Dr.
Palm Coast FL 32164
/s/ Jessica De La Cruz
JESSICA DE LA CRUZ, Esq.
FBN: 127117
342 NE 9th Ter.
Cape Coral, FL 33909
Telephone No. (407) 949-4538
Email: jessica@probatelegalgroup.com
Email:
paralegal@probatelegalgroup.com
July 23, 30, 2026 26-02448W

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. 2026-CA-001637-0
Freedom Mortgage Corporation,
Plaintiff, vs.
Elvin O. Aldarondo Matias, et al.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026-CA-001637-0 of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Elvin O. Aldarondo Matias; Yahaira M. Olivero Rodriguez 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 3rd day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK J OF REPLAT MONTEREY SUBDIVISION UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK T, PAGE(S) 55, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TAX ID: 33-22-30-5700-10180

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 20th day of July, 2026.

By /s/ Justin J. Kelley, Esq.
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 # 26-F00249
July 23, 30, 2026 26-02440W

Prepared by and returned to:

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

NOTICE OF SALE

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

Owner Name Address Week/Unit/Contract
MICHAEL L. BLOCK and SUSAN BLOCK 639 CRANFIELD PL, COLUMBUS, OH 43213 20/003511 Contract # M0205531 LORRAINE PALMA BRACKIN 1500 VIA DE LUNA DR APT G15, GULF BREEZE, FL 32561 41/086864 Contract # M6562971 EDUARDO HESHIKI CALLE 136 # 17A-34 CASA 2, BOGOTA, BC, COLOMBIA 110121 23/003753 Contract # M1035799 THOMAS W. HUDSPITH and JOHN S HUDSPITH 65 HALESWORTH DR, SUNDERLAND, UNITED KINGDOM SR4 8DJ and 11 ERIETH TERRACE SAINT GAGRIEL, SUNDERLAND, UNITED KINGDOM SR47TJ 43/086811 Contract # M1042413 WILLIE JOHNSON, III and NETTIE M JOHNSON 25222 PLANTATION AVE, DENHAM SPRINGS, LA 70726 5/086248 Contract # M1035788 JOHN A. MAC PHERSON and ELEANOR MAC PHERSON 11010 AVENU MALKENU AVE, HOUSTON, TX 77043 and 1255 ELDRIDGE

PKWY APT 808, HOUSTON, TX 77077 45/086852 Contract # M1034053 ROCIO MENDOZA MEJIA and JOSE ROBERTO FERNANDEZ RIOS LA PILA #39 FRACC. RANCHO SAN ANTONIO, AGUASCALIENTES, MEXICO 20100 48/086514 Contract # M6521760 JOSEPH A MONSANTO 111 LEONARD ST # 2, JERSEY CITY, NJ 07307 4/003543 Contract # M1031540 JUAN CARLOS MORALES OCAMPO CALLE VILLA DEL CARBON #11 FRAC SAN MIGUEL, NAUCALPAN, MEXICO 53010 39/087721 Contract # M6132377 BERNADETTE P. O'FLAHERTY and ENDA F O'FLAHERTY 2818 49TH ST, ASTORIA, NY 11103 and 3019 50TH ST, WOODSIDE, NY 11377 37/086341 Contract # M1033072 QUAY VIEW PARTNERS LLC, A DELAWARE LIABILITY COMPANY, BEAU H KELLEY AS AUTHORIZED REPRESENTATIVE 9 E LOOCKERMAN ST STE 3A, DOVER, DE 19901 21/087855 Contract # M6125784 ARISTOFANES RANGEL CALLE COR-DILLERA DE LA QUINTA, LA COSTA LOS COQUITOS, URB CUMBRES DE CUROMO, CARACAS EDO. MIRANDA, VENEZUELA 1/086542 Contract # M1031051 BALTASAR SILVA ANGULO and VERONICA GAY LEDESMA MARIANO ARISTATA 189 COL. CHAPULTEPEC ORIENTE, MORELIA MICH, MEXICO 58260 46/086844 Contract # M1033942 WEST COAST CAPITAL LLC A COLORADO LIMITED LIABILITY COMPANY 15233 VENTURA BLVD STE 306, SHERMAN OAKS, CA 91403 21/086368 Contract # M6796859

Whose legal descriptions are (the "Property"): The above described

SECOND INSERTION

Prepared by and returned to:

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

NOTICE OF SALE

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

Owner Name Address Week/Unit/Contract#
ANN P. ENGELHARDT and ROBERT S. ENGELHARDT 18 TIMBERLINE RD, WARWICK, RI 02886 2 EVEN/3725/6581147 CHERVON DEANNE MORLEY and ISHMAEL MORLEY LEWIS ST PO BOX N 10352, NEW PROVIDENCE, NASSAU, BAHAMAS 40/087841/6343380 CLARENCE EDWARD COTTON, JR. and JOELLYN MARIE COTTON 1919 RACINE DR, LAS VEGAS, NV 89156 35 ODD/3533/6529201 DELORES SAAMS-HOY and ROBERT SAAMS-HOY 3421 MOUNT MADONNA DR, SAN JOSE, CA 95127 22/088034/6296592

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

of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5914, Page 1965, of the Public Records of Orange County, Florida, and all amendments thereto.

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

SECOND INSERTION

**NOTICE TO CREDITORS
(Formal Administration)**
IN THE 9th JUDICIAL CIRCUIT
COURT IN AND FOR ORANGE
COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO. : 2026-CP-000257-0
IN RE: The Estate of
LULA MAE SMITH,
Deceased.

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

The administration of the estate of LULA MAE SMITH, deceased, whose date of death was June 9, 2024, and whose social security number is XXX-XX-0808, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Suite 335, Orlando, FL 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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.

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

The date of first publication of this Notice is July 23, 2026.

/s/ Teresa Patterson
TERESA PATTERSON,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian .
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
901 Ponce De Leon Boulevard,
6th Floor
Coral Gables, Florida 33134
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
July 23, 30, 2026 26-02453W

--- ACTIONS / SALES ---

SECOND INSERTION

UNIT(S)/WEEK(S) of the following described real property:
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records, Book 5914, Page 1965, of the Public Records of Orange County, Florida, and all amendments thereto.

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

Owner Name Lien Doc Assign Doc # Lien Amt Per Diem
BLOCK/BLOCK 20250442835 20250446779 \$9,887.36 \$ 0.00 BRACKIN 202304010181 20230412968 \$15,160.84 \$ 0.00 HESHIKI 20230410290 20230413093 \$14,786.22 \$ 0.00 HUDSPITH/HUDSPITH 20230410290 20230413093 \$15,633.94 \$ 0.00 JOHNSON, III/JOHNSON 20230410307 20230413096 \$14,976.69 \$ 0.00 MAC PHERSON/MAC PHERSON 20230410307 20230413096 \$15,229.27 \$ 0.00 MENDOZA MEJIA/FERNANDEZ RIOS 20230410308 20230413114 \$14,846.10 \$ 0.00 MONSANTO 20230410308 20230413114 \$14,846.10 \$ 0.00 MORALES OCAMPO 20230410308 20230413114 \$15,216.83 \$ 0.00 O'FLAHERTY / O'FLAHERTY 20230410330 20230413126 \$15,216.83 \$ 0.00 QUAY VIEW PARTNERS LLC, 20230410307 20230413096 \$14,462.34 \$

0.00 RANGEL 20230410330 20230413126 \$14,846.10 \$ 0.00 SILVA ANGULO/ LEDESMA 20230410362 20230413167 \$15,229.27 \$ 0.00 WEST COAST CAPITAL LLC 20230410307 20230413096 \$14,832.87 \$ 0.00

Notice is hereby given that on August 19, 2026, at 11:00 a.m. Eastern time at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above described Property.

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

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

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

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

Sworn to and subscribed before me this July 20, 2026, by Shirley Bellegarde, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.

Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH 735981
My commission expires: 2/28/30
Notarial Seal
July 23, 30, 2026 26-02396W

SECOND INSERTION

Prepared by and returned to:

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

NOTICE OF SALE

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

Owner Name Address Week/Unit/Contract#
CHEWEAKII NECOLE ETHERIDGE WHITE 8033 1/2 70TH ST, PARAMOUNT, CA 90723 2 ODD/5329/6610128 MARY ELIZABETH BURGESS 9482 COUNTY ROAD 458 W, LANEVILLE, TX 75667 40/082108 5/082204/6497784

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

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

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

Owner Name Mtg.-Orange County

Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem

CHEWEAKII NECOLE ETHERIDGE WHITE 20190272406 \$ 5,161.03 \$ 1.70 MARY ELIZABETH BURGESS 20170413884 \$ 15,114.48 \$ 5.23

Notice is hereby given that on August 19, 2026, at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above-described Properties.

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

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

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

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

Sworn to and subscribed before me this July 20, 2026, by Shirley Bellegarde, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .

Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH 735981
My commission expires: 2/28/30
Notarial Seal
July 23, 30, 2026 26-02398W

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**
and select the appropriate County
name from the menu option

or email **legal@businessobserverfl.com**

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

Q&A

Who benefits from legal notices?

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.

UV2026-V12

UV2026-V12

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

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

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of MYRTLE HOLIDAY 1, LLC having a street address of C/O WILSON TITLE SERVICES, 9271 S. JOHN YOUNG PARKWAY, ORLANDO, FL 32819 (the "Lienholder"), pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name	Address	Interest/Points/Contract #
SALVACION GENALIN ALDAY A/K/A SALVACION GENALIN P. ALDAY and ALBERT ELANE BUAL 39 IVES ST UNIT 504, HAMDEN, CT 06518 STANDARD Interest(s)/150000 Points, contract # 7079220 LEO ALEX BARANOV 327 SPRINGFIELD ST, AGAWAM, MA 01001 STANDARD Interest(s)/350000 Points, contract # 7052054 SHENETTE CAROL BELL and EMMANUEL MATTHEW ROSBER 301 WILSON AVE, KINSTON, NC 28501 and 3331 STAR-BURST RD, KINSTON, NC 28501 STANDARD Interest(s)/75000 Points, contract # 7073556 SHAWN JOSEPH BILLIOT 130 GREYLINE DR., VICKSBURG, MS 39183 STANDARD Interest(s)/150000 Points, contract # 7073262 SASHA RAMA BROWN 35 LOUIS ST, HOLLISTON, MA 01746 SIGNATURE Interest(s)/250000 Points, contract # 7085935 ROMEO CABANAYAN and MARIA TERESA CABANAYAN 224 COUGAR CRES., THUNDER BAY, ON-TARIO CANADA P7C 0B2 STANDARD Interest(s)/60000 Points, contract # 7074142 SURAMY CESPEDES RODRIGUEZ, and NELSON DAMIAN MOJENA MORALES 9460 FONTAINEBLEAU BLVD APT 130, MIAMI, FL 33172 and 11363 SW 7TH TER, MIAMI, FL 33174 STANDARD Interest(s)/50000 Points, contract # 7103664 AJA DUBOSE and JOY M. ULMER 46 FRANCIS AVE, HAMDEN, CT 06517 and 39 FURMAN RD, HAMDEN, CT 06514 STANDARD Inter-est(s)/40000 Points, contract # 7096677 DEVELON SHANICE DUGGINS 5135 AMBERCREST DR APT B2, WINSTON SALEM, NC 27106 STANDARD Interest(s)/40000 Points, contract # 7099212 DILLEN ALEXANDER EAVES and BAILEY EMILY GRACE EAVES 2712 AVENUE C, FORT MADISON, IA 52627 STANDARD Interest(s)/200000 Points, contract # 7096903 EDWIN FIGUEROA 8104 QUAILS BLUFF CIR, LAKE WALES, FL 33853 STANDARD Interest(s)/65000 Points, contract # 7052915 HAROLD FIGUEROA BONILLA 799 N MAIN ST APT 2F, FALL RIVER, MA 02720 STANDARD Interest(s)/60000 Points, contract # 7087102 SHEILA ALMODOVAR ROVIRA GAR-CIA-MARTINEZ 2310 BATES RD, NEW MARKET, TN 37820 STANDARD Interest(s)/75000 Points, contract # 7073496 RASHIDAH N. GARRETT-HALL and RAYMOND MOTA 660 TENNENT RD STE 201, MANALAPAN, NJ 07726 and 769 CARPENTER RD, NORTH BRUNSWICK, NJ 08902 STANDARD Interest(s)/200000 Points, contract # 7073375 ISRAEL SOTO GONZALEZ 537 YEARLING COVE LOOP, APOPKA, FL 32703 STANDARD Inter-est(s)/30000 Points, contract # 7084542 KAREN MARIE GREEN 41 CHALET KING, DALLAS, GA 30132 STANDARD Interest(s)/50000 Points, contract # 7079122 IRIAN LEWIS HARRELL and KENNETH JEFFREY HARRELL, JR. 3809 WOODBRIAR DR, HARVEY, LA 70058 STANDARD Interest(s)/50000 Points, contract # 7062171 GREGORY OMEIL HAUGHTON 176 GREEN ST, VALLEY STREAM, NY 11580 STANDARD Interest(s)/100000 Points, contract # 7000056 TAMEEKA LASHAUN HERON 9635 NW 60TH DR, PARKLAND, FL 33076 STANDARD Interest(s)/35000 Points, contract # 7084803 JEREMY SCOTT HERRING 2414 LAKESHORE CT, LEBANON, IN 46052 SIGNATURE Interest(s)/45000 Points, contract # 7077288 WANIK LAQUIDA HILL 12101 AMBLEWOOD DR, LAUREL, MD 20708 STANDARD Interest(s)/150000 Points, contract # 7080655 CAROL MICHELLE HOLLEY and ANTOINETTE LASHAWN MATTHEWS 649 YUMA ST SE, WASHINGTON, DC 20032 STANDARD Interest(s)/30000 Points, contract # 7085653 MEHRIN MCKENZIE HUESTON 1977 CIRCLE DR, NORTH PALM BEACH, FL 33408 STANDARD Interest(s)/30000 Points, contract # 7097328 MEHRIN MCKENZIE HUESTON 1977 CIRCLE DR, NORTH PALM BEACH, FL 33408 STANDARD Interest(s)/100000 Points, contract # 7087161 TERRACOTTA CHAMOIS HUGHES 2924 W 141ST PL APT 3, GARDENA, CA 90249 STANDARD Interest(s)/40000 Points, contract # 7102714 CHRISTINA ANN HUNT and RYAN E. HUNT 1611 RIDGE RD, DARDANELLE, AR 72834 STAN-DARD Interest(s)/100000 Points, contract # 7097238 TAMALA NETOSHA JACKSON and CECIL TABARIUS JACKSON 81 HUSSEY RD, LUDOWICI, GA 31316 STANDARD Interest(s)/50000 Points, contract # 7062126 ISABELLE JEAN 289 WALK HILL ST UNIT 419, ROSLINDALE, MA 02131 STANDARD Interest(s)/40000 Points, contract # 7064283 NANSKY JEAN-FELIX and BERLINE FRANCOIS 112 VALENTINE ST, NEWINGTON, CT 06111 STAN-DARD Interest(s)/40000 Points, contract # 7063072 ALBERT JOHNSON and SHASHANA ROYETTE BENNETT-JOHNSON 407 SANBORN ST, FLORENCE, SC 29501 STANDARD Interest(s)/100000 Points, contract # 7097142 MELISSA KAY JOHNSON 8623 NE 97TH ST, KANSAS CITY, MO 64157 STANDARD Interest(s)/100000 Points, contract # 7064650 DEANDRA NYCOLE JOHNSON 10387 COUNTY ROAD 152 W, BULLARD, TX 75757 STANDARD Interest(s)/50000 Points, contract # 7078235 RAINIERI ESTEFANIA KEISER IN BOEDEN 58, CH 8046, ZUERICH, SWITZERLAND STANDARD Interest(s)/200000 Points, contract # 7063698 ZACKERY PATRICK KOVACICH and BRITTANY NAVEE KOVACICH PO BOX 1248, PERRY, FL 32348 STANDARD Interest(s)/65000 Points, contract # 7077493 LATISHA JEFFRICA J. LATHAN and MICHAEL ANDREW C. LATHAN and CINDY LAURA LAMBE and 2135 LOUIS MILLS BLVD, SAVANNAH, GA 31405 and 458 ABBINGTON LN, DOUGLASVILLE, GA 30134 STANDARD Interest(s)/40000 Points, contract # 7086005 FREDELINE LAZARE and CHARLES DE CATINAT PAM-PHILE 67 SPINNING WHEEL LN, TAMARAC, FL 33319 and 3416 HEATHER TER, FORT LAUDERDALE, FL 33319 STANDARD Interest(s)/30000 Points, contract # 7077198 CHRISTOPHER LIRIANO and SHWONDA HOLD-MAN LIRIANO 385 ASHLAND MANOR DR, LAWRENCEVILLE, GA 30045 STANDARD Interest(s)/50000 Points, contract # 7053652 ANDREA BENITA LLOYD and BRIAN KEITH MOORE 800 POPLAR STATION CIR NW APT 309, CONCORD, NC 28027 and 3732 PATRICIA DR NW, CONCORD, NC 28027 STANDARD Interest(s)/50000 Points, contract # 7063770 RAUD EVANS LONGIN and MARIE FREDRINE LOUIS 2947 RUE D'AMAY, LAVAL, QUEBEC CANADA H7K 3P9 STANDARD Interest(s)/30000 Points, contract # 7062482 REYNALDO ELEAZAR MARTINEZ and NIEVES ADRIANA MARTINEZ 3280 CARLIN AVE APT A, LYNWOOD, CA 90262 STANDARD Interest(s)/100000 Points, contract # 7074231 VINCENT WILLIAM MAYS 202 VIRGINIA AVE, AMERICUS, GA 31709 STANDARD Interest(s)/150000 Points, contract # 7084519 DEBORAH CHARLENE MCMAHON 2803 LLOYD GEORGE, WINDSOR, ONTARIO CANADA N8T 2T8 STANDARD Interest(s)/75000 Points, contract # 7082325 CHARLES GRAM METCALF and MELISSA LANIER METCALF 3715 MILLBRIDGE RD, CHINA GROVE, NC 28023 SIGNATURE Interest(s)/45000 Points, contract # 7086051 MATTHEW CHRISTOPHER MICUDA 10724 TOBY LN, THONOTOSASSA, FL 33592 STANDARD Interest(s)/50000 Points, contract # 7079467 LECHAUN SHANTAY MILTON 164 BABCOCK ST APT 2S, HARTFORD, CT 06106 STANDARD Interest(s)/50000 Points, contract # 7063065 JAMES PAYE MOMOH 564 ROUGH HEWN LN, ROCK HILL, SC 29730 STANDARD Interest(s)/30000 Points, contract # 7082368 ROSE MARIE MONROE 11873 LAKE BEND CIR, JACKSONVILLE, FL 32218 STANDARD Interest(s)/30000 Points, contract # 7081228 DEBORAH NAZAIRE 6141 BLUE GRASS CIR, LAKE WORTH, FL 07204 STANDARD Interest(s)/30000 Points, contract # 7074886 ALAN K. NEARING 6-63 EMPIRE ST UNIT 6, WELLAND, ONTARIO CANADA L3B 2L3 SIGNATURE Interest(s)/50000 Points, contract # 7080056 CHRESLENE NESTOR and JAMES M. MCINTYRE 1301 WALL ST W, LYNDDHURST, NJ 07071 STANDARD Interest(s)/40000 Points, contract # 7033082 MARTHA ELIZABETH OCHOA MONROY and LUIS ALBERTO SOTO RODRIGUEZ 4224 COQUI-NA WINDS WAY, GREENACRES, FL 33463 STANDARD Interest(s)/65000 Points, contract # 7085317 FELICIA R. PARRISH 159 LEGION ST APT PH, BROOKLYN, NY 11212 STANDARD Interest(s)/65000 Points, contract # 7045285 LAURA VALERIA PARUAS CACERES and JAVIER ALBERTO TEJEDA VARGAS CALLE YUMAN NUM 3, SANTO DOMINGO, DOMINICAN REPUBLIC STANDARD Interest(s)/30000 Points, contract # 7007509 CRYSTAL ELIZABETH PITTER and LA ROND DE JOUR WILLIAMS 6905 ROGERS PT 30058, LITHONIA, GA 30058 STANDARD Interest(s)/45000 Points, contract # 7083776 MICHAEL JAMES PRYSLEK 8644 SW REESE ST LOT 24, ARCADIA, FL 34269 STANDARD Interest(s)/40000 Points, contract # 7098593 CHITARA MARCHELLE PUREFOY 2524 SUNDIAL CIR, DURHAM, NC 27704 STANDARD Interest(s)/35000 Points, contract # 7045970 EMMA POLLY SANDLIN REARDON-MEACH and JAMES B. MEACH 1143 MAMBRINO RD, OREGON, OH 43616 STANDARD Interest(s)/100000 Points, contract # 7081953 CYNDAL GAYLE RHODES 20146 SW 69TH PL, DUNNELL-ON, FL 34431 STANDARD Interest(s)/50000 Points, contract # 7071435 FRANCISCO JAVIER RIVAS CAJERO and NELVA HERNANDEZ AYALA 285 REHOBOTH CHURCH RD, GRIFFIN, GA 30224 and 4223 HIGH FALLS RD +AD, GRIFFIN, GA 30224 STANDARD Interest(s)/100000 Points, contract # 7061818 JOHN DAVID MELVIN ROBERTS 3515 ROUND LAKE RD, INVERARY, ONTARIO CANADA K0H 1X0 STANDARD Interest(s)/100000 Points, contract # 7070383 LIANYI RODRIGUEZ VECINO 7744 HINSDALE DR, TAMPA, FL 33615 STANDARD Interest(s)/30000 Points, contract # 7086324 MARVIN ROSALES and JOHANNA PATRICIA ROSALES 1685 PINE ACRES BLVD, BAY SHORE, NY 11706 STANDARD Interest(s)/30000 Points, contract # 7079746 JACQUELINE SANTIAGO 716 SE 2ND ST, BELLE GLADE, FL 33430 STANDARD Interest(s)/150000 Points, contract # 7072727 CHRISTINE SUSAN SHEPPARD 102 ROSSING DRIVE, SACKVILLE, NOVA SCOTIA CANADA B4E 3E9 STANDARD Interest(s)/30000 Points, contract # 7108134 BRITTANY M. SIUFANUA 902 8TH ST NE, AUBURN, WA 98002 STANDARD Interest(s)/100000 Points, contract # 7079648 TIANA MARIE SOLIMAN 688 JACK LONDON DR, VALLEJO, CA 94589 STANDARD Interest(s)/60000 Points, contract # 7094286 JOSEPH EDWARD ADRIAN UY TANGTATCO and JENNIFER AILEEN ANG TANGTATCO 33 BEETHOVEN ST. MONTERITZ PHASE 2 MAGTUOD, DAVAO CITY, PHILIPPINES 8000 STANDARD Interest(s)/100000 Points, contract # 7094973 JESSICA CHEYENNE THOMPSON 10096 84TH ST, SEMINOLE, FL 33777 STANDARD Interest(s)/50000 Points, contract # 7078079 NAYRA LIZ TORRES and JOEL MIGUEL BERROA 15873 SURFBIRD CT, MASCOTTE, FL 34753 STANDARD Interest(s)/200000 Points, contract # 7062721 ANGEL TREVIZO and LORENZA ANITA TREVIZO 6 CACTI PL, CASPER, WY 82604 STANDARD Interest(s)/50000 Points, contract # 7074309 ANDREAL MARQUIS TUCKER 89 STONECROFTWAY, TENNILLE, GA 31089 STANDARD Interest(s)/50000 Points, contract # 7108305 WENDY ANTONIA VILLEDA and GERSON RENE SAAVEDRA ANDRADE 14474 SW 293RD TER, HOMESTEAD, FL 33033 STANDARD Inter-est(s)/50000 Points, contract # 7065540 CINTHIA CAROLINA VINCES APONTE and CRISTHIAN ALEXANDER SOTO VEGA YANTAZZA BARRIO REINA DEL CISNE CALLE 6 DE DICIEMBRE Y RUMINAHUI, PROVINCIA ZAMORA, ECUADOR 65465 STANDARD Interest(s)/200000 Points, contract # 7097934 KAREN EILEEN WAGAR and JEFFREY LLOYD WAGAR A/K/A JEFFERY LLOYD WAGAR 3245 BALDWIN RD, PENN YN, NY 14527 and 4484 YAUTZY RD, STANLEY, NY 14561 STANDARD Interest(s)/45000 Points, contract # 7099502 LUCAS TREMAYNE WEST and TAMESHA JAQUAN WILLIAMS 1179 SAPPHIRE DR, GRANITEVILLE, SC 29829 STANDARD Interest(s)/40000 Points, contract # 7078604 FRANK THOMAS WHITE, JR. and LAQUISHA DENISE WHITE 379 BIG ISLAND DR SW, SUPPLY, NC 28462 STANDARD Interest(s)/150000 Points, contract # 7071366 TENESIA KATREASE WISE-GAINES 16895 STANSBURY ST, DETROIT, MI 48235 STANDARD Interest(s)/45000 Points, contract # 7064302 WADE K. WOOD 472 PLEASANT ST, ENOSBURG FALLS, VT 05450 STANDARD Inter-est(s)/30000 Points, contract # 7098662 CHRISTA A. WRIGHT and SCOTT A. WRIGHT 127 KEMMER RD, KERSEY, PA 15846 STANDARD Interest(s)/50000 Points, contract # 7042256 WUANDA PATRICIA YOC VELASQUEZ and MATTHEW MARTIN PORTALATIN 527 27TH ST APT 1, UNION CITY, NJ 07087 and 1080 BARBEY ST FL 2, BROOKLYN, NY 11207 STANDARD Interest(s)/60000 Points, contract # 7072100		

Property Description: Type of Interest(s), as described above, in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by Number of Points, as described above, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Timeshare Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official Records of Orange County, Florida ("Memorandum of Trust")

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

Owner Name	Mtg.-Orange County Clerk of Court Book/Page/Document #	Amount Secured by Mortgage	Per Diem
ALDAY/BUAL 20250091442 \$ 31,299.01 \$ 12.12 BARANOV 20240598042 \$ 10,206.54 \$ 3.97 BELL/ROSBER 202406689574 \$ 19,978.32 \$ 7.74 BILLIOT 20250038082 \$ 33,198.56 \$ 12.72 BROWN 20250096942 \$ 78,363.56 \$ 30.30 CABANAYAN/CABANAYAN 20240709503 \$ 17,721.58 \$ 6.81 CESPEDES RODRIGUEZ/MOJENA MORALES 20240716269 \$ 15,232.95 \$ 5.94 DEAN/WILLIAMS 20250288192 \$ 14,501.06 \$ 5.71 DUBOSE/ULMER 20250346296 \$ 12,059.37 \$ 4.72 DUGGINS 20250347961 \$ 12,059.26 \$ 4.74 EAVES/EAVES 20250346291 \$ 42,901.58 \$ 16.60 FIGUEROA 20240660742 \$ 18,917.18 \$ 7.26 FIGUEROA BONILLA 20250089180 \$ 17,576.69 \$ 6.87 GARCIA-MARTINEZ 20250038084 \$ 19,542.42 \$ 7.68 GARRETT-HALL/MOTA 20240654901 \$ 41,049.58 \$ 16.02 GONZALEZ 20250029587 \$ 8,607.14 \$ 3.35 GREEN 20240708526 \$ 14,239.97 \$ 5.52 HARRELL/HARRELL, JR. 20240670819 \$ 13,935.08 \$ 5.48 HAUGHTON 20240129934 \$ 23,296.68 \$ 8.50 HERON 20250150279 \$ 11,012.43 \$ 4.26 HERRING 20240709161 \$ 14,874.71 \$ 5.81 HILL 20250222142 \$ 35,652.33 \$ 13.65 HOLLEY/MATTHEWS 20250222214 \$ 8,711.07 \$ 3.40 HUESTON 20250158804 \$ 7,914.12 \$ 2.95 HUESTON 20250089228 \$ 22,339.52 \$ 8.71 HUGHES 20250276712 \$ 12,671.41 \$ 4.97 HUNT/HUNT 20250285820 \$ 23,873.78 \$ 9.25 JACKSON/JACKSON 20240660721 \$ 14,381.22 \$ 5.58 JEAN 20240412546 \$ 11,831.77 \$ 4.57 JEAN-FELIX/FRANCOIS 20240682310 \$ 11,521.84 \$ 4.43 JOHNSON/BENNETT-JOHNSON 20250347312 \$ 23,837.50 \$ 9.29 JOHNSON 20250033108 \$ 23,305.37 \$ 9.09 JOHNSON 20250085919 \$ 14,928.41 \$ 5.77 KEISER 20240616958 \$ 38,928.84 \$ 15.17 KOVACICH/KOVACICH 20250085823 \$ 18,679.96 \$ 7.29 LATHAN/LATHAN/LAMBE/ 20250224773 \$ 12,187.12 \$ 4.72 LAZARE/DE CATINAT PAMPHILE 20240655339 \$ 8,732.45 \$ 3.35 LIRIANO/LIRIANO 20240484595 \$ 14,394.54 \$ 5.54 LLOYD/MOORE 20240656163 \$ 14,012.90 \$ 5.46 LONGIN/LOUIS 20240660746 \$ 7,753.68 \$ 2.91 MARTINEZ/MARTINEZ 20240676072 \$ 23,426.73 \$ 9.06 MAYS 20250085857 \$ 33,122.80 \$ 12.82 MCMAHON 20250035884 \$ 21,009.43 \$ 8.13 METCALF/METCALF 20250096865 \$ 17,772.03 \$ 6.87 MICUDA 20250085784 \$ 15,003.67 \$ 5.84 MILTON 20240661853 \$ 14,289.78 \$ 5.55 MOMOH 20250150143 \$ 9,432.24 \$ 3.64 MONROE 20250092696 \$ 8,583.02 \$ 3.36 NAZAIRE 20250150088 \$ 8,765.85 \$ 3.37 NEARING 20250040290 \$ 16,069.15 \$ 6.30 NESTOR/MCINTYRE 20240311263 \$ 11,475.83 \$ 4.29 OCHOA MONROY/SOTO RODRIGUEZ 20250085887 \$ 18,352.08 \$ 7.12 PARRISH 20240485398 \$ 18,648.78 \$ 7.14 PARUAS CACERES/TEJEDA VARGAS 20240171071 \$ 7,450.81 \$ 2.72 PITTER/WILLIAMS 20250222085 \$ 13,687.68 \$ 5.27 PRYSLEK 20250222548 \$ 11,731.49 \$ 4.51 PUREFOY 20240596585 \$ 10,179.70 \$ 3.93 REARDON-MEACH/MEACH 20250031580 \$ 23,372.57 \$ 9.10 RHODES 20240603023 \$ 15,031.58 \$ 5.78 RIVAS CAJERO/AYALA 20240591299 \$ 23,737.25 \$ 9.06 ROBERTS 20240662971 \$ 23,024.37 \$ 8.95 RODRIGUEZ VECINO 20250222229 \$ 7,888.46 \$ 2.94 ROSALES/ROSALES 20240713759 \$ 7,433.40 \$ 2.77 SANTIAGO 20240666225 \$ 32,575.78 \$ 12.58 SHEPPARD 20250347700 \$ 9,375.49 \$ 3.67 SIUFANUA 20250150130 \$ 22,427.15 \$ 8.74 SOLIMAN 20250150334 \$ 18,027.54 \$ 6.92 TANGTATCO/TANGTATCO 20250095994 \$ 23,081.07 \$ 8.89 THOMPSON 20240692246 \$ 16,113.45 \$ 6.31 TORRES/BERROA 20240541236 \$ 46,388.26 \$ 17.25 TREVIZO/TREVIZO 20240664690 \$ 13,992.97 \$ 5.44 TUCKER 20250347759 \$ 14,431.50 \$ 5.66 VILLEDA/SAAVEDRA ANDRADE 20240682960 \$ 14,339.10 \$ 5.52 VINCES APONTE/SOTO VEGA 20250157076 \$ 47,408.19 \$ 18.25 WAGAR/WAGAR 20250228928 \$ 14,315.52 \$ 5.55 WEST/WILLIAMS 20240714264 \$ 11,758.36 \$ 4.62 WHITE, JR./WHITE 20240672881 \$ 34,402.28 \$ 13.41 WISE-GAINES 20240599798 \$ 13,937.86 \$ 5.10 WOOD 20250222432 \$ 8,917.30 \$ 3.42 WRIGHT/WRIGHT 20240407055 \$ 14,808.12 \$ 5.77 YOC VELASQUEZ/PORTALATIN 20250034948 \$ 16,479.42 \$ 6.34			

Notice is hereby given that on August 19, 2026 at 11:00 a.m. Eastern time, at Westfall Law Firm, P.A., 1060 Woodcock Road, Suite 120, Orlando, FL 32803 the Trustee will offer for sale the above-described Properties.

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

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

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

TRUSTEE:

Jerry E. Aron, P.A.

By: Print Name: Dianne Black

Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this July 20, 2026, by Shirley Bellegarde, as authorized agent of Jerry E. Aron, P.A. who is personally known to me .

Print Name: Sherry Jones

NOTARY PUBLIC STATE OF

FLORIDA

Commission Number: HH 735981

My commission expires: 2/28/30

Notarial Seal

July 23, 30, 2026

SECOND INSERTION

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

**CASE NO.: 2025-CA-011982-O
WELLS FARGO BANK, N.A.,
Plaintiff, vs.**

**PAMELA R. POTTS A/K/A
PAMELA POTTS; KEVIN T.
POTTS; STATE OF FLORIDA
DEPARTMENT OF REVENUE;
DOVER ESTATES HOMEOWNER'S
ASSOCIATION INC.; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2; Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 8, 2026 in Civil Case No. 2025-CA-011982-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, where-in, WELLS FARGO BANK, N.A. is the Plaintiff, and PAMELA R. POTTS A/K/A PAMELA POTTS; KEVIN T. POTTS; STATE OF FLORIDA DE-PARTMENT OF REVENUE; DOVER ESTATES HOMEOWNER'S ASSOCI-ATION INC.; UNKNOWN TENANT #1 N/K/A JAREN POTTS are Defen-dants.

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on September 2, 2026 at 11:00:00 AM EST the follow-ing described real property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK D, DOVER ES-TATES, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 1, PAGE 15, 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 DISABILI-TIES ACT: AMERICANS WITH DIS-ABILITIES ACT: If you are a person with a disability who needs any accom-modation in order to participate in a court proceeding or event, you are en-titled, at no cost to you, to the provision of certain assistance. Please contact Or-ange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Or-lando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola Coun-ty: ADA Coordinator, Court Adminis-tration, 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.

Dated this 21st day of July, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Mola R. Bosland
FBN/030330
Primary E-Mail:
ServiceMail@aldridgepite.com
1113-0338
Ref# 21456
July 23, 30, 2026 26-02454W

SECOND INSERTION

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

**CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CA-010792-O
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR MFA
2024-NQM2 TRUST,
Plaintiff, v.
500 ACRES LLC, A FLORIDA
LIMITED LIABILITY COMPANY,
et al.,
Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Other Relief dated July 9, 2026, issued in and for Orange County, Florida, in Case No. 2025-CA-010792-O, wherein WILM-INGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CA-PACITY BUT SOLELY AS TRUST-EE FOR MFA 2024-NQM2 TRUST is the Plaintiff, and 500 ACRES LLC, A FLORIDA LIMITED LIABILITY COMPANY, and ORANGE COUNTY, FLORIDA are the Defendants.

The Clerk of the Court, TIFFANY RUSSELL, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 25, 2026, at electronic sale beginning at 11:00 AM, at www.myor-angeclerk.realforeclose.com the follow-ing-described real property as set forth in said Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:

LOT 143, BLOCK C, LAKE LOVELY ESTATES SUBDIVI-SION, ACCORDING TO THE

PLAT THEREOF AS RECORD-ED IN PLAT BOOK R, PAGE 121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Property Address: 6 Lincoln Blvd., Orlando, FL 32810

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.

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, 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 21st day of July, 2026.
By: /s/ Matthew 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
25-000537-1
July 23, 30, 2026 26-02443W

SECOND INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER**

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. 2026-CA-002798-O BANKUNTED, N.A., Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SARA KATHRYN RICHARDSON, DECEASED; UNKNOWN SPOUSE OF SARA KATHRYN RICHARDSON; RUDOLPH RICHARDSON; JULIAN RICHARDSON; NYLA CAIN; DAHVI CAIN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SARA KATHRYN RICHARDSON, DECEASED (RESIDENCE UNKNOWN) UNKNOWN SPOUSE OF SARA KATHRYN RICHARDSON (LAST KNOWN ADDRESS) 918 S GOLDWYN AVENUE ORLANDO FLORIDA 32805 DAHVI CAIN ((LAST KNOWN ADDRESS) 918 S GOLDWYN AVENUE ORLANDO FLORIDA 32805 UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY 918 S. GOLDWYN AVENUE ORLANDO, FLORIDA 32805 who is evading service of process and 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 defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE NOTIFIED that an action	
for Foreclosure of Mortgage on the following described property: LOT 27, BLOCK B, WASHINGTON SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 7, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. a/k/a 918 S GOLDWYN AVENUE, ORLANDO, FLORIDA 32805 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before 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. 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. WITNESS my hand and the seal of this Court this 14 day of July, 2026. Tiffany Moore Russell, Clerk of Court /s/ Sandra Jackson Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, FL 32801 Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Facsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 26-00313 CMS V1.20140101 July 23, 30, 2026 26-02411W	

SECOND INSERTION	
NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA Case No. 2026-CA-004052-O Honorable Judge: WILSON, TANYA DAVIS PLANET HOME LENDING, LLC Plaintiff, vs. SPIRIDON PERDIKIS; CHRISTINA PERDIKIS; HARALAMBOS PERDIKIS; UNKNOWN SPOUSE OF HARALAMBOS PERDIKIS; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants, TO: HARALAMBOS PERDIKIS and UNKNOWN SPOUSE OF HARALAMBOS PERDIKIS Last Known Address: 2716 HUNT CLUB LN, ORLANDO, FL 32826 YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 2716 HUNT CLUB LN, ORLANDO, FL 32826, and more particularly described as follows: THE SOUTH 18.33 FEET OF THE NORTH 72.07 FEET OF LOT 40, FOX HUNT LANES PHASE TWO,	
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 133, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TAX ID: 15-22-31-2866-00400 COMMONLY KNOWN AS: 2716 HUNT CLUB LN, ORLANDO, FL 32826 has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, 30, 2026, but not less than 30 days from the first proof of publication of this Notice, 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: JULY 16, 2026. Tiffany Moore Russell, Clerk of Courts (SEAL) /s/ Naline S. Bahadur Deputy Clerk Civil Division 425 N Orange Ave, Room 350 Orlando, FL 32801 July 23, 30, 2026 26-02413W	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-009840-O PNC BANK, N.A., Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARBARA R. CHAVEZ, DECEASED; UNKNOWN SPOUSE OF BARBARA R. CHAVEZ N/K/A ARVIO CHAVEZ; CHARTRES GARDENS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; MILLIANO LINO TATUM, A MINOR IN THE CARE OF HIS NATURAL GUARDIAN, BARBARA CHAVEZ; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 16, 2026 in Civil Case No. 2024-CA-009840-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, PNC BANK, N.A. is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARBARA R. CHAVEZ, DECEASED; UNKNOWN SPOUSE OF BARBARA R. CHAVEZ N/K/A ARVIO CHAVEZ; CHARTRES GARDENS HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; MILLIANO LINO TATUM, A MINOR IN THE CARE OF HIS NATURAL GUARDIAN, BARBARA CHAVEZ are Defendants. The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangelclerk.	
realforeclose.com on August 5, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 48, CHARTRES GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 129, 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 17th day of July, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Kyle King, Esq. FBN: 990248 Primary E-Mail: ServiceMail@aldridgepite.com 1457-1038B Ref# 21334 July 23, 30, 2026 26-02406W	

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, DEVI-	
SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ISABEL WILSON, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WEKIVA PRESERVE HOMEOWNERS' ASSOCIATION, INC.; JOAN REED WILSON; KATHARINE LAINE WILSON; PETER M. WILSON; MIMOSE SYLVAIN 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.myorangelclerk.realforeclose.com, at 11:00 AM, on August 11, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 60 OF WEIKIVA PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 18 THRU 19, IN THE PUB-	
SECOND INSERTION	

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA Case No. 2026-CC-009844-O JAMES BONIFACE Plaintiff, vs. IAN LAHDE, et al. Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure of Judgment Lien Against Defendant Ian Lahde, dated July 17, 2026, entered in Case No. 2026-CC-009844-O of the County Court of the Ninth Judicial Circuit, in and for Orange County, Florida, wherein JAMES BONIFACE is Plaintiff and IAN LAHDE, et al., are the Defendants, that Tiffany Moore Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash by electronic sale at www.myorangelclerk.realforeclose.com, beginning at 11:00 AM in accordance with Chapter 45, Florida Statutes, on the 20th day of August 2026, the following described property as set forth in said Final Judgment, to wit: Lot 239, of WATERSIDE ON JOHNS LAKE - PHASE 2C, according to the plat thereof, as recorded in Plat Book 104, Page 75, of the Public Records of Orange County, Florida. Parcel ID	
06-23-27-8904-02390. a/k/a 17154 Salty Dog Road, Winter Garden, Florida 34787 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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: July ____, 2026 By: /s/ Donald Gervase Florida Bar Number: 95584 Provision Law PLLC 310 S. Dillard St. Ste 140 Winter Garden, FL 34787 Attorney for the Plaintiff Tel: 407-287-6767 Fax: 888-391-4992 Service by email: dggervase@provisionlaw.com July 23, 30, 2026 26-02446W	

SECOND 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-009411-O NEW AMERICAN FUNDING, LLC Plaintiff(s), vs. JOSEPH DANIEL MOJICA; UNITED STATES OF AMERICA; MELISSA MOJICA Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 23, 2026 in the above-captioned action, the Clerk of Court, Tiffany Moore Russel, will sell to the highest and best bidder for cash at www.myorangelclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of August, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 15, BLOCK A, REPLAT OF LAKEWOOD HILLS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK Y, PAGE 7, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property address: 702 Starke Lake Circle, Ocoee, FL 34761 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS	
ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN A COURT PROCEEDING OR EVENT, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: ADA COORDINATOR, HUMAN RESOURCES, ORANGE COUNTY COURTHOUSE, 425 N. ORANGE AVENUE, SUITE 510, ORLANDO, FLORIDA, (407) 836-2303, FAX: 407-836-2204; AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING NOTIFICATION IF THE TIME BEFORE THE SCHEDULED COURT APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711 TO REACH THE TELECOMMUNICATIONS RELAY SERVICE. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgett-law.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. Respectfully submitted, STEVEN G. HURLEY, ESQ. Florida Bar # 99802 PADGETT LAW GROUP 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 25-011451-1 July 23, 30, 2026 26-02445W	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024-CA-006365-O LONGBRIDGE FINANCIAL, LLC Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN H. SMITH AKA JOHN HENRY SMITH, SR., DECEASED, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2024-CA-006365-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN H. SMITH AKA JOHN HENRY SMITH, SR., DECEASED, et al., are Defendants, Clerk of Circuit Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangelclerk.realforeclose.com, on August 26, 2026 at 11:00 AM, the following described property: LOT 6, BLOCK "C", RIO GRANDE	
TERRACE FIFTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK X, PAGE 81, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032. 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 17th day of July, 2026. GREENSPOON MARDER, LLP 100 W. Cypress Creek Road, Suite 700 Fort Lauderdale, FL 33309 Telephone: (954) 491-1120 Hearing Line: (888) 491-1120 Facsimile: (954) 343-6982 Email: gmforeclosure@gmlaw.com Email: Karissa.Chin-Duncan@gmlaw.com By: /s/Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 24-001359-01 / 34407.2023 / Jean Schwartz July 23, 30, 2026 26-02409W	

SECOND INSERTION	
LIC 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 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: fllmail@raslg.com 23-165773 - EuE July 23, 30, 2026 26-02459W	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 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.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. 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.; are Defendants.. The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangelclerk.realforeclose.com on September 8, 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 STONECREST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAG-	
ES 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 21st day of July, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Mola R. Bosland FBN: 030330 Primary E-Mail: ServiceMail@aldridgepite.com 1113-14283B Ref# 21582 July 23, 30, 2026 26-02455W	

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2025-CA-010937-O U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS4 Plaintiff, v. CLIFFORD D. HUGHLEY JR; JOY K. HUGHLEY; UNKNOWN TENANT 2; UNKNOWN TENANT 1; Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 14, 2026, in this cause, in the Circuit Court of Orange County, Florida, the office of Tiffany Moore Russell, Clerk of the Circuit Court, shall sell the property situated in Orange County, Florida, described as: THE EAST 70 FEET OF LOT 3 AND THE WEST 15 FEET OF LOT 4, OF ALBERT LEE HEIGHTS, AS RECORDED IN PLAT BOOK W, PAGE 19, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. a/k/a 1835 ALBERT LEE PKWY, WINTER PARK, FL 32789-1807 at public sale, to the highest and best bidder, for cash, online at www.myorangelclerk.realforeclose.com, on August 18, 2026 beginning at 11:00 AM. By: Peter E. Lanning Peter E. Lanning FL Bar: 562221 eXL Legal, PLLC Designated Email Address: efling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff 1000011011 July 23, 30, 2026 26-02442W	
SECOND INSERTION	

NOTICE OF SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025-CA-009690-O CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. EZEQUIEL ARCE AYALA A/K/A EZEQUIEL ARCW AYALA A/K/A EZEQUIEL A AYALA A/K/A EZEQUIEL ARCEAYALA A/K/A EZEQUIEL ARCEAYALA A/K/A EZEQUIEL ARCEAYALA, et al., Defendant. NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reset Sale entered on July 7, 2026, in the above-styled cause, TIFANY MOORE RUSSELL, ORANGE County Clerk of Court, shall sell to the highest and best bidder for cash on August 19, 2026, at 11:00 A.M., at www.orange.realforeclose.com, the following described property: LEGAL DESCRIPTION: LOT 1, BLOCK G, SIGNAL HILL UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 136, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 4705 STONY BROOK LN, ORLANDO, FL 32808 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. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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: July 8, 2026 /s/ Michelle De Leon Michelle De Leon, Esq. Hill Wallack, LLP Attorneys for Plaintiff 300 S Orange Ave., Suite 1000 Orlando, FL 32801 Telephone: (561) 858-2662 Fax: (609) 452-1888 Email: mdeleon@hillwallack.com FL Bar #68587 4900-6881-7339, v. 2 July 23, 30, 2026 26-02410W	

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---	
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No. 2026-CP-01828-O IN RE: ESTATE OF ROBYN ANN CURRY, Deceased. The administration of the estate of Robyn Ann Curry, deceased, whose date of death was March 19, 2026, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Suite 335, Orlando, Florida 32801. The names and addresses of the personal representative and the person- al representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 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 23, 2026. Personal Representative: Arthur Scott Barbone 4C Pine Isle Drive Derry, New Hampshire 03038 Attorney for Personal Representative: Jeanne Reynaud, Esq. Florida Bar No. 89308 425 W. New England Avenue, Suite 200 Winter Park, Florida 32789 Telephone: 407-222-2562 Email: jeanne@avenuetileco.com July 23, 30, 2026 26-02449W	Case No. 2025-CA-004541-O Freedom Mortgage Corporation, Plaintiff, vs. Andre Alves, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025-CA-004541-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Flor- ida, wherein Freedom Mortgage Cor- poration is the Plaintiff and Andre Alves; The Plaza Condominium Association, Inc.; Dilma Alves are the Defendants, that Tiffany Russell, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myor- angeclerk.realforeclose.com, beginning at 11:00 AM on the 9th day of Sep- tember, 2026, the following described property as set forth in said Final Judg- ment, to wit: UNIT NO. 132, BUILDING NO. 5, THE PLAZA AT MILLENIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RE- CORDS BOOK 8667, PAGE 1664, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY FIRST AMEND- MENT TO DECLARATION OF CONDOMINIUM FILED SEP- TEMBER 19, 2006, IN OFFICIAL RECORDS BOOK 8868, PAGE 750, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLOR- IDA. TAX ID: 15-23-29-7127-05-132 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, 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 20th day of July, 2026. By: /s/ Justin J. Kelley, Esq. 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-F01309 July 23, 30, 2026 26-02441W
SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA Case No. 48-2026-CA-004328-O Honorable Judge: STROWBRIDGE, PATRICIA L PLANET HOME LENDING, LLC Plaintiff, vs. CHHIUEN HOUTH VIDETTO-DURNING; et al Defendants, TO: CHHIUEN HOUTH VIDET- TO-DURNING Last Known Address: 1624 AMARYL- LIS CIRCLE, ORLANDO, FL 32825 YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the follow- ing property commonly known as 1624 AMARYLLIS CIRCLE, ORLANDO, FL 32825 and more particularly described as follows: LOT 98, OF CYPRESS POINTE AT CYPRESS SPRINGS, ACCORD- ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 55, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TAX ID: 04-23-31-1863-00-980 COMMONLY KNOWN AS: 1624 Amaryllis Circle, Orlando, FL 32825 has been filed against you and you are required to serve of a copy of your writ- ten defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attor- ney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, 30, 2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before ser- vice on the plaintiff's attorney or im- mediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED ON: July 17, 2026. Tiffany Moore Russell, Clerk of Courts (SEAL) /s/ Nancy Garcia Deputy Clerk Civil Division 425 N Orange Ave, Room 350 Orlando, FL 32801 July 23, 30, 2026 26-02447W	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-001657-O U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR COLT 2024-1 MORTGAGE LOAN TRUST, Plaintiff, vs. ABY MARIE GONZALEZ LABOY, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursant to a Final Judgment of Foreclo- sure dated June 17, 2026, and entered in 2025-CA-001657-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST COM- pany, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPAC- ITY BUT SOLELY AS TRUSTEE FOR COLT 2024-1 MORTGAGE LOAN TRUST is the Plaintiff and ABY MARIE GONZALEZ LABOY; UNKNOWN SPOUSE OF ABY MA- RIE GONZALEZ LABOY N/K/A HECTOR CAZUL; SUNNOVA TE MANAGEMENT, LLC; SUNNOVA SLA MANAGEMENT, LLC are the Defendant(s). Tiffany Moore Rus- sell as the Clerk of the Circuit Court will sell to the highest and best bid- der for cash at www.myororangeclerk. realforeclose.com, at 11:00 AM, on August 14, 2026, the following de- scribed property as set forth in said Final Judgment, to wit: THE WEST HALF OF LOT 6, BLOCK A, QUAIL HOLLOW AT RIO PINAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 1, PUBLIC RECORDS OF PANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPAC- ITY BUT SOLELY AS TRUSTEE FOR COLT 2024-1 MORTGAGE LOAN TRUST is the Plaintiff and ABY MARIE GONZALEZ LABOY; UNKNOWN SPOUSE OF ABY MA- RIE GONZALEZ LABOY N/K/A HECTOR CAZUL; SUNNOVA TE MANAGEMENT, LLC; SUNNOVA SLA MANAGEMENT, LLC are the Defendant(s). 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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: 2024-2020
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

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: 2024-16536
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

THIRD 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 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

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: 2024-3216
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

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: 2024-17304
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

THIRD 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

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: 2024-3240
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

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: 2024-18853
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

THIRD 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

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: 2024-5333
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

THIRD 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

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: 2024-19564
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

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: 2024-8576
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

THIRD 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



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FLORIDA'S NEWSPAPER FOR THE C-ROUTE
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FOURTH 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: 2024-19593
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 18008 ALSO DESC AS THE N 165 FT OF S 825 FT OF W 330 FT OF N1/2 OF SEC 18-22-33
PARCEL ID # 18-22-33-6217-00-080
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 20, 2026.
Dated: Jul 02, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller July 9, 16, 23, 30, 2026 26-02221W

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: 2024-9235
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

THIRD 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



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ORANGE COUNTY

SUBSEQUENT INSERTIONS

TAX DEEDS

FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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
FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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
FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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

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.

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](#).

Rarely do consumers specifically search online for public notices.

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](#)

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

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