

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

takes possession of the personal prop-
erty.
Please contact the property with any
questions 407-530-0614
Sept. 24; Oct. 1, 2026 26-03337W

ORANGE
COUNTY

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-907
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: VILLAGE GROVE PHASE 2 14/15 LOT 114
PARCEL ID # 27-22-27-8894-01-140
Name in which assessed: BEN AVIV
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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03304W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-6621
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VILLAGE 4 CONDOMINIUM 9453/0112 UNIT 51211
PARCEL ID # 35-24-28-4360-51-211
Name in which assessed: USAPROYECT 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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03310W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-9470
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: WESTSIDE CROSSING CONDOMINIUM 8259/4042 UNIT 15B BLDG A
PARCEL ID # 30-22-29-9195-00-152
Name in which assessed: WINGTO INVESTMENT 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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03316W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-5522
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: FLORIDA CENTER WINDHOVER RESIDENTIAL AREA PLAT 5 13/105 LOT 25
PARCEL ID # 13-23-28-2786-00-250
Name in which assessed: FORT PROPERTY INVESTMENT 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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03305W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-6623
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VILLAGE 4 CONDOMINIUM 9453/0112 UNIT 51303
PARCEL ID # 35-24-28-4360-51-303
Name in which assessed: A & C MIAMI 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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03311W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-9521
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: MALIBU GROVES SIXTH ADDITION 2/146 LOT 160
PARCEL ID # 31-22-29-1820-01-600
Name in which assessed: GEORGIA MAE WRIGHT WILLIAMS, MARY ROBINSON
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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03317W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-6542
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: WORLDQUEST RESORT PHASE 5 CONDOMINIUM 9435/0570 UNIT 5105
PARCEL ID # 34-24-28-9331-05-105
Name in which assessed: ORLANDO WQ DEVELOPMENT I CORP
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03306W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-6700
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: PLANTATION UNIT 1 W/39 LOT 3 BLK D
PARCEL ID # 27-21-29-7140-04-030
Name in which assessed: RE EQUITY INVESTMENT 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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03312W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-9878
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: WASHINGTON SHORES SECOND ADDITION LOT 1 BLK A REPLAT T/102 LOT 2 (LESS N 10 FT RD R/W)
PARCEL ID # 33-22-29-9019-00-020
Name in which assessed: MCCORMAC-MAGUIRE KENNEDY PROPERTY 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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03318W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-6596
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VILLAGE 3 CONDOMINIUM 9613/3369 UNIT 4403
PARCEL ID # 35-24-28-4359-04-403
Name in which assessed: MU XU
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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03307W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-8014
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: BROOKHAVEN H/18 LOT 4 & E 30 FT OF LOT 5 BLK A
PARCEL ID # 13-22-29-0928-01-040
Name in which assessed: KALPANA A SAWKAR
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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03313W

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: 2024-12790
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: RESERVE AT VISTA CAY RESORT CONDOMINIUM PHASES 2 & 3 20210113334 UNIT D205
PARCEL ID # 06-24-29-7400-04-205
Name in which assessed: MARVIN LINDO, PAUL BROWN
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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03319W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-6612
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VILLAGE 4 CONDOMINIUM 9453/0112 UNIT 51003
PARCEL ID # 35-24-28-4360-51-003
Name in which assessed: TCE INTERNATIONAL SERVICE CORP
ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03308W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-9120
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: WESTMORELAND SQUARE 112/142 LOT 1
PARCEL ID # 27-22-29-9198-01-000
Name in which assessed: AH TOWER 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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03314W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-13542
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: HUNTERS CREEK TRACT 205 27/90 LOT 10
PARCEL ID # 32-24-29-3809-00-100
Name in which assessed: WILLIAM K JONES, MARGARET JONES
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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03320W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-6620
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VILLAGE 4 CONDOMINIUM 9453/0112 UNIT 51210
PARCEL ID # 35-24-28-4360-51-210
Name in which assessed: USAPROYECT 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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03309W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-9385
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: FLEMING HEIGHTS O/74 LOTS 13 & 14 BLK A
PARCEL ID # 30-22-29-2744-01-130
Name in which assessed: KIT DOWN II MOTORSPORTS 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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03315W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-13578
YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: CAPRI AT HUNTERS CREEK CONDOMINIUM 8721/3950 UNIT 205
PARCEL ID # 34-24-29-1127-00-205
Name in which assessed: DEANNA KATHLEEN STANLEY, GENESIS SOLANSH APONTE CUADRADO
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, Nov 05, 2026.
Dated: Sep 17, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 24; Oct. 1, 8, 15, 2026
26-03321W

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006843 #34
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
FRIEND ET.AL.,
Defendant(s).
NOTICE OF ACTION
Count VI
To: GEORGE A. BINGHAM A/K/A G. A. BINGHAM AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GEORGE A. BINGHAM A/K/A G.A. BINGHAM and JUNE BINGHAM AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JUNE BINGHAM

and all parties claiming interest by, though, under or against Defendant(s) GEORGE A. BINGHAM A/K/A G. A. BINGHAM AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GEORGE A. BINGHAM A/K/A G.A. BINGHAM and JUNE BINGHAM AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JUNE BINGHAM and all parties having or claiming to have any right, title or interest in the property herein described: YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT: 43/000008
of Orange Lake Country Club

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

interest established in the Declaration of Condominium. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
Joyce Boudoin, Clerk Ad Interim /s/ Nancy Garcia, 9/19/2026
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
Sept. 24; Oct. 1, 2026 26-03396W

**PUBLISH
YOUR
LEGAL NOTICE**

Call **941-906-9386** and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

ORANGE COUNTY APPROVED BY THE COURT
**Business
Observer**

100 Years of
Florida

ORANGE
COUNTY

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2016-CA-004877-O BANK OF AMERICA, N.A Plaintiff, vs. ALYNNIE M. CARTER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 07, 2026, and entered in 2016-CA-004877-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2024-HB2 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALYNNIE M. CARTER A/K/A ALYNNIE CARTER, DECEASED.; KRISTIN M MESMIN; CANDI SHELTON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Joyce Boudoin as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on October 13, 2026, the following described property as set forth in said Final Judgment, to wit: THE SOUTH 100 FEET OF THE NORTH 300 FEET OF THE SW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 27 EAST, LESS THE EAST 495 FEET, ALL SITUATED IN ORANGE	COUNTY, FLORIDA. Property Address: 12872 LAKE SAWYER LANE, WINDERMERE, FL 34786 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 22 day of September, 2026. By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 16-026381 - MaM Sept. 24; Oct. 1, 2026 26-03428W

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2026-CA-007349 #39 OLLAF 2020-1, LLC Plaintiff, vs. BORBOA ET.AL., Defendant(s). NOTICE OF ACTION Count VII To: MICHAEL ANTHONY HOLMES and CHERYL ACREE HOLMES AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF CHERYL ACREE HOLMES and all parties claiming interest by, though, under or against Defendant(s) MICHAEL ANTHONY HOLMES and CHERYL ACREE HOLMES AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF CHERYL ACREE HOLMES and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: a STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 30000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records	20180061276, Public Records of Orange County, Florida, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official Records of Orange County, Florida ("Memorandum of Trust"). All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated on September 17, 2026 Joyce Boudoin, Clerk Ad Interim /s/ Takiana Didier Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Sept. 24; Oct. 1, 2026 26-03426W

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2026-CA-007349 #39 OLLAF 2020-1, LLC Plaintiff, vs. BORBOA ET.AL., Defendant(s). NOTICE OF ACTION Count VII To: WILLIAM DONALD HOLDER and JANELLE NICHOLE HOLDER AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF JANELLE NICHOLE HOLDER and all parties claiming interest by, though, under or against Defendant(s) WILLIAM DONALD HOLDER and JANELLE NICHOLE HOLDER AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF JANELLE NICHOLE HOLDER and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: a STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number:	20180061276, Public Records of Orange County, Florida, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official Records of Orange County, Florida ("Memorandum of Trust"). All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated on September 17, 2026 Joyce Boudoin, Clerk Ad Interim /s/ Takiana Didier Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Sept. 24; Oct. 1, 2026 26-03425W

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025-CA-001926-O SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF YVONNE A. GABEL, DECEASED AND RUTH E. GABEL, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2026, and entered in 2025-CA-001926-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF YVONNE A. GABEL, DECEASED; RUTH E. GABEL; UNKNOWN SPOUSE OF RUTH E. GABEL N/K/A MARVIN PATRICK; ROBERT GABEL A/K/A RODDY GABEL; ANN MARIE BOVE; GARRETT GABEL; SUSAN HILL; TIM GABEL; MELODY GERHARDT, JR.; JON GABEL; THERI VOSS; RUTH PATRICK; YVONNE GABEL; ROBERT V. HAMBLIN, JR.; SHANNON A. HAMBLIN; BRENNAN R. HAMBLIN; MARVIN PATRICK are the Defendant(s). Joyce Boudoin as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on October 21, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK F, WESTCHES-	TER MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGE 62, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 552 ROSS PL, 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 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 22 day of September, 2026. By: \S\ Michael DeVincent Michael DeVincent, Esquire Florida Bar No. 1070938 Communication Email: mdevincen@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-250589 - MIM Sept. 24; Oct. 1, 2026 26-03431W

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2026-CA-007349 #39 OLLAF 2020-1, LLC Plaintiff, vs. BORBOA ET.AL., Defendant(s). NOTICE OF ACTION Count IV To: ANNA GAIL FLETCHER and ROBERT FLETCHER and all parties claiming interest by, though, under or against Defendant(s) ANNA GAIL FLETCHER and ROBERT FLETCHER and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: a STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 150000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official Records of Orange County, Florida ("Memorandum of Trust"). All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated on September 17, 2026 Joyce Boudoin, Clerk Ad Interim /s/ Takiana Didier Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Sept. 24; Oct. 1, 2026 26-03422W	ment Number: 20250269550 in the Official Records of Orange County, Florida ("Memorandum of Trust"). All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated on September 17, 2026 Joyce Boudoin, Clerk Ad Interim /s/ Takiana Didier Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Sept. 24; Oct. 1, 2026 26-03422W

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2026-CA-007349 #39 OLLAF 2020-1, LLC Plaintiff, vs. BORBOA ET.AL., Defendant(s). NOTICE OF ACTION Count II To: DAVINA SHIRLEY BRANCH and GREGORY DENARD BRANCH AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF GREGORY DENARD BRANCH and all parties claiming interest by, though, under or against Defendant(s) DAVINA SHIRLEY BRANCH and GREGORY DENARD BRANCH AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF GREGORY DENARD BRANCH and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: a STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 150000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number:	20180061276, Public Records of Orange County, Florida, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official Records of Orange County, Florida ("Memorandum of Trust"). All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated on September 17, 2026 Joyce Boudoin, Clerk Ad Interim /s/ Takiana Didier Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Sept. 24; Oct. 1, 2026 26-03421W

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2026-CA-005985-O U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. HI-TECH ENGINEERING GROUP LLC; METROWEST MASTER ASSOCIATION, INC.; THE MADISON AT METROWEST CONDOMINIUM ASSOCIATION, INC. Defendants. NOTICE IS HEREBY GIVEN pursuant 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), TIFFANY 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.myorangeclerk.realforeclose.com at 11:00 AM on the 21 day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 42, BLOCK J, AVONDALE UNIT NO. 610, BUILDING 6, OF THE MADISON AT METROWEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 4098, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, IF ANY, AND TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, IN ACCORDANCE WITH SAID DECLARATION. PROPERTY ADDRESS: 2624 ROBERT TRENT JONES DR, UNIT 610, ORLANDO, FL	32835 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. 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 22 day of September 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 24-03256 Sept. 24; Oct. 1, 2026 26-03427W

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2026-CA-007349 #39 OLLAF 2020-1, LLC Plaintiff, vs. BORBOA ET.AL., Defendant(s). NOTICE OF ACTION Count V To: ANNA GAIL FLETCHER and ROBERT FLETCHER and all parties claiming interest by, though, under or against Defendant(s) ANNA GAIL FLETCHER and ROBERT FLETCHER and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: a SIGNATURE Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 50000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number: 20180061276, Public Records of Orange County, Florida, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official Records of Orange County, Florida ("Memorandum of Trust"). All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated on September 17, 2026 Joyce Boudoin, Clerk Ad Interim /s/ Takiana Didier Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Sept. 24; Oct. 1, 2026 26-03423W	ment Number: 20250269550 in the Official Records of Orange County, Florida ("Memorandum of Trust"). All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated on September 17, 2026 Joyce Boudoin, Clerk Ad Interim /s/ Takiana Didier Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Sept. 24; Oct. 1, 2026 26-03423W

FIRST INSERTION	
IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA. CASE NO.: 2026-CA-007349 #39 OLLAF 2020-1, LLC Plaintiff, vs. BORBOA ET.AL., Defendant(s). NOTICE OF ACTION Count VI To: ALEXANDRA ROSE FRANK and CHAFE WILLERTON FRANK JR AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF CHAFE WILLERTON FRANK JR and all parties claiming interest by, though, under or against Defendant(s) ALEXANDRA ROSE FRANK and CHAFE WILLERTON FRANK JR AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF CHAFE WILLERTON FRANK JR and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property: a STANDARD Interest(s) in the Orange Lake Land Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 125000 points, which Trust was created pursuant to and further described in that certain Trust Agreement for Orange Lake Land Trust dated December 15, 2017, executed by and among Chicago Title Time-share Land Trust, Inc., a Florida Corporation, as the trustee of the Trust, Holiday Inn Club Vacations Incorporated, a Delaware corporation, f/k/a Orange Lake Country Club, Inc., a Delaware corporation, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Document Number:	20180061276, Public Records of Orange County, Florida, as amended by that certain amendment thereto recorded as Document Number: 20250269550 in the Official Records of Orange County, Florida ("Memorandum of Trust"). All of the terms, restrictions, covenants, conditions and provisions contained in the Declaration and any amendments thereto, are incorporated herein by reference with the same effect as though fully set forth herein. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated on September 17, 2026 Joyce Boudoin, Clerk Ad Interim /s/ Takiana Didier Deputy Clerk Civil Division 425 N. Orange Avenue Room 350 Orlando, Florida 32801 Sept. 24; Oct. 1, 2026 26-03424W

ORANGE COUNTY

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED NOTICE OF SALE
(Amended as to corrected property address)
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2024-CA-003210-O
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
MARIA T. MARCIAL A/K/A MARIE M. ELISEE A/K/A MARIE THERESA MARCIAL A/K/A MARIE THERESE MARCIAL A/K/A MARIE T. MARCIAL A/K/A MARIA T. MARCIAL, ET AL., Defendants.
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on August 17, 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 October 20, 2026 at 11:00 A.M., at www.myorangeclerk.realforeclose.com, the following described property:
LOT 4, BLOCK F, LONDONDERY HILLS SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE(S) 149 AND 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Property Address: 3513 Pipes O The Glen Way, Orlando, FL 32808.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED
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: September 22, 2026
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairo, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies1@qpwbaw.com
E-mail: kchurch@qpwbaw.com
Attorney for Plaintiff
Matter No. FL-003871-23
Sept. 24; Oct. 1, 2026 26-03407W

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2023-CA-011606-O
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Plaintiff(s), vs.
JODI VICTOR FISHER A/K/A JODI V FISHER A/K/A JODI FISHER; NICOLA FISHERA/K/A NICOLA JANE HUNTRIDGE FISHER; WELLS FARGO BANK, N.A.; THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Amended Final Judgment of Foreclosure entered on August 3, 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.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of October, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA: THE NORTH 544.4 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 27 EAST, EAST OF HIGHWAY-LESS: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 DESCRIBED AS BEGINNING AT A POINT IN THE EAST MARGIN OF THE STATE HIGHWAY RIGHT-OF-WAY, BEING STATE ROAD 545, AT A POINT 546.0 FEET SOUTH OF THE NORTH LINE OF SAID 40 ACRE PARCEL, THENCE NORTH ALONG THE SAID ROAD 90 FEET TO AN OAK TREE; THENCE IN A SOUTHEASTERLY DIRECTION TO A BLAZED CYPRESS STANDING IN THE MARGIN OF LAKE MOJACK AT A POINT 489 FEET SOUTH OF THE NORTH LINE OF SAID

40 ACRE PARCEL, THENCE CONTINUING THE SAID SOUTHEASTERLY LINE IN THE SAME DIRECTION TO THE EAST LINE OF SAID 40 ACRE PARCEL, THENCE SOUTH TO A POINT 544.5 FEET SOUTH OF THE NORTH LINE OF SAID 40 ACRE PARCEL, THENCE WEST TO THE POINT OF BEGINNING. LYING AND BEING IN ORANGE COUNTY, FLORIDA.
Property address: 13801 Avalon Road, Winter Garden, FL 34787
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
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.
Respectfully submitted,
/s/ Steven G. Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 22-008146-1
Sept. 24; Oct. 1, 2026 26-03405W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2026-CA-000868-O
New American Funding LLC F/K/A Broker Solutions, Inc., D/B/A New American Funding
Plaintiff, v.
Anthony Nietert, et al.
Defendants.
TO: ANTHONY NIETERT
RESIDENT: Unknown
LAST KNOWN ADDRESS:
2406 Alclobe Circle, Ocoee, FL 34761
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Orange County, Florida:
Lot 23, SILVER BEND UNIT 2, according to the Map or Plat thereof, as recorded in Plat Book 32, Page(s) 62 through 63, inclusive, of the Public Records of Orange County, Florida.
Parcel Identification Number: 15-22-28-8046-00-230 has been filed against you, and you are required to serve a copy to your written defenses, if any, to this action on Orans, PC, attorneys for plaintiff, whose address is 621 S. Federal Highway, Suite 10, Fort Lauderdale, FL 33301, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the

BUSINESS OBSERVER.
Movant counsel certifies that a bona fide effort to resolve this matter on the motion noticed has been made or that, because of time consideration, such effort has not yet been made but will be made prior to the scheduled hearing.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; 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 if you receive less than a 7 day notice to appear. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
DATED: July 21, 2026
Tiffany Moore Russell
Orange County Clerk of the Courts
By /s/ Stanley Green
Deputy Clerk of the Court
425 North Orange Ave.
Suite 310
Orlando, Florida 32801
Orlans Law Group PLLC
621 S. Federal Highway
Suite 10
Fort Lauderdale, FL 33301
Orlans #25-015196
Sept. 24; Oct. 1, 2026 26-03404W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2026-CA-000767-O
KD NEL, LLC,
Plaintiff, vs.
D&J GLOBAL HOLDING LLC,
a Florida Limited Liability Company;
ASHLY PLAZA, Individually; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEES, BENEFICIARIES, and OTHER CLAIMANTS; THE NAMES BEING FICTITIOUS TO ACCOUNT FOR ANY PARTIES IN POSSESSION.
Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on August 10, 2026, in the above-captioned action, the following property situated in Orange County, Florida, described as:
Legal: Lot 12, LAKE MARY JESS SHORES, according to the plat thereof as recorded in Plat Book 8, Page 130, Public Records of Orange County, Florida.
Property Address: 5636 Lake Mary Jess Shores Court, Orlando, Florida 32839.

The property shall be sold by the Clerk of Court, Tiffany Moore Russell, on the 7th day of October 2026 on-line at 11:00 a.m. (Eastern Time) at https://myorangeclerk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of sale. Notice of the changed time of sale shall be published as provided herein.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration , 425 N. Orange Ave., Suite 350, Orlando, FL 32801; (407) 836-2000 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 impaired call 711.
By : /s/ Christopher M. McShane
Christopher M. McShane, Esq.
Florida Bar No.: 0177512
PROPERTY DAMAGE SOLUTIONS
910 N.E 73rd Street
Miami, FL 33138
Phone: (954) 903-9360
Email: claims@propertydamage.law
Sept. 24; Oct. 1, 2026 26-03435W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025-CA-000803-O
TOWD POINT MORTGAGE TRUST 2020-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EXANCIA ARIS, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 20, 2026, and entered in 2025-CA-000803-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein TOWD POINT MORTGAGE TRUST 2020-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EXANCIA ARIS, DECEASED; HARRY ARIS; STATE OF FLORIDA, DEPARTMENT OF REVENUE; LATONIA S. ARIS; TONIE MALLARD; GHISLAINE OSCAR; ALIDE ARIS JEAN; JEANETTE JEAN; SELINA ARIS; BRIAN ARIS; DISCOVER BANK are the Defendant(s). Joyce Boudoin as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on October 19, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 16, BREN-LEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 112 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LESS AND EXCEPT: A PORTION OF LOT 16, BREN-LEE, AS RECORDED IN PLAT BOOK W, PAGE 112, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SAID LOT 16;

THENCE SOUTH 00° 13' 45" EAST ALONG THE WEST RIGHT OF WAY LINE OF RIO GRANDE AVENUE, A DISTANCE OF 98.73 FEET TO THE SOUTH LINE OF SAID LOT 16; THENCE SOUTH 88° 50' 15" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 3.34 FEET; THENCE NORTH 01° 23' 33" EAST, A DISTANCE OF 98.82 FEET TO THE NORTH LINE OF SAID LOT 16; THENCE NORTH 88° 50' 15" EAST ALONG SAID NORTH LINE, A DISTANCE OF 0.55 FEET TO THE POINT OF BEGINNING.
Property Address: 1602 BREN LEE CT, 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 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 22 day of September, 2026.
By: /s\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Book:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-177476 - MaS
Sept. 24; Oct. 1, 2026 26-03429W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO: 2026-CA-005590-O
LAKEVIEW LOAN SERVICING, LLC
Plaintiff, -vs-
SAZEH CONSTRUCTION, LLC,
NATHEN D. GRUBBS, UNKNOWN SPOUSE OF NATHEN D. GRUBBS, SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES, TECHNOLOGY CREDIT UNION, TIMBER SPRINGS HOMEOWNERS' ASSOCIATION, INC., BELLA VIDA AT TIMBER SPRINGS HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANT IN POSSESSION I N/K/A SHELLA HASHEMY
Defendant(s)
TO: Nathen D. Grubbs and Unknown Spouse of Nathen D. Grubbs
Last Known Address: 423 Bella Vida Blvd, Orlando, FL 32828
You are notified of an action to foreclose a mortgage on the following property in Orange County:
LOT 312, BELLA VIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE(S) 90 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
Property Address: 423 Bella Vida Blvd, Orlando, FL 32828
The action was instituted in the Circuit Court, Ninth Judicial Circuit in and for Orange County, Florida; Case No. 2026-CA-005590-O; and is styled LAKEVIEW LOAN SERVICING, LLC vs. SAZEH CONSTRUCTION, LLC, NATHEN D. GRUBBS, UNKNOWN SPOUSE OF NATHEN D. GRUBBS, SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES, TECHNOLOGY CREDIT UNION, TIMBER SPRINGS HOMEOWNERS' ASSOCIATION, INC., BELLA VIDA AT TIMBER SPRINGS HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANT IN POSSESSION 1 N/K/A SHELLA HASHEMY. You are required to serve a copy of your written defenses, if any, to the action on Jason Ruggerio, Esq., Plaintiff's attorney, whose address is 4190 Belfort Rd, Ste. 150, Jacksonville, FL 32216 on or before or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.
DATED: 09/16/2026
Joyce Boudoin, Clerk Ad Interim
/s/ Nadine S. Bahadur
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
Matter No.: FL-011550-26
Sept. 24; Oct. 1, 2026 26-03406W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 48-2025-CA-002673-O
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC2,
Plaintiff, vs.
OMAR FRANCISO HERNANDEZ A/K/A OMAR F. HERNANDEZ A/K/A OMAR FRANCISO, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 11, 2026, and entered in 48-2025-CA-002673-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC2 is the Plaintiff and OMAR FRANCISCO HERNANDEZ A/K/A OMAR F. HERNANDEZ A/K/A OMAR FRANCISCO; UNKNOWN SPOUSE OF OMAR FRANCISO HERNANDEZ A/K/A OMAR F. HERNANDEZ A/K/A OMAR FRANCISO; NATIONSTAR MORTGAGE, LLC are the Defendant(s). Joyce Boudoin as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on October 23, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 6, ROYAL MANOR ESTATES, PHASE FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 11 OF

THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 1946 EX-CALIBUR DR, ORLANDO, FL 32822
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 22 day of September, 2026.
By: /s\ Michael DeVincent
Michael DeVincent, Esquire
Florida Bar No. 1070938
Communication Email: mdevincent@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-268856 - NaP
Sept. 24; Oct. 1, 2026 26-03432W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION: 40
CASE NO.: 2026-CA-003161-O
CV3 ALPHA TRUST, A DELAWARE STATUTORY TRUST,
Plaintiff, vs.
MTCB AND JT MULTISERVICES LLC; COLLEGE PARK NEIGHBORHOOD ASSOCIATION, INC.; DIANA CAROLINA CARDONA RAMIREZ; INGRITH TATIANA FUENTES LARA A/K/A TATIANA FUENTES LARA AKA INGRITH FUENTES LARA; JUAN FELIPE MORALES TABARES
Defendants.
NOTICE IS HEREBY GIVEN pursuant 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), TIFFANY 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.myorangeclerk.realforeclose.com at 11:00 AM on the 15 day of October, 2026, the following described property as set forth in said Final Judgment, to wit:;
THE EAST 10 FEET OF LOT 5 AND THE WEST 45 FEET OF LOT 6, BLOCK A, STANSBURY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK L, PAGE 131, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
PROPERTY ADDRESS: 2011 CORNELL AVE, WINTER PARK, FL 32789
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE

CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
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 22 day of September 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
26-00790
Sept. 24; Oct. 1, 2026 26-03434W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025-CA-003413-O
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
WEI XIAO, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 11, 2026, and entered in 2025-CA-003413-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and WEI XIAO; YUANHUI ZHOU; UNKNOWN SPOUSE OF WEI XIAO; YIYUE WANG; TIMBER ISLE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Joyce Boudoin as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on October 23, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 275, TIMBER ISLE - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 98 THROUGH 101, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 16950 DEER OAK LANE, ORLANDO, FL 32828

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 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 22 day of September, 2026.
By: /s\ Michael DeVincent
Michael DeVincent, Esquire
Florida Bar No. 1070938
Communication Email: mdevincent@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-273114 - NaP
Sept. 24; Oct. 1, 2026 26-03433W

PUBLISH YOUR LEGAL NOTICE

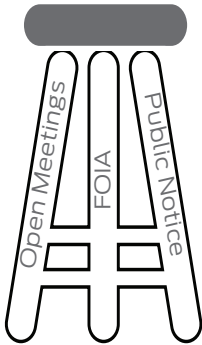
Email legal@businessobserverfl.com

Business Observer

FLORIDA'S MOST READ PUBLICATION

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026-CA-004359-O WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2018-RPL10 TRUST, Plaintiff, vs. SHIRLEY WETZEL A/K/A SHIRLEY S. WETZEL A/K/A SHIRLEY SHAW WETZEL, et al., Defendant(s).
TO: SHIRLEY WETZEL A/K/A SHIRLEY S. WETZEL A/K/A SHIRLEY SHAW WETZEL
12217 PANTAR ST, ORLANDO, FL 32837
FOUNDATION FUNDING GROUP INC.
3332 WESTMORELAND DRIVE, TAMPA, FL 33618
UNKNOWN SPOUSE OF SHIRLEY WETZEL A/K/A SHIRLEY S. WETZEL A/K/A SHIRLEY SHAW WETZEL
12217 PANTAR ST, ORLANDO, FL 32837
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 639, PEPPER MILL SECTION SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGES 142 AND 143, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before _____, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
WITNESS my hand and the seal of this Court this 8th day of September, 2026.
Joyce Boudoin, Clerk Ad Interim
Orange County, Florida
By /s/ Stanley Green
As Deputy Clerk
425 North Orange Ave.
Suite 310
Orlando, Florida 32801
25-01999
September 17, 24, 2026 26-03227W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006838 #35 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. SCHIRO ET.AL., Defendant(s).
NOTICE OF ACTION
Count VI
To: ROBERT M. STEPHAN, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT M. STEPHAN JR. and all parties claiming interest by, though, under or against Defendant(s) ROBERT M. STEPHAN, JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT M. STEPHAN JR. and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
46/000406
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
SEPTEMBER 3RD, 2026
Joyce Boudoin, Clerk Ad Interim
/s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03222W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006838 #35 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. SCHIRO ET.AL., Defendant(s).
NOTICE OF ACTION
Count VII
To: MARILYN R. STOCHL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARILYN R. STOCHL and all parties claiming interest by, though, under or against Defendant(s) MARILYN R. STOCHL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARILYN R. STOCHL and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
22/003230
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
SEPTEMBER 3RD, 2026
Joyce Boudoin, Clerk Ad Interim
/s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03223W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006838 #35 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. SCHIRO ET.AL., Defendant(s).
NOTICE OF ACTION
Count IV
To: WILLIAM B. ROWDEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM B. ROWDEN AND SARA J. ROWDEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SARA J. ROWDEN and all parties claiming interest by, though, under or against Defendant(s) WILLIAM B. ROWDEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM B. ROWDEN AND SARA J. ROWDEN and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
23/000112
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
SEPTEMBER 3RD, 2026
Joyce Boudoin, Clerk Ad Interim
/s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03220W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006838 #35 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. SCHIRO ET.AL., Defendant(s).
NOTICE OF ACTION
Count III
To: MAURICE BUCKLES ROBERTSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MAURICE BUCKLES ROBERTSON and all parties claiming interest by, though, under or against Defendant(s) MAURICE BUCKLES ROBERTSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MAURICE BUCKLES ROBERTSON and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
12/000511
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
SEPTEMBER 3RD, 2026
Joyce Boudoin, Clerk Ad Interim
/s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03219W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006838 #35 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. SCHIRO ET.AL., Defendant(s).
NOTICE OF ACTION
Count V
To: ROBERT STEPHAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT STEPHAN AND all parties claiming interest by, though, under or against Defendant(s) ROBERT STEPHAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT STEPHAN and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
36/003120
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
SEPTEMBER 3RD, 2026
Joyce Boudoin, Clerk Ad Interim
/s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03221W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006842 #36 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HARTMAN ET.AL., Defendant(s).
NOTICE OF ACTION
Count I
To: DENNIS J HARTMAN and DIANNE M HARTMAN and all parties claiming interest by, though, under or against Defendant(s) DENNIS J HARTMAN and DIANNE M HARTMAN and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
46/003014
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
Dated on September 2, 2026
Clerk of Courts
/s/ Takiana Didier
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03210W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006838 #35 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. SCHIRO ET.AL., Defendant(s).
NOTICE OF ACTION
Count II
To: GARTH T. PETERSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GARTH T. PETERSON AND MARYANN A. PETERSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARYANN A. PETERSON and all parties claiming interest by, though, under or against Defendant(s) GARTH T. PETERSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GARTH T. PETERSON and MARYANN A. PETERSON and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
4/001006
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
SEPTEMBER 3RD, 2026
Joyce Boudoin, Clerk Ad Interim
/s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03218W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006842 #36 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. HARTMAN ET.AL., Defendant(s).
NOTICE OF ACTION
Count III
To: JAMES L. HARVEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JAMES L. HARVEY AND MARY ELLEN HARVEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY ELLEN HARVEY and all parties claiming interest by, though, under or against Defendant(s) JAMES L. HARVEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JAMES L. HARVEY AND MARY ELLEN HARVEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY ELLEN HARVEY and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
49/004002
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
Dated on September 2, 2026
Clerk of Courts
/s/ Takiana Didier
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03214W



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.

LV 68297-V34

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006838 #35 HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. SCHIRO ET.AL., Defendant(s).

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

WEEK/UNIT:
33/005109
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a

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

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
SEPTEMBER 3RD, 2026
Joyce Boudoin, Clerk Ad Interim
/s/ Rosa Aviles
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03217W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006842 #36 HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. HARTMAN ET.AL., Defendant(s).

NOTICE OF ACTION
Count VI
To: SANDRA MORRIS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SANDRA MORRIS and all parties claiming interest by, though, under or against Defendant(s) SANDRA MORRIS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SANDRA MORRIS and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
47/003043
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a

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

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
Dated on September 2, 2026
Clerk of Courts
/s/ Takiana Didier
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03215W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006842 #36 HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. HARTMAN ET.AL., Defendant(s).

NOTICE OF ACTION
Count VII
To: DAVID P MULLER and ANN E. MULLER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ANN E. MULLER and all parties claiming interest by, though, under or against Defendant(s) DAVID P MULLER and ANN E. MULLER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ANN E. MULLER and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
14/000021
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a

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

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
Dated on September 2, 2026
Clerk of Courts
/s/ Takiana Didier
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03216W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006842 #36 HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. HARTMAN ET.AL., Defendant(s).

NOTICE OF ACTION
Count II
To: PAUL M.W. GRIFFEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAUL M.W. GRIFFEN and WILLIAM A.F. GRIFFEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM A.F. GRIFFEN and all parties claiming interest by, though, under or against Defendant(s) PAUL M.W. GRIFFEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAUL M.W. GRIFFEN and WILLIAM A.F. GRIFFEN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM A.F. GRIFFEN and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
40/000273
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condomini-

um Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
Dated on September 2, 2026
Clerk of Courts
/s/ Takiana Didier
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03211W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025-CA-003935-O U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. CHRISTINE ELIZABETH SOMMER AND CORY G. HOWARD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 09, 2026, and entered in 2025-CA-003935-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and CHRISTINE ELIZABETH SOMMER; CORY G. HOWARD; UNKNOWN SPOUSE OF CHRISTINE ELIZABETH SOMMER; UNKNOWN SPOUSE OF CORY G. HOWARD; OVERLOOK AT PARKSIDE AT ERROL ESTATES CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Joyce Boudoin 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 October 07, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT B, BUILDING 49, OF OVERLOOK AT PARKSIDE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 8585, PAGE(S) 715, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF

ORANGE COUNTY, FLORIDA.
Property Address: 430 ASHLEY BROOKE CT, 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 11 day of September, 2025.
By: /s/ Danielle Saleem
Danielle Saleem, Esquire
Florida Bar No. 0058248
Communication Email:
dsaleem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-296365 - MaM
September 17, 24, 2026 26-03294W

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.
CASE NO.: 2026-CA-006842 #36 HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs. HARTMAN ET.AL., Defendant(s).

NOTICE OF ACTION
Count V
To: RICHARD F. MAGROGAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RICHARD F. MAGROGAN and CATHERINE E. MAGROGAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CATHERINE E. MAGROGAN and all parties claiming interest by, though, under or against Defendant(s) RICHARD F. MAGROGAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RICHARD F. MAGROGAN and CATHERINE E. MAGROGAN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CATHERINE E. MAGROGAN and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:
WEEK/UNIT:
40/000210
of Orange Lake Country Club Villas I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 3300, Page 2702, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of

which is recorded in Condominium Book 7, page 59 until 12:00 noon on the first Saturday 2061, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.
Dated on September 2, 2026
Clerk of Courts
/s/ Takiana Didier
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801
September 17, 24, 2026 26-03213W

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2022-CA-006698-O CITIMORTGAGE, INC Plaintiff(s), vs. LYNN E. MCGINTY; ROBERT MCGINTY; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF SYBIL E. CHURCHWELL, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; BRENDA SPEICHER, Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on September 4, 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 14th day of October, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: ALL THAT PARCEL OF LAND IN ORANGE COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED BOOK 8357, PAGE 2739, ID# 13-22-28-7568-16- 150, BEING KNOWN AND DESIGNATED AS LOT 15, BLOCK P, ROBINSWOOD SECTION 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 62, PUBLIC RECORD OF ORANGE COUNTY, FLORIDA.
Property address: 2005 Rockwell Road, Orlando, FL 32808

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
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.
Respectfully submitted,
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 22-005703-1
Sept. 17, 24, 2026 26-03286W

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE.
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2026-CA-000731-O THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-I ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. CARLA LEE JOHNSON AND CARLETTA DAVIS. et. al. Defendant(s).
TO: CARLETTA DAVIS, UNKNOWN SPOUSE OF CARLETTA DAVIS,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 10, BLOCK "B", LAKE MANN ESTATES, UNIT NUMBER NINE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "Z", PAGE 142, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days from date of first publication of this notice) and file the original with the

clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
WITNESS my hand and the seal of this Court at Orange County, Florida, this 14th day of September, 2026.
Joyce Boudoin, Clerk Ad Interim
Orange County, Florida
(SEAL) BY: STANLEY GREEN
DEPUTY CLERK
425 North Orange Ave., Suite 310
Orlando, Florida 32801
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-280915
Sept. 17, 24, 2026 26-03288W

NEW NEIGHBORS

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...



BE INFORMED

Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE



FLORIDA PUBLIC NOTICES



FLORIDA PUBLIC NOTICES



FLORIDA'S NEWSPAPER FOR THE C-SUITE

FloridaPublicNotices.com

ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT,
IN AND FOR ORANGE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 2026-CP-002137-O
IN RE: ESTATE OF
STEVEN BULMER
Deceased.

The Administration of the Estate of Hament Nehaul Lall, deceased, 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 Estate is intestate.

The names and addresses 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 any 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 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

Personal Representative:
/s/ Inderia Persaud
Inderia Persaud
Attorney for Personal Representative:
/s/ Alexis B. Diaz
Alexis Bucelo Diaz, Esq.
BUCELO DIAZ LAW PLLC
2645 Executive Park Drive,
Suite 643
Weston, FL 33331
Telephone: (954) 399-1910
Email Address: adiaz@bucelodiaz.com
Florida Bar No. 86918
September 17, 24, 2026 26-03240W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY, FLORIDA
FLORIDA PROBATE DIVISION
File No. 2026-CP-002481-O
IN RE: ESTATE OF
WILNELIZ IHELEFELD
LABOY,
Deceased.

The administration of the estate of WILNELIZ IHELEFELD LABOY, deceased, whose date of death was December 5, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 335, 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.

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

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

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

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

I am disclosing that AI has been or may have been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate.

The date of first publication of this notice is September 17, 2026.

Personal Representative:
GEORGE NEWIL ORTIZ
IHELEFELD
4375 AQUA VISTA DRIVE
ORLANDO, FLORIDA 32839
Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
Probate@VelizKatzLaw.com
Attorney for Petitioner
September 17, 24, 2026 26-03243W

SECOND 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 pursuant 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), TIFFANY 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.myorangedclerk.realforeclose.com at 11:00 AM on the 12 day of October, 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 CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST 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 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SITUATE IN THE COUNTY OF ORANGE, STATE OF FLORIDA. PROPERTY ADDRESS: 228 SCOTTSDALE SQUARE, WINTER PARK, FL 32792
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING

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

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 15 day of September 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
September 17, 24, 2026 26-03281W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
ORANGE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-3733-
Division 004
IN RE: ESTATE OF
DALE A. RUGALA
Deceased.

The administration of the estate of Dale A. Rugala, deceased, whose date of death was August 31, 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, 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 September 17, 2026.

Attorney for Personal Representative:
Samantha Chechele, Attorney
Florida Bar Number: 0775592
7127 First Avenue South
SAINT PETERSBURG, FL 33707
Telephone: (727) 381-6001
Fax: (727) 381-7900
E-Mail: samantha@chechelelaw.com
September 17, 24, 2026 26-03242W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
File No. 2026-CP-001864-O
Divison: 1
IN RE: ESTATE OF
CORA VON HAMPELN
Deceased.

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The address of the court where this probate is pending is Orange County Clerk of the Circuit Court, 425 N. Orange Avenue, Orlando, Florida 32801. 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 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. The written demand must be filed with a clerk.

The date of first publication of this notice is: September 17, 2026.

PERSONAL REPRESENTATIVE:
Michael Rodych
47 Stitt Street
Ottawa, ON K2S 1C5
Canada
ATTORNEYS FOR PERSONAL REPRESENTATIVE:
R. Christopher Dix
Florida Bar No. 036988
Maxwell D. Potter
Florida Bar No. 1026821
SMITH HULSEY & BUSEY
One Independent Drive, Suite 3300
Jacksonville, FL 32202
904-359-7700
cdix@smithhulsey.com
mpotter@smithhulsey.com
Attorneys for the Personal Representative
September 17, 24, 2026 26-03245W

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-002137-O
IN RE: ESTATE OF
HAMENT NEHAUL LALL,
Deceased.

The Administration of the Estate of Hament Nehaul Lall, deceased, whose date of death was November 7, 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.

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

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

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

The date of first publication of this notice is September 17, 2026.

Personal Representative:
Laury Roman
535 Charles Bancroft Highway
Litchfield, New Hampshire 03052
Attorney for Personal Representative:
Elizabeth Bertrand, Esq.
E-mail Addresses:
elizabeth@palumbobrand.com,
eservice@palumbobrand.com
Florida Bar No. 97814
Palumbo & Bertrand, P.A.
2500 S Bumby Ave.
Orlando, Florida 32806
Telephone: (407) 960-2835
September 17, 24, 2026 26-03244W

SECOND INSERTION

NOTICE TO CREDITORS
(formal administration)
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003058
IN RE: ESTATE OF
PAUL TURNER
Deceased.

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

The administration of the estate of Paul Turner, deceased, File Number 2026-CP-003058, 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 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 unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 September 17, 2026.

Personal Representative:
VIRGINIA MARY LOPEZ
20452 Sheldon St
Orlando, Florida 32833
Attorney for Personal Representative:
Rodolfo Suarez Jr. Esq.; Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: (305) 448-4244
Fax: (305) 448-4211
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
September 17, 24, 2026 26-03246W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
NINTH CIRCUIT IN AND FOR
ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-001861
IN RE: ESTATE OF
PHILIP H. MONTGOMERY,
Deceased.

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The case number and decedent's name are: PHILIP H. MONTGOMERY, File Number 2026CP-001861.

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

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

Date of death of the decedent is: 04/27/2026.

The date of first publication of this notice is: September 17, 2026.

The second week of publication is September 24, 2026.

Personal Representative(s):
Luyan Wang
Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
September 17, 24, 2026 26-03297W

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45,
FLORIDA STATUTES
IN THE COUNTY COURT OF THE
JUDICIAL CIRCUIT, IN AND FOR
ORANGE COUNTY, FLORIDA
CASE NO.: 2026-CA-000716-O
WATERFORD LAKES
COMMUNITY ASSOCIATION,
INC.,
Plaintiff, vs.
NANCY J GOULETTE, et al.,
Defendant(s).
Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/26/2026, in Case No.: 2026-CA-000716-O of the Circuit Court in and for Orange County, Florida, wherein WATERFORD LAKES COMMUNITY ASSOCIATION, INC., is the Plaintiff and NANCY J GOULETTE, et al., is/are the Defendant(s). Tiffany Moore Russell, the Clerk of Court for Orange County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., online at www.myorangedclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 10/28/2026, the following described property set forth in the Final Judgment of Foreclosure:

Lot 41, HUCKLEBERRY FIELDS TRACTS N-9 & N-10, UNIT TWO, according to the Plat thereof as recorded in Plat Book Page 98-99, of the Public Records of Orange County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRATION AT 425 N. ORANGE AVENUE, ROOM 2130, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 836-2303 WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS DOCUMENT. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771.

DATED: September 9, 2026
By: /s/ Frank J. Lacquaniti
Frank J. Lacquaniti, Esquire
Florida Bar No.: 26347
ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
September 17, 24, 2026 26-03226W



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.

10/28/26

904

ORANGE COUNTY

SUBSEQUENT INSERTIONS

ACTIONS / SALES ---

SECOND INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2019-CA-014309-O BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ENEIDA RODRIGUEZ; UNKNOWN SPOUSE OF ENEIDA RODRIGUEZ; PEPPER MILL COMMUNITY ASSOCIATION, INC.; 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). NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed September 20, 2025 and entered in Case No. 2019-CA-014309-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is Plaintiff and ENEIDA RODRIGUEZ; UNKNOWN SPOUSE OF ENEIDA RODRIGUEZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; PEPPER MILL COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder	for cash BY ELECTRONIC SALE AT: WWW.MYORANGECLERK.REALFORECLOSE.COM, at 11:00 A.M., on 6th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 372, PEPPERMILL SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 111 & 112, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 9th day of September 2026. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 19-01795 PHH September 17, 24, 2026 26-03233W

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION Case No.: 2025-CA-008520-O RH FUND 32, LLC, Plaintiff, v. MIGUEL ALEXANDER SILVA LAINETTE, an individual; MARIANYELA FRANCIS SALAZAR SIFONTES, an individual; LAKE PRESERVE HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation; COASTAL COMMUNITY BANK; AMERICAN EXPRESS NATIONAL BANK; JANE/JOHN DOE, fictitious names representing unknown tenants in possession; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants. NOTICE is hereby given that, pursuant to the Order Granting Plaintiff's Motion to Reset Foreclosure Sale After Dismissal of Chapter 13 Bankruptcy entered on September 3, 2026 in the above-referenced matter pending in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, the Clerk of this Court, Tiffany Moore Russell, will sell the following described property situated in Orange County, Florida: Lot 119, of LAKE PRESERVE - PHASE I, according to the Plat thereof as recorded in Plat Book 82, Page(s) 139-145, as affected by that Affidavit recorded in Official Records Book 10971, Page 6544, of the Public Records of Orange County, Florida. Together with all improvements	now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only: Property Addresses: 3243 Stonewyck Street, Orlando, FL 32824 at public sale, to the highest and best bidder, for cash, on October 27, 2026, beginning at 11:00 a.m., conducted electronically online at the following website: http://www.myorangeclerk.realforeclose.com. **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.** 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 Court's ADA Coordinator, Orange County Courthouse, 425 N Orange Avenue, Suite 510, Orlando, FL 32801, (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. By: /s/ Lara Roeske Fernandez LARA ROESKE FERNANDEZ Florida Bar No.: 0088500 lfernandez@trenam.com TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. 101 East Kennedy Boulevard, Suite 2700 Tampa, Florida 33602 Tel: (813) 223-7474 Fax: (813) 229-6553 Attorney for RH Fund 32, LLC September 17, 24, 2026 26-03237W

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. 48-2025-CA-000623-O NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. TENESHIA FRANKLIN AND ABASI S. LEACH, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 13, 2026, and entered in 48-2025-CA-000623-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and TENESHIA FRANKLIN; ABASI S. LEACH; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AMERICAN HOMES 4 RENT, L.P. A/K/A AMH 2014-1 BORROWER, LLC; MAUDEHELEN HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Joyce Boudoin as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 AM, on October 06, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 66, MAUDEHELEN SUBDIVISION PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE 83, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THE IMPROVEMENTS THEREON BEING KNOWN AS 1692 SCRUB JAY ROAD, APOPKA, FLORIDA - 32703	Property Address: 1692 SCRUB JAY RD, APOPKA, FL 32703 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court-house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service. Dated this 14 day of September, 2025. By: /S/ Danielle Salem Danielle Salem, Esquire Florida Bar No.: 00558248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-247154 - MaM September 17, 24, 2026 26-03293W

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025-CA-000774-O PLANET HOME LENDING, LLC, Plaintiff, vs. EDUARDO VIVES; SARAH MOJICA VIVES; HARVEY MOJICA VIVES; AMANDA WISE; TATIANE OLIVEIRA; CYPRESS CREEK VILLAGE, UNIT TWO, INC.; STATE OF FLORIDA; CLERK OF THE COURT OF ORANGE COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 30, 2026 and entered in Case No. 2025-CA-000774-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and EDUARDO VIVES; SARAH MOJICA VIVES; HARVEY MOJICA VIVES; AMANDA WISE; TATIANE OLIVEIRA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CYPRESS CREEK VILLAGE, UNIT TWO, INC.; STATE OF FLORIDA; CLERK OF THE COURT OF ORANGE COUNTY, FLORIDA; are defendants. TIFFANY MOORE RUSSELL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MYORANGECLERK.REALFORECLOSE.COM, at 11:00 A.M., on 8th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 102, OF JASON BUILDING, OF CYPRESS CREEK VILLAGE UNIT TWO, A CON-	DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 1408, AND BEING FURTHER DESCRIBED IN CONDOMINIUM PLAT BOOK 3, PAGE 68, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 9th day of September 2026. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-01533 PHL September 17, 24, 2026 26-03234W

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA Circuit Civil Division Section No. 36 Hon. Kevin B. Weiss CASE NO. 2025-CA-007969-O FLORIDA BAR NO. 798355 EQUITY TRUST COMPANY CUSTODIAN FBO DANIEL MANCINI IRA, 50.20% UNDIVIDED INTEREST, AND EQUITY TRUST COMPANY CUSTODIAN FBO CONSTANCE MANCINI IRA, 49.80% UNDIVIDED INTEREST, a private lender, Plaintiff, v. RE EQUITY INVESTMENT GROUP LLC, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated the 18th day of February, 2026, and the Order Resetting the Foreclosure Sale dated the 3rd day of August, 2026, and entered in Case No. 2025-CA-007969-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein EQUITY TRUST COMPANY CUSTODIAN FBO DANIEL MANCINI IRA, 50.20% UNDIVIDED INTEREST, AND EQUITY TRUST COMPANY CUSTODIAN FBO CONSTANCE MANCINI IRA, 49.80% UNDIVIDED INTEREST, a private lender, is the Plaintiff, and RE EQUITY INVESTMENT GROUP LLC, JONATHAN PAULINO, and the UNKNOWN TENANT(S) are the Defendants. Tiffany Moore Russell as the Clerk of the Circuit Court will sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com, at	11:00 AM, on the 7th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 3, Block D, PLANTATION UNIT ONE, according to the plat thereof as recorded in Plat Book W, Page 39, of the Public Records of Orange County, Florida. Property address: 8007 Meadowglen Dr., 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Orlando, Florida, 32801 (407) 836-2000, 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. Dated this 10th day of September, 2026. By: /S/ Daniel J. Mancini DANIEL J. MANCINI, ESQ. FLORIDA BAR NO. 798355 Attorney for the Plaintiff Submitted by: DANIEL J. MANCINI, ESQ. Attorney for the Plaintiff 88-183 Kai Ave. Captain Cook, HI 96704 Attorneymancini@aol.com Phone: (724) 777-3721 September 17, 24, 2026 26-03235W

SECOND INSERTION	
NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2026-CA-003910 #36 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. AHRENS ET AL., Defendant(s). COUNT DEFENDANTS WEEK/UNIT I NANCY A. AHRENS ROBERT LEE FROMM ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT LEE FROMM 14 ODD/5252 II ETHEL MEANS ROGERS CURTIS JOE ROGERS 9/082522 Notice is hereby given that on 10/21/26 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real property: Orange Lake Country Club Villas IV, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 9040, Page 662 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 43, page 39, until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium. TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2026-CA-003910 #36. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, FL, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 14th day of September, 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 September 17, 24, 2026 26-03278W	

SECOND INSERTION	
NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2026-CA-003107 #39 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. MULLINAX ET AL., Defendant(s). COUNT DEFENDANTS WEEK/UNIT I FAYE B. MULLINAX ROBERT C. MULLINAX AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT C. MULLINAX 31/001012 II DANIEL A. AUGUSTINE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DANIEL A. AUGUSTINE CECILIA A. AUGUSTINE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CECILIA A. AUGUSTINE VIRGINIA M. DAVIS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VIRGINIA M. DAVIS 49/004239 IV CINDA S. MC CLARY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CINDA S. MC CLARY ROY L. MC CLARY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROY L. MC CLARY 5/000068 V JOHN H. MYERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN H. MYERS DOROTHY A. MYERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DOROTHY A. MYERS DAVID A OSORIO RIVAS ANA Y LEMUS DE OSORIO 34/000317 VII PAUL A. PICHE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAUL A. PICHE NANCY J. PICHE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF NANCY J. PICHE 7/004050 VIII RALPH ROSS AGNES ROSS 41/003064 IX ARBUTUS J. SHADDAY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ARBUTUS J. SHADDY KEITH W. SHADDAY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KEITH W. SHADDAY 28/003015	

Notice is hereby given that on 10/14/26 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. 2026-CA-003107 #39.
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 11TH day of September, 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
September 17, 24, 2026 26-03277W

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2025-CA-011575-O THE TOWNHOMES AT AVALON LAKES ASSOCIATION, INC., Plaintiff, vs. AHMED HASSAN HASHIM, et al., Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated 6/11/2026, in Case No.: 2025-CA-011575-O of the Circuit Court in and for Orange County, Florida, wherein THE TOWNHOMES AT AVALON LAKES ASSOCIATION, INC., is the Plaintiff and AHMED HASSAN HASHIM, et al., is/are the Defendant(s), and pursuant to that Order Granting Plaintiff's Motion to Vacate Foreclosure Sale and Reschedule Foreclosure Sale dated September 11, 202, Tiffany Moore Russell, the Clerk of Court for Orange County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., online at www.myorangeclerk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 12/9/2026, the following described property set forth in the Final Judgment of Foreclosure Lot 9, Village A, AVALON LAKES PHASE 3, VILLAGES A & B, according to the map or plat thereof, as recorded in Plat Book 58, Page(s) 81, of the Public Records of Orange County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRATION AT 425 N. ORANGE AVENUE, ROOM 2130, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 836-2303 WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS DOCUMENT. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771. DATED: September 15, 2026 By: /s/ Jennifer Sinclair Jennifer Sinclair, Esquire Florida Bar No.: 29559 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 September 17, 24, 2026 26-03290W	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR ORANGE COUNTY GENERAL CIVIL DIVISION Case No: 2026-CA-000154-O Division: 37 SOMERSET CROSSING HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. GASTON NICOLAS GONZALEZ, Defendant, NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 11, 2026, entered in Case No. 2026-CA-000154-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, wherein SOMERSET CROSSING HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and GASTON NICOLAS GONZALEZ is the Defendant, Clerk of Court Tiffany Moore Russell of Orange County, will sell to the highest and best bidder for cash online via the internet at https://www.myorangeclerk.realforeclose.	com at 11:00 AM, on October 7, 2026 the following described property as set forth in said Final Judgment: LOT 135, SOMERSET CROSSINGS TRACT F REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE(S) 56 THROUGH 62, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Parcel I.D. No: 28-24-30-7626-01-350 a/k/a 3833 Plainview Dr 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. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 5519 Park Street N, Unit #370 St. Petersburg, FL 33709 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos@zp-legal.com September 17, 24, 2026 26-03239W

ORANGE COUNTY
SUBSEQUENT INSERTIONS

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-1621	CERTIFICATE NUMBER: 2024-1670	CERTIFICATE NUMBER: 2024-2630	CERTIFICATE NUMBER: 2024-4681	CERTIFICATE NUMBER: 2024-4881	CERTIFICATE NUMBER: 2024-6560	CERTIFICATE NUMBER: 2024-6585
YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: GROVE RESORT AND SPA HOTEL CONDOMINIUM 2 20190396158 UNIT 2112	DESCRIPTION OF PROPERTY: GROVE RESORT AND SPA HOTEL CONDOMINIUM 3 20180109061 UNIT 3336	DESCRIPTION OF PROPERTY: LIBERTY HEIGHTS U/84 LOT 10	DESCRIPTION OF PROPERTY: RAINTREE PLACE PHASE 1 15/83 LOT 6	DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VIL-LAGE 1 CONDOMINIUM PHASE 1 8403/3240 UNIT 1602 BLDG 1	DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VIL-LAGE 2 CONDOMINIUM 9181/3933 & 9213/1364 UNIT 31205 BLDG 3	DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VIL-LAGE 2 CONDOMINIUM 9181/3933 & 9213/1364 UNIT 31205 BLDG 3
PARCEL ID # 31-24-27-3000-21-120	PARCEL ID # 31-24-27-3000-33-360	PARCEL ID # 13-21-28-5070-00-100	PARCEL ID # 35-22-28-7290-00-060	PARCEL ID # 35-24-28-4356-01-602	PARCEL ID # 35-24-28-4358-31-205	PARCEL ID # 35-24-28-4358-31-205
Name in which assessed: GERMAN PLASTIC LLC	Name in which assessed: ANKADI LLC	Name in which assessed: JEAN-PHILIPP ELY, PATRICIA ELY	Name in which assessed: RAFI H THABIT, DIMA ZEYAD ALASFAR	Name in which assessed: KENNETH EDENS, PATRICIA EDENS	Name in which assessed: FIELDAN LLC	Name in which assessed: FIELDAN 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, Oct 29, 2026.	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, Oct 29, 2026.	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, Oct 29, 2026.	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, Oct 29, 2026.	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, Oct 29, 2026.	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, Oct 29, 2026.	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, Oct 29, 2026.
Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026	Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026	Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026	Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026	Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026	Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026	Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026
26-03182W	26-03183W	26-03184W	26-03185W	26-03186W	26-03187W	26-03187W
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED	NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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:	NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-6587	CERTIFICATE NUMBER: 2024-7186	CERTIFICATE NUMBER: 2024-7199	CERTIFICATE NUMBER: 2024-7274	CERTIFICATE NUMBER: 2024-7321	CERTIFICATE NUMBER: 2024-7747	CERTIFICATE NUMBER: 2024-7747
YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024	YEAR OF ISSUANCE: 2024
DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VIL-LAGE 2 CONDOMINIUM 9181/3933 & 9213/1364 UNIT 31312 BLDG 3	DESCRIPTION OF PROPERTY: LAKE LOVELY ESTATES SUB R/121 LOT 49 BLK E	DESCRIPTION OF PROPERTY: PINDAR SUB K/121 LOT 17	DESCRIPTION OF PROPERTY: THE MOORINGS ON LAKE MAITLAND CONDO BUILDING 2 CB 10/57 UNIT 504	DESCRIPTION OF PROPER-TY: LAKE MAITLAND TERRACE APARTMENTS CONDO CB 1/1 UNIT 7 HAWTHORNE HOUSE	DESCRIPTION OF PROPERTY: 20190194421 RECORDED WITHOUT AT DESC-PINE RIDGE ESTATES W/81 LOT 24 BLK A	DESCRIPTION OF PROPERTY: 20190194421 RECORDED WITHOUT AT DESC-PINE RIDGE ESTATES W/81 LOT 24 BLK A
PARCEL ID # 35-24-28-4358-31-312	PARCEL ID # 35-21-29-4572-50-490	PARCEL ID # 35-21-29-6912-00-170	PARCEL ID # 36-21-29-5572-00-504			

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

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ORANGE COUNTY
SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-13790 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: WINTER PARK VILLAGE T/97 LOT 9 BLK A PARCEL ID # 32-21-30-9428-01-090 Name in which assessed: DAVINCI MODERN HOMES LLC, ELINA 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, Oct 29, 2026. Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026 26-03200W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-15911 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: AVALON CONDOMINIUM 8217/1960 UNIT 1 BLDG 6 PARCEL ID # 10-23-30-0344-06-010 Name in which assessed: MICHAEL LOPEZ CHAMORRO 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, Oct 29, 2026. Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026 26-03206W

THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA CASE No.: 2025-CA-006886-O U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE2, ASSET-BACKED PASSTHROUGH CERTIFICATES, SERIES 2007-WFHE2, Plaintiff, vs. DONALD WRIGHT, SR.; U.S. BANK NATIONAL ASSOCIATION,

THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Case No.: 2026-CA-004530-O STATE FARM FIRE AND CASUALTY COMPANY, Petitioners vs. ISMAX DORCENAT; JOHNNY PIERRE LISME A/K/A JOHNNY P. LIS ME A/K/A JOHNNY PIERR LISME A/K/A JOHNNY PIERRE LISME A/K/A PIERRE JOHNNY A/K/A JOHNNY PIERRE A/K/A JOHNNY L. PIERRE A/K/A JOHNNY LISME JOHNNY A/K/A PIERRE LISME A/K/A LISME JOHNNY PIERRE, LOVELY LEON COMPAS A/K/A LOVELY L. COMPAS A/K/A LEON COMPAS LOVELY A/K/A L. COMPAS LOVELY, J.P.L., a minor, A.P.L., a minor, PETTIT DANIEL JEAN A/K/A JEAN DANIEL A/K/A JEAN D. PETTIT A/K/A JEAN PETTIT A/K/A JEAN PETTIT-DANIEL, BEDJINA DOR JOSEPH A/K/A BEDJINA DOR DORJOSEPH A/K/A BEDJINA DORJOSEPH A/K/A BEDJINA DORA A/K/A JOSEPH BEDJINADOR A/K/A DOR JOSEPH BEDJINA A/K/A aEDJIA DOR PIERRE BLADIMY RENE, EVENS JEAN A/K/A JEAN EVENS, LORVELINE JEAN A/K/A JEAN LORVELINE, REGINALD CHARLES A/K/A REJINALD CHARLES A/K/A CHARLES RADINALD A/K/A CHARLES REGINALD, Respondents. TO: PETTIT DANIEL JEAN A/K/A JEAN DANIEL A/KIA JEAN D. PETTIT A/K/A JEAN PETTIT A/K/A JEAN PETTIT-DANIEL RESIDENCE: UNKNOWN

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-13858 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: FOUR SEASONS CONDO CB 6/55 BLDG 2 UNIT 202 PARCEL ID # 04-22-30-2830-02-020 Name in which assessed: MARK A CASEY, NATALIE W CASEY 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, Oct 29, 2026. Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026 26-03201W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-15912 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: AVALON CONDOMINIUM 8217/1960 UNIT 1 BLDG 7 PARCEL ID # 10-23-30-0344-07-010 Name in which assessed: AVALON OF ORANGE COUNTY CONDOMINIUM ASSOCIATION INC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Oct 29, 2026. Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026 26-03207W

AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-WFHE2; WRENWOOD CONDOMINIUM ASSOCIATION, INC. and THE ESTATE OF DONALD WRIGHT, SR., and all others claiming by, through and under THE ESTATE OF DONALD WRIGHT, SR., Defendant, TO: THE ESTATE OF DONALD WRIGHT, SR., and all others claiming by, through and under THE ESTATE OF DONALD WRIGHT, SR. YOU ARE NOTIFIED that an action to reforeclose on the following real property in Orange County, Florida:
--

LAST KNOWN ADDRESS: 2401 CONTINENTAL BOULEVARD, ORLANDO, FL 32818 YOU ARE HEREBY NOTIFIED that a Petition for Declaratory Judgment has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action on Goldstein Law Group, 7901 SW 6th Court, Suite 250, Plantation, FL 33324 and file the original with the Clerk of the Court on or before OCT 19 2026, otherwise a default may be entered against you for the relief demanded in the Petition. This notice shall be published once a week for four consecutive weeks in the Business Observer – Orange County. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, FL 32801, Telephone (407) 836-2303 within two (2) working days of your receipt of this Notice of Action; if you are hearing or voice impaired, please call 1-800-955-8771. WITNESS my hand and seal of said Court on this 9/4/26. Joyce Boudoin, Clerk Ad Interim By /s/ Charlotte Appline Deputy Clerk Civil Division 425 N Orange Ave Room 350 Orlando, FL 32801 Attorney for Petitioner Frank Steven Goldstein, Esq. Florida Bar No.: 0006785 Goldstein Law Group, P.A. 7901 SW 6th Court, SUITE 250 PLANTATION, FL 33324 Phone: (954) 767-8393 Fax: (954) 767-8303 Fax Designated Email Service: servicebymeil@mydefenselawyers.com Sept. 10, 17, 24; Oct. 1, 2026 26-03123W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-13866 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: FOUR SEASONS CONDO CB 6/55 BLDG 8 UNIT 807 PARCEL ID # 04-22-30-2830-08-070 Name in which assessed: MARK A CASEY III, NATALIE W CASEY 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, Oct 29, 2026. Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026 26-03202W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-15917 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: AVALON CONDOMINIUM 8217/1960 UNIT 3 BLDG 12 PARCEL ID # 10-23-30-0344-12-030 Name in which assessed: AVALON OF ORANGE COUNTY CONDOMINIUM ASSOCIATION INC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Oct 29, 2026. Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026 26-03208W

Unit 4812, Building 4, of Wrenwood Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 8513, Page(s) 2214, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Orange County, Florida a/k/a 4812 Tangerine Ave Unit 4812,Winter Park, FL 32792. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, tele-

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SECURED PARTY 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: 2020-7428 YEAR OF ISSUANCE: 2020 DESCRIPTION OF PROPERTY: WHISPERING PINES ESTATES FIRST ADDITION R/146 LOTS 218 & 219 (LESS ST RD R/W ON W) PARCEL ID # 28-21-29-9264-02-180 Name in which assessed: S & Z 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03078W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-13867 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: FOUR SEASONS CONDO CB 6/55 BLDG 9 UNIT 902 PARCEL ID # 04-22-30-2830-09-020 Name in which assessed: MARK A CASEY III, NATALIE W CASEY 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, Oct 29, 2026. Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026 26-03203W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-16023 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: VENETIAN PLACE CONDOMINIUM 8755/1712 UNIT 135 BLDG 1 PARCEL ID # 10-23-30-8908-00-135 Name in which assessed: YASAR JARRAR, JULIE CHRISTINE BONOLLO 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, Oct 29, 2026. Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026 26-03209W

phone number (407) 514-2692, on or before 30 days from the first date of publication, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED this 2 day of Sept. 2026. Tiffany Moore Russell As Clerk of the Court By: /s/ Nahine S. Bahadur As Deputy Clerk Civil Division 425 N Orange Ave Orlando, FL 32801 Sept. 10, 17, 24; Oct. 1, 2026 26-03125W
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THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FHB AS COLLATERAL ASSIGNEE FOR SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2022-4885 YEAR OF ISSUANCE: 2022 DESCRIPTION OF PROPERTY: REPLAT OF BLOCK E FLORIDA CENTER UNIT 5 6/16 THE WLY 30 FT OF LOT 4 A REPLAT OF BLK E PARCEL ID # 13-23-28-2778-05-032 Name in which assessed: GARY L OERTHER, JEANNIE OERTHER 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03079W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SECURED PARTY 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: 2024-13941 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 A PORTION OF LOTS 28 & 29 BLK 40 DESC AS COMM AT THE SE COR OF LOT 34 BLK 40 TH N00-18-50E 126.66 FT TO POB TH N89-47-38W 82.02 FT N00-12-22E 28.83 FT S89-47-38E 82.08 FT S00-18-50W 28.38 FT TO POB PARCEL ID # 05-22-30-9400-40-291 Name in which assessed: 233 WEST PARK 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, Oct 29, 2026. Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026 26-03204W

SECOND INSERTION
NOTICE OF JUDICIAL SALE BY CLERK IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2026-CA-006029-O IP5006 TRUST, DATED APRIL 3, 2026, DUETSCHKE BANK LLC AS TRUSTEE, A FLORIDA LIMITED LIABILITY COMPANY; Plaintiff, vs. JENNIFER GARDNER JV, a Florida Joint Venture; Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to an Order or Final Judgment entered in the above styled case, that Tiffany Moore Russell, the Clerk of the Court for Orange County will sell to the highest and best bidder for cash October 6, 2026 at 11:00 a.m. online at http://Orange.realforeclose.com, the following described property: Lot 252, Spring Isle Unit 1, according to the Plat thereof, recorded in Plat Book 61, Page(s) 131-138, of the Public Records of Orange County, Florida. Commonly known as: 15006 Bellinkoff Ln, Orlando, FL 32828 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A TIMELY CLAIM AFTER THE SALE By: /s/ Kathy L. Houston Kathy L. Houston, Esquire Florida Bar Number: 56042 Respectfully, Submitted MORTGAGE LAWYERS 7401 Wiles Road. • Suite 203 Coral Springs, FL 33067 Telephone: (954) 317-9000 Fax: (888) 305-5262 Counsel for Plaintiff Service/Direct: Attorney@911Foreclosure.com September 17, 24, 2026 26-03236W

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that ESTATE EXCHANGE VENTURES LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-1073 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: (NOTE: AGRICULTURAL PORTION OF FOLLOWING DESCRIBED PROPERTY) LAKE AVALON GROVES H/24 LOT 21 E SEE 5738/4677 PARCEL ID # 06-23-27-4284-05-211 Name in which assessed: LISA C CHRISTMAN 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03080W

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-15105 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: GROVE PARK CONDOMINIUM 8812/3243 UNIT 103 BLDG K PARCEL ID # 33-22-30-3239-11-103 Name in which assessed: BREESE PROPERTIES 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, Oct 29, 2026. Dated: Sep 10, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 17, 24; Oct. 1, 8, 2026 26-03205W

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 26-CP-2924 Division O IN RE: ESTATE OF JAMES DAVID MOSER, A/K/A J. DAVID MOSER Deceased. The administration of the estate of James David Moser, a/k/a J. David Moser, deceased, whose date of death was February 16, 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. 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 September 17, 2026. Personal Representative: /s/ Van Noe Moser Van Noe Moser 9016 Great Heron Circle Orlando, FL 32836 Attorney for Personal Representative: /s/ Brian P. Buchert Brian P. Buchert, Esquire Florida Bar Number: 55477 3249 W. Cypress Street, Ste. A Tampa, Florida 33607 Telephone: (813) 434-0570 Fax: (813) 422-7837 E-Mail: BBuchert@BuchertLawOffice.com September 17, 24, 2026 26-03295W

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FHB AS COLLATERAL ASSIGNEE FOR SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2023-2626 YEAR OF ISSUANCE: 2023 DESCRIPTION OF PROPERTY: S1/2 OF SE1/4 OF NE1/4 OF SE1/4 OF SE1/4 OF SEC 16-21-28 PARCEL ID # 16-21-28-0000-00-069 Name in which assessed: SIMOANE ROSE WEST 25% INT, GEORGE JAMES WEST JR 25% INT, SATNARAIN DEONARAIN 50% 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03081W

ORANGE COUNTY
SUBSEQUENT INSERTIONS

THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FHB AS COLLATERAL ASSIGNEE FOR SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2024-1863 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: AHERN PARK V/104 LOT 7 BLK B PARCEL ID # 21-20-28-0032-02-070 Name in which assessed: ANTHONY BRIAN VINSON 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03082W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FNA s, 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: 2024-2465 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: SUNSET HEIGHTS T/66 LOT 9 BLK A PARCEL ID # 09-21-28-8448-01-090 Name in which assessed: ADAM WAYNE MCCULLAH 1/3 INT, KENNETH RAY LEE 1/3 INT, STEPHEN EUGENE MCCULLAH 1/3 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03083W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FNA s, 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: 2024-2685 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: NORTHCREST W/138 LOT 8 BLK B PARCEL ID # 14-21-28-5942-02-080 Name in which assessed: OSMANY ALMEIDA, NORELIS 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03084W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FHB AS COLLATERAL ASSIGNEE FOR SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2024-3220 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: YOGI BEARS JELLYSTONE PK CAMP RESORT (APOPKA) 3347/2482 UNIT 667 PARCEL ID # 27-21-28-9805-00-667 Name in which assessed: VINCENT D BUFALINI, SOPHIE A BUFALINI 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03085W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-5086 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: HAMPTONS AT METROWEST 7830/2283 COMMERCIAL UNIT 9 PARCEL ID # 01-23-28-3287-00-090 Name in which assessed: HAMPTONS AT METROWEST CONDOMINIUM ASSOCIATION INC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03086W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-5096 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: HAMPTONS AT METROWEST 7830/2283 UNIT 102 BLDG 14 PARCEL ID # 01-23-28-3287-14-102 Name in which assessed: SAMF 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03087W
THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-5143 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: HAMPTONS AT METROWEST PHASE 2 8088/826 UNIT CU-29 BLDG 41 PARCEL ID # 01-23-28-3287-41-029 Name in which assessed: HAMPTONS AT METROWEST CONDOMINIUM ASSOCIATION INC ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03088W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-5199 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: MADISON AT METROWEST CONDOMINIUM 8405/4098 UNIT 1433 BLDG 14 PARCEL ID # 01-23-28-5237-01-433 Name in which assessed: R ALEXANDER 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03089W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that BALA PARTNERS 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: 2024-5426 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: ASHLEY PLACE 34/10 LOT 39 PARCEL ID # 11-23-28-0322-00-390 Name in which assessed: KORSO 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03090W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that BALA PARTNERS 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: 2024-6205 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: GRANDVIEW ISLES 68/130 LOT 23 PARCEL ID # 08-24-28-3139-00-230 Name in which assessed: CLAUDIA ELIZABETH DE LOERA FLORES 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03091W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FHB AS COLLATERAL ASSIGNEE FOR SAVVY FL LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows: CERTIFICATE NUMBER: 2024-6407 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: DIS- COVERY PALMS CONDOMINIUM 8076/894 UNIT 203 BLDG 26 PARCEL ID # 23-24-28-2041-26-203 Name in which assessed: BRYAN W LASSITER, ROBERT B LASSITER 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03092W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SECURED PARTY 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: 2024-9665 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: MALIBU GROVES FOURTH AD- DITION 2/82 LOT 64 SEE 3108/421 6311/2505 PARCEL ID # 32-22-29-5486-00-640 Name in which assessed: LILLIE R SIMS 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03093W
THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SECURED PARTY 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: 2024-9896 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: WASHINGTON SHORES 3RD ADDITION T/90 LOT 9 BLK M PARCEL ID # 33-22-29-9020-13-090 Name in which assessed: STEVEN D JORDAN 1/3 INT, RODRICK L JORDAN 1/3 INT, PATRICK JORDAN 1/3 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03094W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SECURED PARTY 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: 2024-10130 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: PARRAMORE VILLAGE 1ST ADDITION 1/101 LOT 1 PARCEL ID # 35-22-29-6719-00-010 Name in which assessed: RICHARD GLOVER 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03095W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SECURED PARTY 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: 2024-11746 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: CHARLES TOWNE AT PARK CENTRAL CONDOMINIUM 8319/2690 UNIT 1018 PARCEL ID # 16-23-29-0015-01-018 Name in which assessed: ANDREA HELENA RAMALHO 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03096W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SECURED PARTY 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: 2024-11761 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: BELMONT AT PARK CENTRAL CONDOMINIUM 8371/1424 UNIT 206-616 PARCEL ID # 16-23-29-0634-00-616 Name in which assessed: ANDREA HELENA RAMALHO 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03097W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-19288 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: AVALON PARK NORTHWEST VILLAGE PHASES 2,3 & 4 63/94 LOT 469 PARCEL ID # 06-23-32-1007-04-690 Name in which assessed: CELESTE RUIZ 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03098W	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that WSFS CF KEYS FUNDING LLC-2024 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: 2024-19303 YEAR OF ISSUANCE: 2024 DESCRIPTION OF PROPERTY: LIVE/WORK UNITS AT UPTOWN AVALON 93/75 LOT 10 PARCEL ID # 06-23-32-1228-00-100 Name in which assessed: BELLA SAWKAR, KALPANA SAWKAR 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, Oct 22, 2026. Dated: Sep 03, 2026 Phil Diamond County Comptroller Orange County, Florida By: M Sosa Deputy Comptroller Sept. 10, 17, 24; Oct. 1, 2026 26-03099W

ORANGE COUNTY
SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE

Airport Parking LLC DBA Park Bark and Fly gives notice and intent to sell, for nonpayment of storage fees per FL Statue 83.805-83.806 by Shawn Marie Blackstock the following vehicle on 10/5/2026 at 8:30 AM at 6050 S Semoran Blvd Storage# U12, Orlando, FL 32822. Said Company reserves the right to accept or reject any and all bids. 1993 GMC
VIN#1GDJ7H1J1PJ512663
September 17, 24, 2026 26-03248W

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/02/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 1975 WAYCO mobile home bearing Vehicle Identification Number 0294 and all personal items located inside the mobile home. Last Tenant: Judith Margaret Dolan, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Judith Margaret Dolan and Unknown Party or Parties in Possession. Sale to be held at: The Hills, 1100 S. Roger Williams Road, Apopka, Florida 32703, 407-886-8787.
September 17, 24, 2026 26-03301W

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Jesus Manuel Medina Viera, and Jessian Diaz Colon, will on the 2nd day of October, 2026, at 10:00 a.m., on property located at 7311 Poi Circle, Lot No. 237, Orlando, Orange County, Florida 32822, in Mai Tai Mobile Home Community, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 2003 SKYO Mobile Home
VIN No. 9P610349R
Title No. 0087083150
And All Other Personal Property Therein.
PREPARED BY:
Gayle Cason
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
September 17, 24, 2026 26-03247W

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT FNA 8, 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: 2024-1544

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: ENCORE AT OVATION - PHASE 2 103/118 LOT 72

PARCEL ID # 19-24-27-2351-00-720

Name in which assessed: KENNETH CHARLES SPENCER, KELLY LEANNE SPENCER

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, Oct 15, 2026.

Dated: Aug 27, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
September 3, 10, 17, 24, 2026 26-02947W

SECOND INSERTION

PUBLICATION SUMMONS
Our File #T984515
STATE OF WISCONSIN CIRCUIT COURT WOOD COUNTY
Case No. 26CV000292

WEST BEND MUTUAL INSURANCE COMPANY AS SUBROGEE OF KEVIN JENSEN
Plaintiff, vs.
NURGAZY ERGESHEV
KALMURAT BAKBURKANOV
Defendants.
THE STATE OF WISCONSIN
TO: KALMURAT BAKBURKANOV
2393 FIRSTLIGHT WAY
WINTER PARK FL 32792

You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is also served on you, states the nature and basis of the legal action.

Within Forty (40) days after September 17, 2026, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is: CLERK OF CIRCUIT COURT, WOOD COUNTY, 400 E MARKET ST, WISCONSIN RAPIDS WI 54495 and the Kohn Law Firm, Plaintiff's attorneys, whose address is 735 N. Water St., Suite 1300, Milwaukee, WI 53202. You may have an attorney help or represent you.

If no Complaint accompanies this Summons you must respond within the said 40 day period with a written demand for a copy of the Complaint by mailing or delivering said written demand to the court and to the Plaintiff's attorneys at their respective addresses listed above.

If you do not provide a proper answer to the Complaint or provide a written demand for said complaint within the 40 day period, the court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may be enforced by garnishment or seizure of property.

Dated at Milwaukee, Wisconsin September 15, 2026.
KOHN LAW FIRM S.C.
ELECTRONICALLY SIGNED BY:
/S/JASON D. HERMERSMANN
JASON D. HERMERSMANN
State Bar No. 1049948
Attorney for Plaintiff
September 17, 24; October 1, 2026 26-03298W

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: 2024-2380

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: TOWN OF AOPKA A/109 BEG 3 FT S OF NE COR OF LOT 83 BLK H RUN W 80 FT S 71 FT E 80 FT N 71 FT TO POB

PARCEL ID # 09-21-28-0196-80-830

Name in which assessed: LAMAR HUGHLEY, LYNN KARA HUGHLEY

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, Oct 15, 2026.

Dated: Aug 27, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
September 3, 10, 17, 24, 2026 26-02948W

FOURTH INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026-CA-007270-O
Wells Fargo Bank, N.A.
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Howard A. Thompson a/k/a Howard Thompson a/k/a Howard Anthony Thompson, Deceased; Nastasia Thompson, Individually, as Personal Representative of the Estate of Howard A. Thompson a/k/a Howard Thompson a/k/a Howard Anthony Thompson, Deceased, and as Successor Trustee of The Howard Thompson Trust, dated July 31, 2023; Bryce Thompson; Sawgrass Plantation Orlando Master Homeowners Association, Inc.; Sawgrass Plantation Phase 1A Townhome Association, Inc.; Nastasia Thompson Defendants.
TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Howard A. Thompson a/k/a Howard Thompson a/k/a Howard Anthony Thompson, Deceased
Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage and establish an equitable lien on the

OFFICIAL
COURTHOUSE
WEBSITES

manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT FNA 8, 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: 2024-2629

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: BEAR LAKE HIGHLANDS 1ST ADD 3/39 LOT 7

PARCEL ID # 13-21-28-0552-00-070

Name in which assessed: ALFRED WILLIAM HAMMAN CO-TRUSTEE, BRIAN SCOTT HAMMAN CO-TRUSTEE, CAREEN MAY HAMMAN 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, Oct 15, 2026.

Dated: Aug 27, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
September 3, 10, 17, 24, 2026 26-02949W

following property in Orange County, Florida:
LOT 662, SAWGRASS PLANTATION - PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 91 THROUGH 104, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Marks, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before XXXXXXXXXXXXXX, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR FOUR (4) CONSECUTIVE WEEKS
DATED on August 21, 2026
Tiffany Moore Russell, Clerk of Courts (SEAL) /s/ Takiana Didier
Deputy Clerk
Civil Division
425 N Orange Ave
Room 350
Orlando, FL 32801

Matthew Marks, Esquire
Brock & Scott, PLLC.
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 22-F00628
September 3, 10, 17, 24, 2026 26-03021W

THIRD INSERTION

NOTICE OF TERMINATION OF FEE-FOR-SERVICE REMOTE PATIENT CARE

CopilotIQ will permanently end its fee-for-service remote patient monitoring (RPM) services on October 15, 2026. This affects only patients receiving RPM on a fee-for-service basis; patients enrolled through a health plan are unaffected and will continue without interruption. Affected patients should arrange alternative care before that date. For a copy of your records, submit a written request to the address below; to transfer records to another provider, submit a written authorization including the provider name and address. CopilotIQ, 40 Burton Hills, Suite 200, Nashville TN 37215. (800) 930-5144.
Sept. 10, 17, 24; Oct. 1, 2026 26-03151W

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT FNA 8, 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: 2024-3012

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: LAKE JEWELL HEIGHTS UNIT 2 3/28 LOT 18

PARCEL ID # 21-21-28-4531-00-180

Name in which assessed: HOPETON WYNOS GRAYSON, ROSA MARIE WALKER

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, Oct 15, 2026.

Dated: Aug 27, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
September 3, 10, 17, 24, 2026 26-02950W

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2026-DR-6315-O
NICHOLAS CEPEDA,
Petitioner,
and,
KELSEY CEPEDA,
Respondent.
TO: KELSEY CEPEDA
Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on NICHOLAS CEPEDA, c/o Corrie Graham, Esq., 1030 Vineland Road Winter Garden, FL on or before 10/15/2026, and file the original with the clerk of this Court at 425 NORTH ORANGE AVE., Suite 320, Orlando, Florida 32801 before service on Petitioner's attorney, or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: AUGUST 26TH, 2026
Tiffany Moore Russell
Clerk Of The Circuit Court
By: /s/ ROBERT HINGSTON
Deputy Clerk
September 3, 10, 17, 24, 2026 26-02988W

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2024-8963

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: SOLAIRE AT THE PLAZA CONDOMINIUM 9104/2226 UNIT 1908

PARCEL ID # 26-22-29-7158-01-908

Name in which assessed: SPYRO MAKRIS, SPYRO MAKRIS 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, Oct 15, 2026.

Dated: Aug 27, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
September 3, 10, 17, 24, 2026 26-02951W

FOURTH INSERTION

Effective Sept. 16, 2026, Nereida Castillo Abreu, MD, will no longer be providing care at Optum.
Patients of Dr. Castillo Abreu may continue care at Optum - Hunters Creek. Patients can obtain copies of their medical record by using the QR code or visiting wellmedhealthcare.com for instructions on requesting a copy.



September 3, 10, 17, 24, 2026 26-03060W

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT BALA PARTNERS 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: 2024-1119

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: TILDEN PLACE AT WINTER GARDEN 106/66 LOT 4

PARCEL ID # 10-23-27-8515-00-040

Name in which assessed: VMF REAL ESTATE PROPERTYS 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, Oct 15, 2026.

Dated: Aug 27, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
September 3, 10, 17, 24, 2026 26-02946W

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2024-9949

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: CLEAR LAKE GARDENS J/44 LOT 5

PARCEL ID # 34-22-29-1378-00-050

Name in which assessed: CLASSIC HOME DEVELOPERS 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, Oct 15, 2026.

Dated: Aug 27, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: K Noble
Deputy Comptroller
September 3, 10, 17, 24, 2026 26-02952W



Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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



Newsprint is inherently superior to the internet for public notice
because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

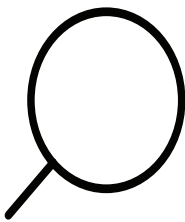


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

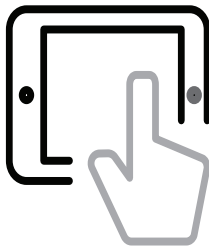
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real **digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
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