ORANGE COUNTY LEGAL NOTICES

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

--- PUBLIC NOTICES ---

FIRST INSERTION

PUBLIC NOTICE

The annual report of the Roper Family Foundation is available at 146 W Plant Street, Suite 250, Winter Garden, Florida for inspection during regular business hours by any citizen who requests it within 180 days after this date. The annual report can also be viewed and downloaded for printing at roperfamilyfoundation.org. The Foundation's principal trustees are Rebecca Roper and Charles F. Roper.

November 26, 2026 26-04372W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mencey Power Solutions located at 8866 Herencia Aly in the City of Windermere, Orange, FL 34786 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of November, 2026

Martin Santiago Industries LLC

November 26, 2026 26-04350W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sorta Decent Gaming located at 1025 S SEMORAN BLVD SUITE 1-1089 in the City of Winter Park, Orange, FL 32792 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2026

SORTA DECENT MEDIA LLC

November 26, 2026 26-04349W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PL Trial Attorneys located at 100 EAST PINE ST. STE 110 in the City of Orlando, Orange, FL 32801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2026

PAPPAS LINEBERGER, PLLC

November 26, 2026 26-04348W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PL Trial Lawyers located at 100 EAST PINE ST. STE 110 in the City of Orlando, Orange, FL 32801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2026

PAPPAS LINEBERGER, PLLC

November 26, 2026 26-04347W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Law Offices of Fay Pappas located at 100 EAST PINE ST. STE 110 in the City of Orlando, Orange, FL 32801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2026

PAPPAS LINEBERGER, PLLC

November 26, 2026 26-04346W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Law Offices of Ken Lineberger located at 100 EAST PINE ST. STE 110 in the City of Orlando, Orange, FL 32801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2026

PAPPAS LINEBERGER, PLLC

November 26, 2026 26-04345W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of fofa located at 6554 Breeze Filled Ln in the City of Winter Garden, Orange, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2026

Janiques Alencastro LLC

November 26, 2026 26-04344W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CEDAR PINE HOME SUPPORT located at 5920 Gilliam rd in the City of Orlando, Orange, FL 32818 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2026

Ryan Howard

November 26, 2026 26-04343W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Deniz Electrical Staffing located at 1320 N. Semoran Blvd Suite 101 in the City of Orlando, Orange, FL 32807 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2026

DENIZ ELECTRIC, LLC.

November 26, 2026 26-04342W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Selionix located at 1114 Carew Ave in the City of Orlando, Orange, FL 32804 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of November, 2026

SR Holley Enterprises, Inc.

November 26, 2026 26-04341W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Deep Breath Air & Duct Cleaning located at 14454 Prunningwood Pl in the City of Winter Garden, Orange, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of November, 2026

TURGEMAN LLC

November 26, 2026 26-04381W

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of

ORLANDO'S LITTLE LEAGUE

located at 1055 Delaney Park Ave, Orlando, Florida 32801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Park, Florida, this 23rd day of November, 2026.

DELANEY PARK LITTLE LEAGUE, INC.

November 26, 2026 26-04390W

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of

ORLANDO LITTLE LEAGUE

located at 1055 Delaney Park Ave, Orlando, Florida 32801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Park, Florida, this 23rd day of November, 2026.

DELANEY PARK LITTLE LEAGUE, INC.

November 26, 2026 26-04389W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Sculpted Face located at 10215 DWELL CT SUITE 201, ORLANDO, FL 32832, Orange County, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26 day of November, 2026

USBANOFF, LLC

November 26, 2026 26-04388W

FIRST INSERTION

NOTICE OF FICTITIOUS NAME

Notice is hereby given that Clear Comfort Air LLC, owner, desiring to engage in business under the fictitious name of Clear Comfort, located at 7235 Spring Villas Cir, Orlando, FL 32819, in Orange County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to Section 865.09 of the Florida Statutes.

November 26, 2026 26-04387W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of EMRYZE located at 8865 Commodity Circle Ste 12 in the City of Orlando, Orange, FL 32819 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of November, 2026

Emryze LLC

November 26, 2026 26-04386W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Infinity Tech Workshop located at 2061 Applegate Dr in the City of Ocoee, Orange, FL 34761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of November, 2026

Christopher Mansell

November 26, 2026 26-04385W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CHENGDU CHEF located at 2030 W Colonial Dr in the City of orlando, Orange, FL 32804 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of November, 2026

CGW US LLC

November 26, 2026 26-04384W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of RepairRated located at 5295 S Orange Blossom Trail, Ste 300 in the City of Orlando, Orange, FL 32839 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of November, 2026

Morus Technologies LLC

November 26, 2026 26-04383W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of REKONPRO located at 5295 S Orange Blossom Trail, Ste 300 in the City of Orlando, Orange, FL 32839 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of November, 2026

Morus Technologies LLC

November 26, 2026 26-04382W

FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Chwan-hwa Chiang / ILOVE CHARITIES INC. will engage in business under the fictitious name ILOVE CHARITIES FOUNDATION, with a physical address 5164 W Colonial Drive Orlando, FL 32808, with a mailing address 5164 W Colonial Drive Orlando, FL 32808, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

November 26, 2026 26-04340W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Vicki's Embroidery Studio located at 4913 Lake Milly Drive in the City of Orlando, Orange, FL 32839 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of November, 2026

VLM23 LLC

November 26, 2026 26-04380W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Black Line Catering located at 3026 s Rio grande in the City of Orlando, Orange, FL 32805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of November, 2026

Tre Hamilton

November 26, 2026 26-04379W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Skintegrated located at 3140 Summer Sun Pl, Apt 309 in the City of Orlando, Orange, FL 32824 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of November, 2026

Sanjuana Nozile

November 26, 2026 26-04378W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Inveigh Games located at 14 NE 1st Ave in the City of Miami, Orange, FL 33132 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of November, 2026

Joshua Lee

November 26, 2026 26-04377W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of WP SUPPORT LAB located at 2943 Zaharias Dr. in the City of Orlando, Orange, FL 32837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2026

Xitsus Inc

November 26, 2026 26-04376W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Popbird located at 9169 W State St, #612 in the City of Garden City, Orange, ID 83714 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2026

CLEARPATH VENTURES LLC

November 26, 2026 26-04375W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Home Style Philly located at PO Box 560281 in the City of Orlando, Orange, FL 32856 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2026

Home Style Philly, LLC

November 26, 2026 26-04374W

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date December 18th, 2026 @ 10:00 AM at each individual repair facility.

42515 2021 Chevrolet VIN#: KL-8CD6SA3MC721405 Repair Facility: Tito Auto Body & Paint LLC 9765 S Orange Blossom Trl Suite #45 Orlando 813-787-2178 Lien Amt $5,315

42516 2019 Mercedes VIN#: WDDZF4KB8KA508859 Repair Facility: Tito Auto Body & Paint LLC 9765 S Orange Blossom Trl Suite #45 Orlando 813-787-2178 Lien Amt $13,718.35

November 26, 2026 26-04338W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING
COMPREHENSIVE PLAN TEXT AMENDMENT TO REMOVE AND REVISE POLICIES PERTAINING TO INTENSITY, DENSITY, AND THE MIXED-USE FUTURE LAND USE DESIGNATION IN THE FUTURE LAND USE ELEMENT THE "ENVISION 2045 OCOEE COMPREHENSIVE PLAN"
CASE NUMBER: CPA-2026-005

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code, that on **TUESDAY, DECEMBER 8, 2026, at 6:15 P.M.**, or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers 1 North Bluford Avenue, Ocoee, Florida, to consider the comprehensive plan text amendments to the "Envision 2045 Ocoee Comprehensive Plan," to remove and revise policies pertaining to intensity, density, and the Mixed-Use Future Land Use designation of the Future Land Use Element.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The Planning and Zoning Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

November 26, 2026 26-04391W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING
ANNUAL COMPREHENSIVE PLAN TEXT AMENDMENT TO ADOPT THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS AND UPDATE THE CAPITAL IMPROVEMENTS ELEMENT
CASE NUMBER: CPA-2026-004

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code, that on **TUESDAY, DECEMBER 8, 2026, at 6:15 P.M.**, or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers 1 North Bluford Avenue, Ocoee, Florida, to consider the adoption of the Five-Year Schedule of Capital Improvements and update the Capital Improvements Element within the City's Comprehensive Plan, in accordance with the requirements of Section 163.3177(3), Florida Statutes.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The Planning and Zoning Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

November 26, 2026 26-04392W

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of good call services located at 13028 plantation park cir ap 1225 in the City of orlando, Orange, FL 32821 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2026

gabriel pereira

November 26, 2026 26-04351W

FIRST INSERTION

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE EAST SHORE COMMERCE PARK PROPERTY ANNEXATION.
CASE NUMBERS: AX-05-26-02

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, DECEMBER 8, 2026, at 6:15 P.M.**, or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation of East Shore Commerce Park Property. The properties are assigned Parcel ID No(s). 07-22-28-0000-00-028, 07-22-28-0000-00-022, and 07-22-28-0000-00-064 and consists of approximately 9 acres combined. The property is located on the west side of Ocoee Apopka Road, south of Prosperity Farms Road and north of Corporate Park Road.

The annexation would incorporate the properties into the City of Ocoee if the applicant's request is approved.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The Planning and Zoning Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

November 26, 2026 26-04393W

Q&A

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.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V26

LV20906_V11

SAVE TIME

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

ORANGE COUNTY

--- PUBLIC NOTICES / ESTATE / TAX DEEDS ---

FIRST INSERTION

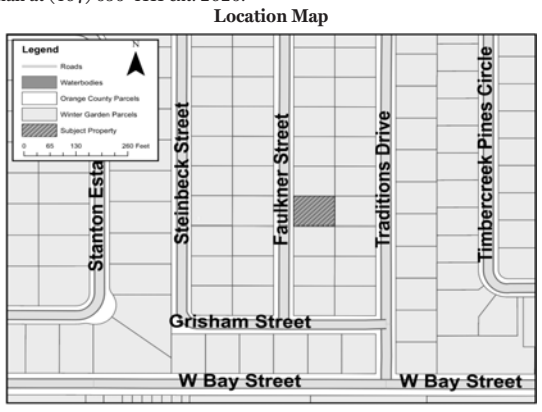
NOTICE OF PUBLIC HEARING
CITY OF WINTER GARDEN, FLORIDA

Notice is hereby given that the City of Winter Garden Planning and Zoning Board will, on December 7, 2026, at 6:30 p.m. or as soon after as possible, hold a public hearing in the City Commission Chambers located at 300 West Plant Street, Winter Garden, Florida in order to review the variance request to the Winter Garden Code of Ordinances Section 118-352(1)c for the property located at 133 Faulkner Street. If approved, this variance will allow a rear yard setback of 15 feet in lieu of the required 25 feet, in order to build a bathroom addition.

Copies of the proposed request may be inspected by the public between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday of each week, except for legal holidays, at the Planning & Zoning Division in City Hall, 300 West Plant Street, Winter Garden, Florida.

Any and all support or objections will be heard at this time. If no valid objections are presented to the contrary, consideration will be given for granting this request. Persons wishing to appeal any decision made by the Planning and Zoning Board at such hearing will need a record of the proceedings and for such purpose you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City does not provide this verbatim record. Persons with disabilities needing special accommodations to participate in this public hearing should contact the City Clerk's Office at (407) 656-4111 at least 48 hours prior to the meeting. For more information, please call Shane Friedman at (407) 656-4111 ext. 2026.

Location Map



November 26, 2026 26-04339W

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026-CA-008283-O
ATHENE ANNUITY & LIFE COMPANY,
Plaintiff, v.
MEW PROPERTIES LLC, A FLORIDA LIMITED LIABILTY COMPANY; et al,
Defendant(s).

To the following Defendant(s):
WILSON PEREIRA PALHAO
(Last Known Address: 14501 Grove Resort Ave Unit 2527, Winter Garden, FL 34787)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

UNIT 2527 OF THE DECLARATION OF CONDOMINIUM OF THE GROVE RESORT AND SPA HOTEL CONDOMINIUM II, AS RECORDED UNDER INSTRUMENT NO. 20190396158, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THERETO..

PROPERTY ADDRESS: 14501 GROVE RESORT AVE UNIT 2527, WINTER GARDEN, FL 34787

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 30 days from the first date of publication, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

WITNESS my hand and the seal of this Court this 5th day of November 2026.

TIFFANY MOORE RUSSELL
As Clerk of the Court
By: /s/ Lauren Scheidt
As Deputy Clerk
Tiffany Moore Russell
Civil Division
425 N Orange Ave
Room 350
Orlando, Florida 32801

Nov. 26; Dec. 3, 2026 26-04368W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003173
IN RE: ESTATE OF FREDDIE LEE HOWARD,
Deceased.

The administration of the estate of FREDDIE LEE HOWARD, deceased, whose date of death was December 16, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 350, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: November 26, 2026.

TIFFANY RENDER
Personal Representative
362 Betty Lane
Mascotte, FL 34753

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Nov. 26; Dec. 3, 2026 26-04363W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
File No. 26-CP-001623-o
IN RE: ESTATE OF SAMUEL TORRES GONZALEZ
Deceased.

The administration of the estate of Samuel Torres Gonzalez, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

Personal Representative:
/s/ Ihaliangelly Torres Gonzalez
(May 7, 2026 09:33:51 FDT)
Thaliangelly Torres Gonzalez
Barrio Tejas sector Asturiana
Humacao, Puerto Rico 00792

Attorney for Personal Representative:
/s/ Erin W. Lohmiller
Erin Whittemore Lohmiller
erin@lohmillerlaw.com,
lohmillerlaw@gmail.com
Florida Bar No. 0038631
LOHMILLER LAW, PLLC
136 4th Street N., Suite 201
St. Petersburg, FL 33701
Telephone: (727) 643-3818
Nov. 26; Dec. 3, 2026 26-04364W

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the following locations will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Thursday December 17, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

Location 1: US Storage Centers - Orlando - Majorca, located at 7660 Majorca Place , Orlando, FL, 32819
1056 - Wafa Yassein
1077 - Angelica Contreras
2153 - Mizel Poindexter
2154 - William Morgan
2212 - jeannette busigo
3156 - Miriam Charles
3253 - victor jordan

Location 2: US Storage Centers - Orlando - Sligh, located at 930 Sligh Blvd , Orlando, FL, 32806
1235 - LEO Fernandez
2136 - Lynnette Feliciano
3205 - Tammera Dudley
3224 - Marissa Ford
3226 - Abdul Zalil
3228 - Linda L Martinez
4132 - Maria Angulo
4157 - Tyrone Bradley
4161 - Wigberto Rodriguez
4212 - CYNTHIA EGRIA HARRIS
4213 - Angela Knight
4266 - Kristen Boyles
5126 - Eliab Salgado Martinez
5174 - James M Brazill
6143 - John Reyes
6153 - Shamika Keaton
6183 - LEO Fernandez
6221 - Cathy Acevedo
6222 - Justina Hayden
6239 - Matoo Hurt
6263 - LEO Fernandez

Location 3: US Storage Centers - Windermere - Winter Garden, located at 7902 Winter Garden Vineland Road , Windermere, FL, 34786
2137 - Jose Oliveira
3156 - Rabbiyah Reese
The Reese Law Firm
3229 - Javier Lozano
3239 - Esteban Arria

Location 4: US Storage Centers - Winter Park, located at 7000 Aloma Avenue , Winter Park, FL, 32792
A009 - Jason Rodriguez
C915 - Michael Spence
E281 - Derrall Sloan
E316 - Tomas Rodriguez
F149 - Stephen Barnett Barnett Financial Advisory Group, Inc.
N1053 - Sarah Rios
N1068 - Jessica Paola Soto
N1073 - Joseph Pedraza
N1104 - DION HAZLEWOOD

Nov. 26; Dec. 3, 2026 26-04337W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003437-O
IN RE: ESTATE OF FELIPE MARRONI PITELLI
Deceased.

The administration of the estate of Felipe Marroni Pitelli, deceased, whose date of death was June 11th, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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, 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 November 26, 2026.

Sandro Alcantara,
Personal Representative

Paula Montoya, Attorney
Florida Bar No. 103104
7345 W Sand Lake Road, Suite 318
Orlando, Florida, 32819
407-906-9126
paula@paulamontoyalaw.com
legal@paulamontoyalaw.com
info@paulamontoyalaw.com
Nov. 26; Dec. 3, 2026 26-04366W

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: 2024-81

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: W1/2 OF SE1/4 OF NW1/4 OF NW1/4 & THAT PART OF SW1/4 OF NW1/4 OF NW1/4 LYING E OF HIWAY IN SEC 09-20-27 (LESS ST RD R/W)

PARCEL ID # 09-20-27-0000-00-005

Name in which assessed:
KEVIN KHUBLALL

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026 26-04297W

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
File No. 2026-CP-003440-O
IN RE: ESTATE OF PROBATE DIVISION TAE SOO WOO
Deceased.

The administration of the estate of Tae Soo Woo, deceased, whose date of death was April 10th, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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, 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 November 26, 2026.

Seo Won Woo,
Personal Representative
1909 – 9888 Cameron Street
Burnaby, BC Canada V#J OA

Paula Montoya, Attorney
Florida Bar No. 103104
7345 W Sand Lake Road, Suite 318
Orlando, Florida, 32819
407-906-9126
paula@paulamontoyalaw.com
legal@paulamontoyalaw.com
info@paulamontoyalaw.com
Nov. 26; Dec. 3, 2026 26-04365W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RTLF-FL II 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: 2024-1451

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: WINDERMERE TRAILS PHASE 3A 83/1 LOT 339

PARCEL ID # 36-23-27-9162-03-390

Name in which assessed:
JOSE ANTONIO GORGEN, GEORJANE GORGEN

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026 26-04298W

FIRST INSERTION

Effective December 28, 2026,
Ruby Gutierrez-Disla, MD
will no longer be practicing with
Women's Care at

100 N. Edinburgh Drive, Suite 200,
Winter Park, FL 32792
766 N. Sun Drive, Suite 3000,
Lake Mary, 32746

For questions or copies of medical records call:
Phone: 407-645-5565
Fax: 888-720-2569

Nov. 26; Dec. 3, 10, 17, 2026 26-04394W

FIRST INSERTION

NOTICE OF PUBLIC SALE:

HEREBY GIVEN THAT ON 12/21/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. FACTORY FINISH, INC. WBY2Z2C51GV675255 2016 BMW 25800.62 / WD4PF1CD1KT013011 2019 MERZ 18789.94 TEL: 407-855-6677 MV: MV102843 LOCATION: 9712 S ORANGE AVENUE ORLANDO, FL 32824 TERMS OF THIS SALE ARE CASH AND NO CHECKS WILL BE ACCEPTED. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL; NO REFUNDS WILL BE MADE. SAID VEHICLES WILL BE SOLD IN "AS IS" CONDITION WITH NO GUARANTEES. SOME OF THE VEHICLES MAY HAVE BEEN RELEASED BY AUCTION TIME/

November 26, 2026 26-04371W

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2025-CA-009531-O
TUCKER OAKS CONDOMINIUM ASSOCIATION, INC., a Florida non-profit Corporation,
Plaintiff, vs.
SHAUN BARBOSA; UNKNOWN SPOUSE OF SHAUN BARBOSA, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Order Granting Defendant, Shaun Barbosa's Emergency Motion to Continue Foreclosure Sale dated November 18, 2026 entered in Civil Case No.: 2025-CA-009531-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Orlando, Florida, Foreclosure Sale will be held online via the Internet at www.myorangeclerk.realforeclose.com pursuant to Judgment or Order of the Court and Chapter 45, Florida Statutes, at 11:00 AM on the 19th day of JANUARY, 2027 the following described property as set forth in said Summary Final Judgment, to-wit:

UNIT C, BUILDONG 45, TUCKER OAKS, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OR BOOK 9076, PAGE 3637, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
A/K/A: 1405 BROKEN OAK DRIVE UNIT 45C, WINTER GARDEN, FLORIDA 34787.

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

Dated: November 18, 2026.

/s/ Jared Block
Jared Block, Esq.
Fla. Bar No. 90297
Email: Jared@flclg.com
Florida Community Law Group, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Telephone (954) 372-5298
Facsimile (866) 424-5348
Nov. 26; Dec. 3, 2026 26-04358W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RTLF-FL II 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: 2024-1615

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: GROVE RESORT AND SPA HOTEL CONDOMINIUM 1 20160596750 UNIT 1725 (UNIT NUMBER CORRECTED PER FIRST AMENDMENT TO GROVE RESORT AND SPA HOTEL CONDOMINIUM 1 PER 20170103390)

PARCEL ID # 31-24-27-3000-07-250

Name in which assessed:
C COLEMAN TRUST, CURTIS COLEMAN TRUSTEE

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026 26-04299W

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on December 21, 2026 at 10:00 A.M. the following vehicle will be sold at public auction for monies owed on vehicle repairs and storage costs pursuant to Florida Statutes, Section 713.585.

Location of vehicle and lienor's name, address and telephone number: Truck N Roll, 9880 Sidney Hayes Rd., Orlando, FL, 407-374-3387.

Parties claiming an interest have a right to a hearing prior to the date of sale with the Clerk of the Court. Terms of sale are cash only.

2016 INTERNATIONAL
PROSTAR 122
VIN: 3HSDJAPR0GN278530
Repairs: $9,147.92
Storage: $80.00
Administrative Fee: $250.00
Total Due: $9,477.92
SALE DAY 12/21/26
November 26, 2026 26-04373W

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
LV20906_V6

OFFICIAL COURTHOUSE WEBSITES

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

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RTLF-FL II 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: 2024-1688

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: PALISADES CONDOMINIUM 9594/2125 UNIT 101

PARCEL ID # 31-24-27-7007-00-101

Name in which assessed:
JG JC ORL ACQUISITIONS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026 26-04300W

ORANGE COUNTY

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RTLF-FL II 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: 2024-1691

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: PALISADES CONDOMINIUM 9594/2125 UNIT 108

PARCEL ID # 31-24-27-7007-00-108

Name in which assessed:
JG JC ORL ACQUISITIONS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04301W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2024-1693

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: PALISADES CONDOMINIUM 9594/2125 UNIT 111

PARCEL ID # 31-24-27-7007-00-111

Name in which assessed:
JG JC ORL ACQUISITIONS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04302W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2024-1704

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: PALISADES CONDOMINIUM 9594/2125 UNIT 133

PARCEL ID # 31-24-27-7007-00-133

Name in which assessed:
JG JC ORL ACQUISITIONS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04303W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2024-1708

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: PALISADES CONDOMINIUM 9594/2125 UNIT 214

PARCEL ID # 31-24-27-7007-00-214

Name in which assessed:
JG JC ORL ACQUISITIONS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04304W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RTLF-FL II 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: 2024-1712

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: PALISADES CONDOMINIUM 9594/2125 UNIT 220

PARCEL ID # 31-24-27-7007-00-220

Name in which assessed:
JG JC ORL ACQUISITIONS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04305W

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: 2024-2274

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: APOPKA EXPRESSWAY COMMERCE CENTER CONDOMINIUM PHASE 1 9431/2186 SUITE 603

PARCEL ID # 06-21-28-0161-00-603

Name in which assessed:
TDSB HOLDINGS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04306W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RTLF-FL II 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: 2024-2276

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: APOPKA EXPRESSWAY COMMERCE CENTER CONDOMINIUM PHASE 2 9609/1177 SUITE 1001

PARCEL ID # 06-21-28-0161-01-001

Name in which assessed:
ROCKYS RESTAURANT REPAIRS 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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04307W

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: 2024-2361

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: TOWN OF APOPKA A/109 LOT 26 BLK G

PARCEL ID # 09-21-28-0196-70-260

Name in which assessed:
SOMOSA RAMDEEN

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04308W

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: 2024-2893

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: LAKE OPAL ESTATES 13/34 LOT 41

PARCEL ID # 16-21-28-4715-00-410

Name in which assessed:
DERVAL GARDENER-EDWARDS, SANDRA GARDENER

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04309W

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: 2024-4096

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: LAKE OLYMPIA LAKE VILLAGE 29/35 LOT 49

PARCEL ID # 16-22-28-4739-00-490

Name in which assessed:
HARDUT K KAMPTA, LOOSYA VALANTINA KAMPTA

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04310W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RTLF-FL II 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: 2024-4507

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: ROBINSWOOD SECTION EIGHT X/88 LOT 7 BLK P

PARCEL ID # 24-22-28-7573-16-070

Name in which assessed:
ROBENS P FRAIS

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04311W

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: 2024-4927

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: CENTRAL PARK CONDOMINIUM 8076/3783 UNIT 301 BLDG 6130

PARCEL ID # 36-22-28-1209-30-301

Name in which assessed:
JEROME BARTHOLOMEIS

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04312W

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: 2024-5323

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: METROWEST UNIT 5 SECTION 1 31/7 LOT 225

PARCEL ID # 03-23-28-5649-02-250

Name in which assessed:
AHMED ZOOBI, HALA ZOOBI

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04313W

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: 2024-6186

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 96

PARCEL ID # 05-24-28-1870-00-960

Name in which assessed:
TING-WEI LIN

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04314W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RTLF-FL II 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: 2024-6569

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: LAKE BUENA VISTA RESORT VILLAGE 1 CONDOMINIUM PHASE 2 8542/3695 UNIT 2601 BLDG 2

PARCEL ID # 35-24-28-4356-02-601

Name in which assessed:
DMFH 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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04315W

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: 2024-7472

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: KINGSWOOD MANOR X/16 LOT 7

PARCEL ID # 03-22-29-4197-00-070

Name in which assessed:
JULIO C MOLINA, JENIFER MOLINA

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04316W

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: 2024-8186

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: SILVER STAR INDUSTRIAL PARK Y/78 LOT 4 BLK A

PARCEL ID # 16-22-29-8056-01-040

Name in which assessed:
PMF HOLDINGS LLC

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04317W

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: 2024-10589

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: ANGEBILT ADDITION NO 2 J/124 LOT 10 BLK 110

PARCEL ID # 03-23-29-0183-20-100

Name in which assessed:
HARRIS TYRELL

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04318W

SAVE TIME



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FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

LV20906_V35

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: 2024-10611

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: CLEAR LAKE VIEWS J/145 LOTS 14 & 15 BLK 6

PARCEL ID # 03-23-29-1402-06-140

Name in which assessed:
GOLDEN INVEST 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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04319W

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: 2024-11149

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: RICHMOND HEIGHTS UNIT THREE 1/8 LOT 16 BLK 10

PARCEL ID # 05-23-29-9623-10-160

Name in which assessed:
NILS SIMS 1/2 INT, JAKE HERNDON ESTATE 1/2 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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04320W

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: 2024-11256

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: RESIDENCES AT VILLA MEDICI CONDOMINIUM 8499/4131 & 9059/3815 UNIT 36 BLDG 5148

PARCEL ID # 07-23-29-7359-48-360

Name in which assessed:
RESIDENCES AT VILLA MEDICI 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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04321W

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: 2024-12942

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: HAWTHORNE VILLAGE CONDOMINIUM 8611/3509 UNIT 6 BLDG 17

PARCEL ID # 10-24-29-3055-17-060

Name in which assessed:
9925 SWEEPSTAKES LAND TRUST, C&C LAND TRUST LLC TRUSTEE

ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04322W

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: 2024-13927

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: SYLVAN HEIGHTS O/2 THE W 29.5 FT OF LOT 2 & E 44.5 FT OF LOT 3 BLK 3 SEE 4734/406

PARCEL ID # 05-22-30-8504-03-021

Name in which assessed:
DARCI CARLTON

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04323W

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: 2024-14026

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: PENNSYLVANIA PLACE A REPLAT 42/4 LOT 26

PARCEL ID # 06-22-30-6821-00-260

Name in which assessed:
SELBY J PRINCE LIFE ESTATE, REM: SELBY J PRINCE REVOCABLE 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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04324W

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: 2024-14241

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: THE COLONIES CONDO CB 4/69 UNIT 3 BLDG L

PARCEL ID # 11-22-30-8010-12-030

Name in which assessed:
JT FLORIDA CLEANERS 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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04325W

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: 2024-15876

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: REGENCY GARDENS CONDOMINIUM 8476/0291 UNIT 201 BLDG C

PARCEL ID # 09-23-30-7331-03-201

Name in which assessed:
JOHANNA ANDRADE

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04326W

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: 2024-16128

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: CHICKASAW WOODS FIRST ADDITION 6/17 LOT 16 BLK E

PARCEL ID # 12-23-30-1300-05-160

Name in which assessed:
ERIN MICHAEL HALL

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04327W

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: 2024-16409

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: SOUTHBROOKE CONDO 4 CB 12/58 UNIT 1508 BLDG 15

PARCEL ID # 16-23-30-8198-15-080

Name in which assessed:
FS IT GROUP 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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04328W

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: 2024-17401

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: RIVER OAKS EAST A CONDO CB 13/49 UNIT 1

PARCEL ID # 18-22-31-7400-00-010

Name in which assessed:
MATTHEW L TUCKER, JULIE D TUCKER

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04329W

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: 2024-18140

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: TRAILS AT MOSS PARK 93/21 LOT 18

PARCEL ID # 10-24-31-9015-00-180

Name in which assessed:
HAN HAO

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04330W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2024-18363

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO. ACRES TRACT 13034 ALSO DESC AS N1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SE1/4 OF SEC 13-22-32

PARCEL ID # 13-22-32-6213-00-340

Name in which assessed:
MERLYN W HASTINGS, JOYCE M HASTINGS

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04331W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2024-18374

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 13174 ALSO DESC AS N1/2 OF SW1/4 OF NE1/4 OF SW1/4 OF SW1/4 OF SEC 13-22-32

PARCEL ID # 13-22-32-6213-01-740

Name in which assessed:
TERESA T RIVERA

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04332W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2024-18895

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 24143 ALSO DESC AS N1/2 OF NE1/4 OF NW1/4 OF SW1/4 OF NW1/4 OF SEC 24-22-32

PARCEL ID # 24-22-32-6214-01-430

Name in which assessed:
DONALD F MULLER 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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04333W

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

CERTIFICATE NUMBER: 2024-18929

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: UNRECORDED PLAT OF ORANGE CO ACRES TRACT 24396 ALSO DESC AS N1/2 OF NW 1/4 OF NW1/4 OF SE1/4 OF SW1/4 SEC 24 22 32

PARCEL ID # 24-22-32-6214-03-960

Name in which assessed:
FRANCES L LEEDS

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04334W

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: 2024-19584

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: FROM NE COR OF SEC 13-22-32 RUN W 273.11 FT S 42 DEG E 404.77 FT S 42 DEG E 304.17 FT FOR A POB TH N 47 DEG E 300 FT S 66 DEG E 393.28 FT N 47 DEG E 220.62 FT S 42 DEG E 200 FT S 47 DEG W 679 FT N 42 DEG W 560 FT TO POB (LESS SWLY 33 FT FOR RD R/W) IN SEC 18-22-33

PARCEL ID # 18-22-33-0000-00-029

Name in which assessed:
DONALD LEE CLAVETTE

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04335W

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: 2024-19587

YEAR OF ISSUANCE: 2024

DESCRIPTION OF PROPERTY: DESC COMM 481.88 FT E & 30 FT N OF SW COR OF SE1/4 OF NE1/4 FOR POB N 249.47 FT N 106.12 FT N 52 DEG W 124.51 FT N 37 DEG E 191.64 FT N 24 DEG W 524.76 FT S 76 DEG W 101.03 FT S 1037 FT E 298 FT TO POB SEC 18-22-33

PARCEL ID # 18-22-33-0000-00-047

Name in which assessed:
MARIA FRAGA, LUCIANO AMIR FRAGA

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, Jan 07, 2027.

Dated: Nov 19, 2026
Phil Diamond
County Comptroller
Orange County, Florida
By: DeMarco Johnson
Deputy Comptroller
Nov. 26; Dec. 3, 10, 17, 2026
26-04336W

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q&A

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V35

ORANGE COUNTY

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION: 35
CASE NO.: 2026-CA-008230-O
UNION HOME MORTGAGE CORP.,
Plaintiff, vs.
SHANE P. BUTLER, et al.,
Defendants.

TO: SHANE P. BUTLER
4821 S FERN CREEK AVENUE , ORLANDO, FL 32806
UNKNOWN SPOUSE OF SHANE P. BUTLER
4821 S FERN CREEK AVENUE , ORLANDO, FL 32806

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

LOT 4, WATERWITCH CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 69, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 5026, FORT LAUDERDALE, FL 33310 on or before _____, 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 19th day of November 2026.

TIFFANY MOORE RUSSELL
As Clerk of the Court
By /s/ Stanley Green
As Deputy Clerk
425 North Orange Ave.
Suite 350
Orlando, Florida 32801

26-02927
Nov. 26; Dec. 3, 2026 26-04367W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025-CA-009853-O
loanDepot.com, LLC
Plaintiff, v.
Wilfredo Fernandez, et al.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 19, 2026, and entered in Case No. 2025-CA-009853-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange COUNTY, Florida, wherein loanDepot.com, LLC, is Plaintiff, and Wilfredo Fernandez, et al. are Defendants, the clerk, Roberta Walton Johnson, will sell to the highest and best bidder for cash, beginning at 11:00 AM myorangeclerk.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the December 10, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 1, Block "K", Tier 4, TAFT PROSPER COLONY, according to plat thereof as recorded in Plat Book "E", Page 4, of the Public Records of Orange County, Florida.

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: 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.

DATE: November 20, 2026

By: \s\ Heather L. Griffiths
Heather L. Griffiths
FL Bar #91444

Orlans Law Group PLLC
Attorneys for Plaintiff
621 S. Federal Highway Suite 10
Fort Lauderdale, FL 33301
Tel (561) 576-6893
Fax (561) 576-6894 ext. 1565
FLForeclosure@orlans.com
Orlans #25-010506
Nov. 26; Dec. 3, 2026 26-04399W

FIRST 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-003776-O
ASSOCIATION RESOURCES, LLC,
Plaintiff, vs.
JOSHUA SANTANA, et al.,
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated November 12, 2026, in Case No.: 2026-CA-003776-O of the Circuit Court in and for Orange County, Florida, wherein ASSOCIATION RESOURCES, LLC, is the Plaintiff and JOSHUA SANTANA, et al., are the Defendants. 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 December 16, 2026, the following described property set forth in the Final Judgment of Foreclosure:

Unit D, Building 4711, of Millennium Palms, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 9031, Page(s) 4073, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Orange County, Florida.

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

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

DATED: November 19, 2026

By: /s/ Carlos Arias
Carlos Arias, Esquire
Florida Bar No.: 820911

ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
Nov. 26; Dec. 3, 2026 26-04354W

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-001959-O

ROCKET MORTGAGE, LLC,
Plaintiff, vs.
SHANNON M. WEBER; JASON G. WEBER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GOODLEAP, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed November 3, 2026 and entered in Case No. 2026-CA-001959-O, of the Circuit Court of the 9th Judicial Circuit in and for ORANGE County, Florida, wherein ROCKET MORTGAGE, LLC is Plaintiff and SHANNON M. WEBER; JASON G. WEBER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GOODLEAP, LLC; 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 15th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 25, WINDRIDGE - UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 93, 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 19th day of November 2026.

By: Marc Granger, Esq.
Bar. No.: 146870

Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01108 NML
Nov. 26; Dec. 3, 2026 26-04360W

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-004894-O
Fifth Third Bank, National Association,
Plaintiff, vs.
Albert Ahmar Dias a/k/a Albert A. Dias a/k/a Albert Dias, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025-CA-004894-O of the Circuit Court of the NINTH Judicial Circuit, in and for Orange County, Florida, wherein Fifth Third Bank, National Association is the Plaintiff and Albert Ahmar Dias a/k/a Albert A. Dias a/k/a Albert Dias; Kim Thi Veatana are the Defendants, that Roberta Johnson, Orange County Clerk of Court will sell to the highest and best bidder for cash at, www.myorangeclerk.realforeclose.com, beginning at 11:00 AM on the 17th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK E, PINE HILLS SUBDIVISION NO. 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGES 68 AND 69, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
TAX ID: 19-22-29-6954-05-060

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

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

Dated this 23rd day of November, 2026.

By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq., Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
File # 24-F02373
Nov. 26; Dec. 3, 2026 26-04395W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CA-001918-O
LAKEVIEW LOAN SERVICING, LLC
Plaintiff(s), vs.
JAMES BOWEN IV A/K/A JAMES R. BOWEN; BANK OF AMERICA, NATIONAL ASSOCIATION; ISPC, INC.; UNITED STATES OF AMERICA; WEDGEFIELD HOMEOWNERS ASSOCIATION, INC.; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 18, 2026 in the above-captioned action, the Clerk of Court, Roberta Walton Johnson, will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of December, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 7, BLOCK 27, CAPE ORLANDO ESTATES UNIT 1, (FORMERLY KNOWN AS ROCKET CITY UNIT 1), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Z, PAGE 29 THROUGH 31, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property address: 2225 Baker Avenue 1, Orlando, FL 32833

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

Respectfully submitted,
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802

PADGETT LAW GROUP
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-001908-1
Nov. 26; Dec. 3, 2026 26-04361W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2023-CA-017208-O
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR4,
Plaintiff, VS.
MARIE F. MESIDOR A/K/A MARIE MESIDOR A/K/A MARY F. MESIDOR; ORESTE MESIDOR; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 28, 2025 in Civil Case No. 2023-CA-017208-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR4 is the Plaintiff, and MARIE F. MESIDOR A/K/A MARIE MESIDOR A/K/A MARY F. MESIDOR and ORESTE MESIDOR are Defendants..

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on January 14, 2027 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 12 OF KAIETEUR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE(S) 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.

IMPORTANT

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

Dated this 19th day of November, 2026.

By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com

ALDRIDGE | PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
1221-15594B
Nov. 26; Dec. 3, 2026 26-04353W

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-002340-O
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
JULIA E. SHARP A/K/A JULIA SHARP; HOMETAP EQUITY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS; UNKNOWN SPOUSE OF JULIA E. SHARP A/K/A JULIA SHARP
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 10 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK C, KENILWORTH ESTATES 1ST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 71, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
PROPERTY ADDRESS: 2120 WOODCREST DRIVE, 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 18 day of November 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
26-00446
Nov. 26; Dec. 3, 2026 26-04357W

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-005613-O
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
STEPHANIE BROWN; FLORIDA HOUSING FINANCE CORPORATION; GULF SHIELD ROOFING, LLC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF STEPHANIE BROWN
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 December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 123, BEACON HILL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 34, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
PROPERTY ADDRESS: 4626 JONATHAN CHARLES DR, ORLANDO, FL 32818

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 20 day of November 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
26-02312
Nov. 26; Dec. 3, 2026 26-04396W

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**



ORANGE COUNTY

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-001829-O
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W3,
Plaintiff, VS.
KAMINI LATCHMAN; ORLANDO REGIONAL HEALTHCARE SYSTEM; 1ST CHOICE, LLC;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 17, 2025 in Civil Case No. 2024-CA-001829-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W3 is the Plaintiff, and KAMINI LATCHMAN; ORLANDO REGIONAL HEALTHCARE SYSTEM; 1ST CHOICE, LLC, are Defendants..

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on January 13, 2027 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 349 KENSINGTON SECTION FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 26, PAGES 17 AND 18, 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.

IMPORTANT

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

Dated this 19th day of November, 2026.

By: /s/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
ALDRIDGE | PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
1221-6299B
Nov. 26; Dec. 3, 2026 26-04352W

FIRST INSERTION

NOTICE OF JUDICIAL SALE
PURSUANT TO SECTION 45.031(1), FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No.: 2026-CA-005804-O
CDCOR LLC, a Florida limited liability company,
Plaintiff, vs.
GUADALUPE GARCIA, individually; LGC STONEWORKS INC., a Florida corporation; UNKNOWN SPOUSE OF GUADALUPE GARCIA; UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 1 and UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 2,
Defendants.

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY given that pursuant to the Uniform Final Judgment of Foreclosure entered on November 20, 2026, in Case No. 2026-CA-005804-O, of the Circuit Court of the 9TH Judicial Circuit for Orange County, Florida, in which CDCOR, LLC, a Florida limited liability company, is Plaintiff, and GUADALUPE GARCIA, individually and LGC STONEWORKS INC, a Florida corporation, is the Defendants. ROBERTA WALTON JOHNSON, Clerk of Court, will sell at public sale the following described real property:

LOT 23, EAST DALE ACRES REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK X, PAGE 116, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Street Address: 1317 Overdale Street, Orlando, FL 32825

THE SALE will be held at 11:00 A.M. (Eastern Time) on January 19, 2027, to the highest and best bidder for cash, via the internet at www.myorangeclerk.realforeclose.com, in accordance with 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 within 60 days after the sale.

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. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED on November 23, 2026.

MESTDAGH, WALL
& HAMILTON, PA
280 W. Canton Ave., Suite 110
Winter Park, Florida 32789
(407) 702-6702 telephone
(407) 702-6677 facsimile
chris@m-wlawfirm.com
notices@m-wlawfirm.com
Attorneys for the Plaintiff
/s/ Christopher Hamilton
Christopher Hamilton, Esq.
(FBN 15329)
Nov. 26; Dec. 3, 2026 26-04398W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024-CA-008471-O
CARRINGTON MORTGAGE SERVICES LLC
Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM COAKLEY, DECEASED, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2024-CA-008471-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein, CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM COAKLEY, DECEASED, et. al., are Defendants, Clerk of Circuit Court, Roberta Walton Johnson will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com, on January 5, 2027, at 11:00 AM, the following described property:

LOT 9, BLOCK T, ROBINSWOOD SECTION FIVE, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA, RECORDED IN PLAT BOOK W, PAGE 62; SAID LANDS SITUATE, LYING AND BEING IN 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 within 60 days after the sale.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk of the Court's disability coordinator at 425 N ORANGE AVENUE, ORLANDO, FL 32801, 407-836-2050. at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 23rd day of November 2026.

By: /s/Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
GREENSPOON MARDER LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email:
Karissa.Chin-Duncan@gmlaw.com
24-001769-01 / 58341.2052 /
Jean Schwartz
Nov. 26; Dec. 3, 2026 26-04397W

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2026-CA-001519-O
PLANET HOME LENDING LLC ,
Plaintiff, v.
CESAR MARTINS A/K/A CESAR AUGUSTO MARTINS, et al,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 18, 2026 and entered in Case No. 2026-CA-001519-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein CESAR MARTINS A/K/A CESAR AUGUSTO MARTINS, et al., are the Defendants. The Clerk of the Court, TIFFANY MOORE RUSSELL, will sell to the highest bidder for cash at https://myorangeclerk.realforeclose.com on February 9, 2027 at 11:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 15, JACARANDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
and commonly known as: 224 SWEETBAY LN, ORLANDO, FL 32835 (the "Property")..

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

"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 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." .

By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
25-008455-1
Nov. 26; Dec. 3, 2026 26-04359W

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2025-CC-009799-O
CORNER LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, v.
NANCY MCGOWAN, UNKNOWN SPOUSE OF NANCY MCGOWAN, and UNKNOWN PARTIES IN POSSESSION
Defendants.

Notice is hereby given, pursuant to the Order Granting Final Summary Judgment of Foreclosure entered in this cause in the County Court the Ninth Judicial Circuit in and for Orange County, Florida on November 18, 2026. The Clerk will sell the property situated in Orange County; Florida described as:

Legal Description: Lot 414, CORNER LAKE – PHASE 4, according to the plat thereof, as recorded in Plat Book 60, Pages 36 through 42, inclusive, of the Public Records of Orange County, Florida.
Parcel ID#
17-22-32-1378-04-140
Street Address: 1942 Corner Glen Drive, Orlando, Florida, 32820.

at public sale on December 28, 2026, to the highest bidder for cash, in accordance with section 45.031, Florida Statutes, by electronic sale beginning at 11:00 a.m. on the prescribed date at https://www.myorangeclerk.realforeclose.com.

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 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 19th day of November, 2026.

/s/Barbara Billliot Stage
By: Barbara Billiot Stage, Esq.
Florida Bar No. 0042467
Stage Law Firm, P.A.
P.O. Box 562747
Rockledge, Florida 32956
Tel: (407) 545-5979
Fax: (321) 445-9857
Email: bbstage@stagelaw.com and pleadings@stagelaw.com
Nov. 26; Dec. 3, 2026 26-04370W

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026-CA-011332-O
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2,
Plaintiff, vs.
MICHAEL HUTCHINSON, JR.. et al.
Defendant(s),

TO: KATHERINE CARNEY,
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 73, PINAR HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 149, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

WITNESS my hand and the seal of this Court at County, Florida, this 19 day of NOVEMBER, 2026.

Roberta Walton Johnson,
Clerk of Courts
/s/ Naline S. Bahadur
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-420344
Nov. 26; Dec. 3, 2026 26-04369W

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-009491-O
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ROSITA FIGUEROA ALERS AND GAMALIEL D. VELAZCO AND JENNIFER BARRETO NAVARRO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 02, 2026, and entered in 2025-CA-009491-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ROSITA FIGUEROA ALERS; GAMALIEL D. VELAZCO; JENNIFER BARRETO NAVARRO are the Defendant(s). Roberta Walton Johnson 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 December 14, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 135 FEET OF TRACT 74:
FROM A POINT ON THE WEST LINE OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, RUN 1572.60 FEET SOUTH OF THE WEST 1/4 CORNER OF SAID SECTION 22, RUN NORTH 89º 59' 48" EAST 1952.85 FEET, THENCE NORTH 1080 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 135 FEET; THENCE SOUTH 89º 59' 48" WEST 425.24 FEET; THENCE SOUTH 18° 36' EAST 79.13 FEET; THENCE SOUTH 60 FEET; THENCE NORTH 89º 59' 48" EAST 400 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
TOGETHER WITH THAT CERTAIN 1989 ALLE MAKE MOBILE HOME HAVING: IDENTIFICATION NUMBER CLFL91365 AND TITLE NUMBER 47790233.

Property Address: 860 N 6TH ST, ORLANDO, FL 32820

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 19 day of November, 2026.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-339991 - SaA
Nov. 26; Dec. 3, 2026 26-04362W

FIRST 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-006635 #36
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
HOEVE ET AL.,
Defendant(s).

COUNT	DEFENDANTS	WEEK/UNIT
I	MILVA A HOEVE	41/087931
II	MILVA A HOEVE	42/087931
III	JEFFERY NELSON BULLOCK AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JEFFERY NELSON BULLOCK	48/003892
IV	MARY LOUISE GARCIA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY LOUISE GARCIA	47 ODD/3825
V	STEVEN CECIL HOLLENBECK AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF STEVEN CECIL HOLLENBECK	18/087624
VI	KATHLEEN ANN HUGHES JAMES JULIUS HUGHES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JAMES JULIUS HUGHES	23 ODD/87853

Notice is hereby given that on 12/30/26 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 III, 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 5914, Page 1965 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 28, page 84-92, 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-006635 #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 19th day of November, 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
Nov. 26; Dec. 3, 2026 26-04356W

FIRST 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-005858 #34
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
SCOTT ET AL.,
Defendant(s).

COUNT	DEFENDANTS	Type/Points/Contract#
II	MONICA WOLFE HAMMONS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MONICA WOLFE HAMMONS	STANDARD / 60000/ 7071817
III	LORI JO MECKLER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LORI JO MECKLER	STANDARD / 40000/ 7007383
IV	MARIAN HOVORKA NESBIT A/K/A MARIAN E. NESBIT A/K/A MARIAN HAVORKA NESBIT THOMAS CRAIG NESBIT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF THOMAS CRAIG NESBIT	STANDARD / 500000/ 6578468
V	JOHN PAUL O'CONNOR AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN PAUL O'CONNOR	STANDARD / 30000/ 6806635
VI	CONSTANCE S. TIMMONS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CONSTANCE S. TIMMONS	STANDARD / 35000/ 7054560
VII	SANDRA VOETTA WIGGINS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SANDRA VOETTA WIGGINS	STANDARD / 150000/ 6884429

Notice is hereby given that on 12/30/26 at 11:00 a.m. Eastern time at www.myorangeclerk.realforeclose.com, Clerk of Court, Orange County, Florida, will offer for sale the above described INTEREST of the following described property:

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

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2026-CA-005858 #34.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

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

DATED this 19th day of November, 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
Nov. 26; Dec. 3, 2026 26-04355W

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2025-CA-007917-O
Rocket Mortgage, LLC F/K/A Quicken Loans, LLC,
Plaintiff, vs.
Bree Ann Cardon; Reed Cardon; Joseph E. Cardon; Sunnova Sla Management LLC; Sheeler Oaks Community Association, Inc.;
Defendants.

TO: Bree Ann Cardon
Last Known Address:
1275 Crossfield Drive,
Apopka, FL 32703

You are notified that an action to foreclose a mortgage on the following property in Orange County:

LOT 18, SHEELER OAKS-PHASE THREE-B, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 149, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Property Address: 1275 Crossfield Drive, Apopka, FL 32703

The action was instituted in the Circuit Court, Ninth Judicial Circuit in and for Orange County, Florida; Case No. 2025-CA-007917-O; and is styled Rocket Mortgage, LLC F/K/A Quicken Loans, LLC vs. Bree Ann Cardon; Reed Cardon; Joseph E. Cardon; Sunnova Sla Management LLC; Sheeler Oaks Community Association, Inc. 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: November 9, 2026

Joyce Boudoin,
Clerk Ad Interim
By: Stanley Green
Civil Court Seal
As Deputy Clerk
425 North Orange Ave.
Suite 310
Orlando, Florida 32801

Matter No.: FL-006716-24
November 19, 26, 2026 26-04249W

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR ORANGE COUNTY, CIVIL DIVISION
CASE NO.: 2026-CA-006911-O
ROUNDPOINT MORTGAGE SERVICING, LLC,
Plaintiff, vs.
DAWSON KENNETH OMLIE; et al.,
Defendants.

TO: DAWSON KENNETH OMLIE; 730 MAROTTA LOOP
OCOEE, FL 34761
UNKNOWN SPOUSE OF DAWSON KENNETH OMLIE; 730 MAROTTA LOOP OCOEE, FL 34761
IAN HERBERT; 730 MAROTTA LOOP OCOEE, FL 34761
UNKNOWN SPOUSE OF IAN HERBERT; 730 MAROTTA LOOP OCOEE, FL 34761

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

LOT 33, TOWNS OF WESTYN BAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 100 THROUGH 102, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
ALSO KNOWN AS 730 MAROTTA LOOP, OCOEE, FL 34761.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, 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 the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 11/13, 2026.

Roberta Walton Johnson,
Clerk of Courts
By /s/ Lauren Scheidt
Deputy Clerk
Civil Court Seal
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
November 19, 26, 2026 26-04281W

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2026, and entered in 2025-CA-001651-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein LONGBRIDGE FINANCIAL, LLC is the Plaintiff and PARK LAKE TOWNHOUSES, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; P.L.T.H., PHASE II, INC.; CARLA COLLEEN LEONARD; UNKNOWN SPOUSE OF CARLA COLLEEN LEONARD are the Defendant(s). Roberta Walton Johnson 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 December 11, 2026, the following described property as set forth in said Final Judgment, to wit:

APARTMENT NO. 148, ACCORDING TO THE FLOOR PLAN WHICH IS PART OF THE PLAT PLAN AND SURVEY WHICH ARE EXHIBITS "A" AND "B" TO THE DECLARATION OF RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS, PARK LAKE TOWNHOUSES, PHASE II, INC., A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2388, PAGE 417, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND SAID EXHIBITS TO THE AFORESAID DECLARATION RECORDED IN CONDOMINIUM EXHIBIT BOOK 2, PAGE 40, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION AND SAID EXHIBITS THERETO.

Property Address: 1121 GROVE ST, UNIT 148, MAITLAND, FL 32751

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 November, 2026.

By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-268068 - MaM
November 19, 26, 2026 26-04255W

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-005853 #39
MYRTLE HOLIDAY 1, LLC
Plaintiff, vs.
WOFFORD ET AL.,
Defendant(s).

COUNT	DEFENDANTS	Type/Points/Contract#
I	TARGE WOFFORD, JR. DEIDRE SUTTON WOFFORD	STANDARD / 100000/ 7082462
II	MANUEL DAVID RODRIGUEZ AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MANUEL DAVID RODRIGUEZ ANGELA MARIE RODRIGUEZ AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ANGELA MARIE RODRIGUEZ	STANDARD / 50000/ 7053767

Notice is hereby given that on 12/16/2026 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:

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

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2026-CA-005853 #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 16th day of November, 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
November 19, 26, 2026 26-04244W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-006852-O
THE BANK OF NEW YORK MELLON AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF TOMASA MALDONADO, DECEASED; SAMUEL DURAN; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ASSET ACCEPTANCE, LLC; EASTON HOMEOWNERS ASSOCIATION, INC.; JEFFREY SOLIVAN; DONNA SOLIVAN; NOEMI PARRA; JAZMERE SOLIVAN; VANESSA SOLIVAN; JESSICA SOLIVAN; IVAN JOVANI JEFFREY SOLIVAN, A MINOR CHILD IN THE CARE OF HIS NATURAL AND LEGAL GUARDIAN MELINDA BOWERS; JASON JUNIOR SOLIVAN; SHAWN THOMAS SOLIVAN; JOSE FRANCISCO SOLIVAN; SHANNON CHASE SOLIVAN; DESTINEE ROSE SOLIVAN; KAYLIN JO SOLIVAN,
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 23, 2026 in Civil Case No. 2024-CA-006852-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, THE BANK OF NEW YORK MELLON AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, AS; SAMUEL DURAN; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ASSET ACCEPTANCE, LLC; EASTON HOMEOWNERS ASSOCIATION, INC.; JEFFREY SOLIVAN; DONNA SOLIVAN; NOEMI PARRA; JAZMERE SOLIVAN; VANESSA SOLIVAN; JESSICA SOLIVAN; IVAN JOVANI JEFFREY SOLIVAN, A MINOR CHILD IN THE CARE OF HIS NATURAL AND LEGAL GUARDIAN MELINDA BOWERS; JASON JUNIOR SOLIVAN; SHAWN THOMAS SOLIVAN; JOSE FRANCISCO SOLIVAN; SHANNON CHASE SOLIVAN; DESTINEE ROSE SOLIVAN; KAYLIN JO SOLIVAN are Defendants.

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on January 5, 2027 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 5-B, EASTON SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 68, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 10th day of November, 2026.

Digitally Signed by Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com

ALDRIDGE | PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
1395-1256B
November 19, 26, 2026 26-04241W

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-005851 #36
CASCADE FUNDING LP SERIES 11
Plaintiff, vs.
GIBSON ET AL.,
Defendant(s).

COUNT	DEFENDANTS	Type/Points/Contract#
II	DWIGHT MINOYUN DAVIS	STANDARD / 150000/ 6923772
III	ERIC LEE PITTS OPAL KATHLEEN TOWNSEND A/K/A KATHY TOWNSEND AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF OPAL KATHLEEN TOWNSEND A/K/A KATHY TOWNSEND	STANDARD / 150000/ 6904573
IV	ERIC LEE PITTS OPAL KATHLEEN TOWNSEND AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF OPAL KATHLEEN TOWNSEND	SIGNATURE / 150000/ 6921158
V	CHARLES WILLIAM SPENCER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CHARLES WILLIAM SPENCER	STANDARD / 75000/ 6899205
VI	DENISE RUTH SPISSO WAYNE ALLEN LUCEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WAYNE ALLEN LUCEY	STANDARD / 30000/ 6900098
VII	KAREN COLLEEN TAMAR AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KAREN COLLEEN TAMAR	STANDARD / 100000/ 6908852

Notice is hereby given that on 12/16/2026 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:

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

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 2026-CA-005851 #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 16th day of November, 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
November 19, 26, 2026 26-04243W

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-005855 #35
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
MINGO
Defendant(s).

COUNT	DEFENDANTS	WEEK/UNIT
II	WAYNE P. PANNING AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WAYNE P. PANNING ARLYS M. PANNING AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ARLYS M. PANNING	47/003664
III	WALTER W. SMITH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WALTER W. SMITH ARLENE C SMITH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ARLENE C. SMITH	2/086831
IV	WALTER W. SMITH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WALTER W. SMITH ARLENE C. SMITH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ARLENE C. SMITH	3/086831
V	WALTER W. SMITH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WALTER W. SMITH ARLENE C. SMITH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ARLENE C. SMITH	4/086831
VI	ELIZA JANE TURNER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ELIZA JANE TURNER KENNARD L. TURNER, SR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KENNARD L. TURNER SR.	17/003664

Notice is hereby given that on 12/16/2026 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 III, a Condominium, together with an undi-
Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965 in the Public Records of Orange County, Florida, and all amendments thereto, the plat of which is recorded in Condominium Book 28, page 84-92, 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-005855 #35.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

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

DATED this 10th day of November, 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
November 19, 26, 2026 26-04242W

SAVE TIME



Email your Legal Notice
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Friday Publication

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LV20090 V34

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025-CA-003987-O
SELENE FINANCE, LP,
Plaintiff, vs.
NEKEISHA D SONGIE A/K/A NEKEISHA SONGIE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 28, 2026 in Civil Case No. 2025-CA-003987-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein SELENE FINANCE, LP is Plaintiff and Nekeisha D Songie a/k/a Nekeisha Songie, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of December, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 277, Pinewood Reserve Phase 2B, according to the plat thereof as recorded in Plat Book 105, Pages 112 through 114, Public Records of Orange County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
Fla. Bar No.: 146803
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
25-14559FL
November 19, 26, 2026 26-04248W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025-CA-008069-O
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
NICHOLAS ANTHONY SAMUEL SABATINO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 02, 2026 in Civil Case No. 2025-CA-008069-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Nicholas Anthony Samuel Sabatino, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of December, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 676 of Watermark Phase 4, according to the Plat thereof as recorded in Plat Book 97, Page(s) 87-91, of the Public Records of Orange County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
Fla. Bar No.: 146803
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
25-12945FL
November 19, 26, 2026 26-04279W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025-CA-003624-O
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
JEFFERY W. COMPAS A/K/A JEFFERY WINDSOR COMPAS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 4, 2026 in Civil Case No. 2025-CA-003624-O of the Circuit Court of the NINTH JUDICIAL CIRCUIT in and for Orange County, Orlando, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Jeffery W. Compas a/k/a Jeffery Windsor Compas, et al., are Defendants, the Clerk of Court, TIFFANY MOORE RUSSELL, ESQ., will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of December, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 5, Whitney Isles at Belmere, according to the plat thereof as recorded in Plat Book 52, Pages 68 and 69, of the Public Records of Orange County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
Fla. Bar No.: 146803
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
23-06171FL
November 19, 26, 2026 26-04278W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2025-CA-003835-O
AAMG FC PROPERTIES, LLC,
Plaintiff v.
UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF ORLANDO; RONALD CLARENCE THOMAS; SHERRINE PAULETTE THOMAS; TAMEKA LATASHA HALL; MONIQUE HALL; and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST LINDA THOMAS, DECEASED;
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure order dated the 20 th date of May, 2026, entered in the above-captioned action, Case No. 2025-CA-003835-O, the Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale beginning at 11:00 A.M. at http://www.myorangeclerk.realforeclose.com, on December 9th, 2026, the following described real property as set forth in said final judgment, to-wit::

LOT 1, HABITAT FOR HUMANITY OF GREATER ORLANDO AREA, INC. EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 42, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
More commonly known as 817 POLK STREET,
ORLANDO, FL 32805
Parcel No.
26-22-29-3279-00-010

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Chief of Personnel Services, MaryBeth D'Auria, 425 N. Orange Avenue, Suite 510, Orlando, Florida 32810, (407) 836-4782, 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 28th day of October, 2026.
Submitted by: /s/ Derek A. Harvey, Jr.
ATTORNEY FOR PLAINTIFF
Derek A. Harvey, Jr.
FBN: 1069334
320 East Elm St.
New Albany, IN 47150
(502) 625-3065 ext. 102
derek@jerryhigginslaw.net
November 19, 26, 2026 26-04257W

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.: 2026-CA-003494-O
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
VILICIA JEANVIL ALEZI A/K/A VILICIA J. ALEZI; JOSEPH EXANCIL JEANVIL; SYNCHRONY BANK; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 30th day of October 2026, and entered in Case No : 2026-CA-003494-O, of the Circuit Court of the 9TH Judicial Circuit in and for Orange County, Florida, LAKEVIEW LOAN SERVICING, LLC, is the Plaintiff and VILICIA JEANVIL ALEZI A/K/A VILICIA J. ALEZI; JOSEPH EXANCIL JEANVIL; SYNCHRONY BANK, are defendants. Tiffany Moore Russell the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.myorangeclerk.realforeclose.com, the Clerk's website for on-line auctions at, 11:00am on the 15th day of December 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 30, BLOCK F, WESTSIDE MANOR SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 56, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 223 HOPE CIRCLE,ORLANDO, FL 32811

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

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

Dated this 16th day of November 2026.

By: /s/ Allegra Knopf
Allegra Knopf Esq.
Bar Number: 307660
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
Fort Lauderdale, FL 33305
PHONE: (954) 368-1311
|FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
25-06870
November 19, 26, 2026 26-04246W

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-012956-O
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
PATRICIA PIERRE LOUIS AND ROSENETTE BRINACHE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 26, 2026, and entered in 2025-CA-012956-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and PATRICIA PIERRE LOUIS; ROSENETTE BRINACHE are the Defendant(s). Roberta Walton Johnson 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 December 15, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 250, RICHMOND HEIGHTS UNIT SEVEN, AS RECORDED IN PLAT BOOK 3, PAGE 4, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 1783 FLORES CT, ORLANDO, FL 32811

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 17 day of November, 2026.

By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-300737 - MaM
November 19, 26, 2026 26-04289W

SECOND INSERTION

FRERC COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the FRERC Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: December 16,2026
TIME: 10:00 AM
LOCATION: Ocoee City Hall, Third Floor
Assistant City Manager's Conference Room
1 Bluford Avenue
Ocoee, Florida 34761

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The District's resolution declaring the proposed O&M Assessments for FY 2027 is attached hereto pursuant to Chapter 170, Florida Statutes. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units or Acres	EAU/ERU Factor	Proposed O&M Assessment
Undeveloped Land	86.184 Acres	Per Acre	$13,196.20

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated do not include collection costs and/or early payment discounts imposed on assessments collected by the Orange County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to directly collect the O&M Assessments and will deliver bills for collection to property owners prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, c/o Ernesto Torres, Wrathell, Hunt and Associates, LLC; (561) 571-0010; info@frerccdd.net; 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.frerccdd.net. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION 2027-02
[170 DECLARING RESOLUTION - FY 2027 O&M ASSESSMENTS]
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FRERC COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) FOR FY 2027 PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING A PUBLIC HEARING; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the FRERC Community Development District ("District") the amended proposed budget(s) attached hereto as Exhibit A ("Amended Proposed Budget"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Amended Proposed Budget by levy of special assessments pursuant to Chapters 170, 190, and 197, Florida Statutes ("O&M Assessments"), as set forth in the preliminary assessment roll included within the Amended Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FRERC COMMUNITY DEVELOPMENT DISTRICT:

DECLARING O&M ASSESSMENTS. The current form of the Amended Proposed Budget, attached hereto as Exhibit A, is hereby approved for use in proceedings to levy and impose the O&M Assessments. Pursuant to Chapters 170, 190, and 197, Florida Statutes, the O&M Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Amended Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the O&M Assessments are described in the Amended Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the office of the District Manager, c/o Ernesto Torres, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010; info@frerccdd.net ("District Records Office"). The O&M Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Amended Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Records Office. The O&M Assessments shall be paid in one or more installment(s) pursuant to a bill issued by the District at least thirty (30) days prior to the first due date, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

SETTING A PUBLIC HEARING. Pursuant to Chapters 170, 190, and 197, Florida Statutes, a public hearing on the O&M Assessments is hereby declared and set for the following date, time, and location:

DATE: December 16,2026
TIME: 10:00 AM
LOCATION: Ocoee City Hall, Third Floor
Assistant City Manager's Conference Room
1 Bluford Avenue
Ocoee, Florida 34761

PUBLICATION OF NOTICE. Notice of the public hearing shall be published in the manner prescribed in Florida law. Additionally, the District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Orange County.

SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 28th day of October, 2026.

Attest:	**FRERC COMMUNITY DEVELOPMENT DISTRICT**
/s/ Felix Rodriguez	/s/ Barry Radolan
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended Proposed Budget (including proposed assessment roll)



November 19, 26, 2026 26-04262W

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-006062-O
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR BMCF-EG SERIES II TRUST,
Plaintiff, v.
EDUARDO SUAREZ, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 16, 2026 and entered in Case No. 2024-CA-006062-O in the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein LOURDES VEGA AND EDUARDO SUAREZ, et al., are the Defendants. The Clerk of the Court, TIFFANY MOORE RUSSELL, will sell to the highest bidder for cash at https://myorangeclerk.realforeclose.com on December 16, 2026 at 11:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 371, OAKS AT MOSS PARK PHASE N2 AND O, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 49, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
and commonly known as: 11108 CRYRILLA WOODS DR, ORLANDO, FL 32832 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
24-001117-1
November 19, 26, 2026 26-04283W

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2026-CA-011293-O
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
UNKNOWN SUCCESSOR TRUSTEE UNDER THE BAKER FAMILY LIVING TRUST DATED DECEMBER 8, 1995; UNKNOWN BENEFICIARIES OF THE BAKER FAMILY LIVING TRUST DATED DECEMBER 8, 1995; ISLE OF CATALINA HOMEOWNER'S ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GOODLEAP, LLC; CONTEMPORARY ELECTRIC LLC,
Defendant(s).

TO: Unknown Successor Trustee under the Baker Family Living Trust dated December 8, 1995
2705 Catalina Drive,
Orlando, Florida 32805
Unknown Beneficiaries of the Baker Family Living Trust dated December 8, 1995
2705 Catalina Drive,
Orlando, Florida 32805

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

LOT 65, BLOCK E, ISLE OF CATALINA UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "W", PAGE 79 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Street Address: 2705 Catalina Drive, Orlando, Florida 32805

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on November 13th, 2026.

Roberta Walton Johnson,
Clerk of Courts
By: Lauren Scheidt
Civil Court Seal
As Deputy Clerk
425 North Orange Ave.
Room 350
Orlando, Florida 32801

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:26-400948
November 19, 26, 2026 26-04258W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR ORANGE COUNTY, CIVIL DIVISION
CASE NO.: 2025-CA-005430-O
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MATTHEW MOORE, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on October 08, 2026 in Case No. 2025-CA-005430-O of the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff, and MATTHEW MOORE and SHANNON C. CASEY, are Defendants, the Office of Tiffany Moore Russell, Esq., Orange County Clerk of the Court, will sell to the highest and best bidder for cash online at www.myorangeclerk.ealforeclose.com, beginning at 11:00 A.M. on the 8th day of December 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK C, MAGNOLIA WOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK V, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Also known as 500 TEACUP SPRINGS CT, WINTER GARDEN, FL 34787 (the "Property"). together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

IMPORTANT

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

Dated this 9th day of November 2026.

SOKOLOF REMTULLA, LLP
By: /s/ Matthew Shapanks
Matthew Shapanka, Esq,
Bar No: 52874
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Counsel for Plaintiff
November 19, 26, 2026 26-04250W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026-CA-007447-O
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., QUEST TRUST 2006-X2, ASSET BACKED CERTIFICATES, SERIES 2006-X2,
Plaintiff, vs.
RAYMOND L. MACON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 26, 2026, and entered in 2026-CA-007447-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., QUEST TRUST 2006-X2, ASSET BACKED CERTIFICATES, SERIES 2006-X2 is the Plaintiff and RAYMOND L. MACON are the Defendant(s). Roberta Walton Johnson 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 December 15, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 28, BLOCK A, COLONY COVE REVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 66, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 1437 CAPE COVE BLVD, ORLANDO, FL 32808

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

IMPORTANT

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

Dated this 17 day of November, 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
26-419669 - MaM
November 19, 26, 2026 26-04291W

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. 2024-CA-003621-O
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2006-WL1, ASSET-BACKED CERTIFICATES, SERIES 2006-WL1,
Plaintiff, vs.
LAUREN TAFURI AND DAVID MESSINA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 30, 2025, and entered in 2024-CA-003621-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2006-WL1, ASSET-BACKED CERTIFICATES, SERIES 2006-WL1 is the Plaintiff and LAUREN TAFURI; DAVID MESSINA are the Defendant(s). Roberta Walton Johnson 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 December 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 2, EASTBROOK SUBDIVISION UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, AT PAGE 118, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 3425 SEAGRAPE DRIVE, WINTER PARK, FL 32792

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 17 day of November, 2026.

By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
23-137183 - MaM
November 19, 26, 2026 26-04286W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2019-CA-006693-O
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,
Plaintiff, vs.
SHERION R. PAGE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 31, 2022, and entered in 2019-CA-006693-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and SHERION R. PAGE; UNKNOWN SPOUSE OF BRITTNEY N. WESTMORELAND; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GEORGE PAGE; BRITTNEY N. WESTMORELAND; HILLTOP RESERVE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Roberta Walton Johnson 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 December 14, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, HILLTOP RESERVE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE(S) 129-132, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 1148 GRAND HILLTOP DR, APOPKA, FL 32703

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 17 day of November, 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
19-329988 - MaM
November 19, 26, 2026 26-04285W

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. 2022-CA-000097-O
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff, vs.
PEARL O. BORENS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 26, 2023, and entered in 2022-CA-000097-O of the Circuit Court of the NINTH 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 the Plaintiff and PEARL O. BORENS; WEST SIDE TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Roberta Walton Johnson 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 December 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, IN BLOCK 19, OF WESTSIDE TOWNHOMES-PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, AT PAGE 135, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 1402 CARDINAL LANE, WINTER GARDEN, FL 34787

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

IMPORTANT

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

Dated this 10 day of November, 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
20-079797 - MaM
November 19, 26, 2026 26-04253W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2025-CA-008386-O
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF WAMPUS MORTGAGE LOAN TRUST,
Plaintiff, VS.
KATHERINE WATSON; UNKNOWN SPOUSE OF KATHERINE WILSON; CITIBANK N.A.; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 11, 2026 in Civil Case No. 2025-CA-008386-O, of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF WAMPUS MORTGAGE LOAN TRUST is the Plaintiff, and KATHERINE WATSON; CITIBANK N.A.; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A TREISHA WATSON are Defendants.

The Clerk of the Court, Tiffany Moore Russell will sell to the highest bidder for cash at www.myorangeclerk.realforeclose.com on January 12, 2027 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 18, ROBINSWOOD HEIGHTS FIFTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 43, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 13th day of November, 2026.

By: /s/ Mola Bosland
Mola Bosland, Esq.
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
ALDRIDGE | PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
1133-3514B
November 19, 26, 2026 26-04276W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 2026-CA-000430-O
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
SHAINA NICOLE LUPO; BRANDON PHILIP LUPO; UNKNOWN SPOUSE OF SHAINA NICOLE LUPO; UNKNOWN SPOUSE OF BRANDON PHILIP LUPO; WATERLEIGH MASTER COMMUNITY ASSOCIATION, INC.; WATERLEIGH PHASE 1 COMMUNITY ASSOCIATION, INC.; WATERLEIGH PHASE 4, SFR COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to FINAL JUDGMENT OF FORECLOSURE dated November 12, 2026 entered in Civil Case No. 2026-CA-000430-O of the Circuit Court of the 9TH Judicial Circuit in and for Orange County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and SHAINA NICOLE LUPO AND BRANDON PHILIP LUPO, et al, are Defendants. The Clerk, TIFFANY MOORE RUSSELL, shall sell to the highest and best bidder for cash at Orange County's On Line Public Auction website: https://myorangeclerk.realforeclose.com/, at 11:00 AM on January 12, 2027, in accordance with Chapter 45, Florida Statutes, the following described property located in ORANGE County, Florida, as set forth in said FINAL JUDGMENT OF FORECLOSURE to wit:

LOT 330, WATERLEIGH PHASES 4B AND 4C, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 109, PAGES 34 THROUGH 47, OF THE PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA.
PROPERTY ADDRESS: 18339 OLIVER TWIST WAY, WINTER GARDEN, FL 34787

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 ADA Coordinator, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204 at least 7 days before your scheduled court appearance, or immediately if you receive less than a 7 day notice to appear. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

/s/ Pratik R. Patel
Pratik R. Patel, Esq.
Fl Bar #: 98057
FRENKEL LAMBERT WEISMAN & GORDON, LLP
Centralized Mail Processing
53 Gibson Street
Bay Shore, NY 11706
Telephone: (631) 969-3100 | Fax (631) 982-4513
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-103038-F00
November 19, 26, 2026 26-04277W

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.

LV18237_V34

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-006007-O
LOANDEPOT.COM, LLC,
Plaintiff, vs.
ABENA TENE WILLIAMS A/K/A ABENA T. WILLIAMS; ET AL
Defendants.

To the following Defendant(s):
ABENA TENE WILLIAMS A/K/A ABENA T. WILLIAMS
LAST KNOWN ADDRESS:
151 EAST WASHINGTON STREET, UNIT 512
ORLANDO, FLORIDA 32801
UNKNOWN SPOUSE OF ABENA TENE WILLIAMS A/K/A ABENA T. WILLIAMS
LAST KNOWN ADDRESS:
151 EAST WASHINGTON STREET, UNIT 512
ORLANDO, FLORIDA 32801

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

UNIT 512, OF METROPOLITAN AT LAKE EOLA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 7630, PAGE 3798, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE #80 AND #12, AS SET FORTH IN THE DECLARATION.
a/k/a 151 EAST WASHINGTON STREET, UNIT 512, ORLANDO, FLORIDA 32801

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before 12.4.2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 4th day of NOVEMBER, 2026

Joyce Boudoin, Clerk Ad Interim
By: /s Nancy Garcia
As Deputy Clerk
Civil Court Seal
Civil Division
425 N. Orange Avenue
Room 310
Orlando, Florida 32801

Submitted by:
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.: 26-00452 LND
November 19, 26, 2026 26-04247W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR ORANGE COUNTY,
CIVIL DIVISION
CASE NO.: 2025-CA-012675-O
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DANIEL C. COOPER A/K/A DANIEL CRAIG COOPER, et al.
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on October 21, 2026, in Case No. 2025-CA-012675-O of the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC, is Plaintiff, and DANIEL C. COOPER A/K/A DANIEL CRAIG COOPER, SANDRA M. COOPER A/K/A SANDRA MIRANDA COOPER, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and THE OAKS AT WEKIWA OWNERS ASSOCIATION, INC. are Defendants, the Office of Roberta Walton Johnson, Orange County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 AM on-line at www.myorangeclerk.realforeclose.com on December 3, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 25, THE OAKS OF WEKIWA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 12, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Also known as: 1001 PIEDMONT OAKS DR, APOPKA, FL 32703

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

IMPORTANT

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

Dated this 11th day of November 2026.

SOKOLOF REMTULLA, LLP
By: /s/ Matthew Shapanks
Matthew Shapanka, Esq,
Bar No: 52874

SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail:
pleadings@sokrem.com
November 19, 26, 2026 26-04251W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026-CA-001199-O
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
CESAR HIPOLITO VELOZ ALCANTARA A/K/A CESAR VELOZ AND ANTONIO SALBADOR VELOZ RAMIREZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 26, 2026, and entered in 2026-CA-001199-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 CESAR HIPOLITO VELOZ ALCANTARA A/K/A CESAR VELOZ; UNKNOWN SPOUSE OF ANTONIO SALBADOR VELOZ RAMIREZ; FLORIDA HOUSING FINANCE CORPORATION; FAIRWAY TOWNHOMES AT MEADOW WOODS HOMEOWNERS ASSOCIATION, INC.; ISPC A/K/A ISPC, INC; GOODLEAP, LLC are the Defendant(s). Roberta Walton Johnson 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 December 15, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 3C, REPLAT OF FAIRWAY TOWNHOMES AT MEADOW WOODS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 21 AND 22, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
Property Address: 12241 AUGUSTA WOODS CIR, ORLANDO, FL 32824

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 17 day of November, 2026.

By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-327907 - MaM
November 19, 26, 2026 26-04290W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION: 37
CASE NO.: 2026-CA-005264-O
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
GEORGE SCHREIBER; 243 SCOTTSDALE SQ LLC, A FLORIDA LIMITED LIABILITY COMPANY; WINTER PARK CONDOMINIUM ASSOCIATION, INC. A/K/A WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC.; UNKNOWN SPOUSE OF MARGARET SHATOKHIN
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 01 day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

Unit 243, Building J, of Winter Park Woods, F/K/A Place 436, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3192, Page(s) 297, of the Public Records of Orange County, Florida, and any amendments thereto, together with its undivided share in the common elements.
PROPERTY ADDRESS: 243 SCOTTSDALE SQ #243, 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 10 day of November 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
25-05950
November 19, 26, 2026 26-04245W

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. 2016-CA-004877-O
BANK OF AMERICA, N.A. ,
Plaintiff, vs.
ALYNNE 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, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALYNNE M. CARTER A/K/A ALYNNE 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). Roberta Walton Johnson 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 December 10, 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, 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 10 day of November, 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
November 19, 26, 2026 26-04252W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2021-CA-010776-O
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff, vs.
EDWARD LEE WILLIAMS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 07, 2023, and entered in 2021-CA-010776-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and EDWARD LEE WILLIAMS; UNKNOWN SPOUSE OF EDWARD LEE WILLIAMS N/K/A ELIZABETH WILLIAMS; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LAUREL HILLS CONDOMINIUM ASSOCIATION, INC.; MIDLAND FUNDING LLC are the Defendant(s). Roberta Walton Johnson 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 December 08, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 7212 LAUREL HILLS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 9454, PAGE 4389, AND ANY AMENDMENTS MADE THERETO, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 7212 BALBOA DRIVE UNIT #7212, ORLANDO, FL 32818

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

IMPORTANT

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

Dated this 10 day of November, 2026.

By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
21-008410 - MaM
November 19, 26, 2026 26-04254W

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-003508-O
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF FINANCE OF AMERICA RMF MASTER TRUST,
Plaintiff, vs.
JESSICA MICHELLE CARRERAS, AND MICHAEL JOHN CARRERAS AND JAYSON JULIAN CARRERAS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 05, 2026, and entered in 2025-CA-003508-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 TRUSTEE ON BEHALF OF FINANCE OF AMERICA SELECT MASTER TRUST is the Plaintiff and JESSICA MICHELLE CARRERAS; UNKNOWN SPOUSE OF JESSICA MICHELLE CARRERAS; MICHAEL JOHN CARRERAS; UNKNOWN SPOUSE OF MICHAEL JOHN CARRERAS; JAYSON JULIAN CARRERAS; STATE OF FLORIDA, DEPARTMENT OF REVENUE; JENNIFER CARRERAS are the Defendant(s). Roberta Walton Johnson 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 December 08, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 38.5 FEET OF LOT 57, UNIVERSITY PLACE UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 137, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 12344 CORAL REEF DRIVE, ORLANDO, FL 32826

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 November, 2026.

By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-281994 - MaM
November 19, 26, 2026 26-04256W

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-008350-O
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARTHA L. SHEALEY F/K/A MARTHA L. CAIN, DECEASED, et al..
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 19, 2026, and entered in 2025-CA-008350-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein PHH MORTGAGE CORPORATION 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 MARTHA L. SHEALEY F/K/A MARTHA L. CAIN, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JACKIE BRIDGES; VERA BRIDGES DOZIER are the Defendant(s). Roberta Walton Johnson 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 December 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20 AND 21, LESS THE NORTH 7 FEET OF LOT 20, BLOCK F, LAKE LAWNE SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK T, PAGE 103, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 1126 DEWEY AVE., ORLANDO, FL 32808

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

IMPORTANT

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

Dated this 17 day of November, 2026.

By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-247775 - MaM
November 19, 26, 2026 26-04288W

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-005675-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, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
HENRY GONZALEZ AND ANA GONZALEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 02, 2026, and entered in 2025-CA-005675-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein 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, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 is the Plaintiff and HENRY GONZALEZ; ANA GONZALEZ; THE MEADOWS AT BOGGY CREEK HOMEOWNERS ASSOCIATION, INC.; CIT LOAN CORPORATION SUCCESSOR BY MERGER WITH CIT GROUP/CONSUMER FINANCE, INC. are the Defendant(s). Roberta Walton Johnson 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 December 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 101, THE MEADOWS AT BOGGY CREEK, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 32, AT PAGE(S) 75-78 INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Property Address: 9925 RED CLOVER AVENUE, ORLANDO, FL 32824

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 17 day of November, 2026.

By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-181400 - MaM
November 19, 26, 2026 26-04287W

ORANGE COUNTY

SUBSEQUENT INSERTIONS

--- PUBLIC NOTICES / ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 2200 Coral Hills Rd Apopka, FL 32703, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 12/17/2026 at 2:30 PM. Contents include personal property belonging to those individuals listed below.

#E155 Nakeisha Gordon
Boxes Bags Totes Furniture
#E159 James Eddington
Boxes Bags Totes Electronics Tools
#E163 Justice Bostick
Artwork Boxes Furniture
#2203 Charles Smith
Boxes Electronic Furniture
#A108 Robert Nevins
Appliances Furniture Tools
#1190 Sharelle Johnson
Boxes Bags Totes Electronics
#D335 Diamond Wood
Boxes Bags Totes Furniture
#D322 Djhali Chery
Furniture Instruments
#A105 Samuel Lopez
Boxes Bags Totes Outdoors Tools
#A153 Shaun Patterson
Boxes Bags Totes Tools

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

Please contact the property with any questions (407)902-3258

November 19, 26, 2026 26-04239W

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO: 2026-CC-005232-O
LIEN LIQUIDATORS OF FL LIT 10, LLC (A/A/O REDD + ASSOCIATES, P.A.),
Plaintiff, v.
DEZER ORLANDO CENTER, LLC,
Defendant(s),

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure, entered on November 3, 2026, in the above-styled cause, the Clerk of Court will sell the real property subject to this action situated in Orange County, Florida, legally described as follows:

ACRES 51.54 5200 INTERNATIONAL DRIVE, ORLANDO, FLORIDA 32819 DESEO GRANDE PHASE 2 110/76 LOT 1
ACRES 23.89 DEZER WAY, ORLANDO, FLORIDA 32819 DESEO GRANDE PHASE 2 110/76 TRACT B (DRAINAGE)
Parcel Identification Number: 19-23-29-2029-01-000 and 19-23-29-2029-00-002
A/K/A: 5250 International Drive, Orlando, FL 32819

At public sale to the highest and best bidder for cash, online at https://www.myorangeclerk.realforeclose.com/index.cfm, pursuant to Judgment or Order of the Court and in accordance with Chapter 45, Florida Statutes, at 11:00 AM on December 28, 2026. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated: November 6, 2026.

/s/ Andrew Buchmann
Andrew Buchmann, Esq.
Florida Bar No.: 1024988
andrewb@pattersonlawpa.com
PATTERSON FALLUCCA, P.A.
801 Douglas Ave, Suite 1002
Altamonte Springs, FL 32714
Phone: (407) 913-0300
Attorney for Plaintiff

November 19, 26, 2026 26-04280W

THIRD INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR THE 9TH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003703-O
IN RE ESTATE OF:
NATHANIEL DAVID GREEN,
Deceased.

TO: Eric Green
(Addresses Unknown)

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address is: Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 2501 Hollywood Blvd. Suite 206, Hollywood, FL 33020 on or before thirty (30) days from the date of this publication, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Nov. 12, 19, 26; Dec. 3, 2026 26-04215W

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/04/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 PRES mobile home bearing vehicle identification numbers FH368537A and FH368537B and all personal items located inside the mobile home. Last Tenant: Vivian Pearl Ross. Sale to be held at: Gulfstream Harbor, 4505 Old Goldenrod Road, Orlando, Florida 32822, 407-965-2836.

November 19, 26, 2026 26-04261W

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1071 Marshall Farms Rd, Ocoee, FL 34761, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 12/17/2026 at 2:30 PM. Contents include personal property belonging to those individuals listed below.

#2017 Tonia Henselin
Boxes Furniture
#2051 Elba Garcia
Boxes Bags Totes Kitchenware
#2083 Roseann Proy
Boxes Totes Furniture
#3051 Stacy Zeigler
Appliances Boxes Bags Totes Electronics
#3116 Stacey Zeigler
Artwork Frames Boxes Furniture
#3134 Stacy Zeigler
Boxes Bags Totes Furniture
#3180 Nettie Smith
Boxes Furniture
#4013 Nicole Webster
Furniture Boxes Totes Outdoors
#4057 Andrew Gordon
Furniture Boxes
#4181 Aliyah Martin
Boxes Bags Totes Furniture

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

Please contact the property with any questions (407)955-0609

November 19, 26, 2026 26-04238W

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/04/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 TWIN mobile home bearing vehicle identification numbers T23912547A and T23912547B all personal items located inside the mobile home. Last Tenant: Robert Saccente. Sale to be held at: Gulfstream Harbor, 4505 Old Goldenrod Road, Orlando, Florida 32822, 407-965-2836.

November 19, 26, 2026 26-04260W

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6707 Narcoossee Rd, Orlando, FL 32822, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 12/17/2026 at 2:30 PM. Contents include personal property belonging to those individuals listed below.

Unit 1026 Luke Martin
Household Items
Unit 1038 Ian Kennedy
Boxes Household Items
Unit 1135 Angelo Martinez
Tools
Unit 1174 Savannah Trinidad
Boxes Totes
Unit 1212 Christian Lima
Boxes Totes Furniture Outdoors
Unit 2017 Tierney Irby
Boxes Bags Totes Furniture
Unit 2033 Luis Hernan Garces
Boxes Household Items
Unit 2104 Christine Barton
Boxes Totes Electronics Furniture
Unit 2128 Kamaal Gilbert
Boxes House Items
Unit 3050 Lugo Radames
Boxes Outdoor
Unit 4032 Jose Lopez
Boxes Bags Totes Funiture Outdoors
Unit 4084 Alyssa Howard
Boxes Totes Furniture

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

Please contact the property with any questions 407 -530-0614

November 19, 26, 2026 26-04236W

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1650 Avalon Rd, Winter Garden, Fl., 34787, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 12/17/2026 at 2:30 PM. Contents include personal property belonging to those individuals listed below.

#225 Jason Priest
Furniture
#901 Erin Johnson
Boxes bags totes sports outdoors
#1049 Pierre Bittencourt Tools

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

Please contact the property with any questions (689) 465-9544

November 19, 26, 2026 26-04240W

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 460 Florida Central Pkwy, Longwood, FL 32750,, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.storagetreasures.com on 12/17/2026 at 2:30 PM. Contents include personal property belonging to those individuals listed below.

Unit 72 Wandalee Ramos
Appliances, Clothing Furniture
Unit 86 Irene G Bachtis-Stumpf
Boxes Bags Totes Furniture
Unit 104 Patrick Lafferty
Boxes Bags Totes Furniture
Unit 160 Vancye Joseph
Boxes Furniture Outdoors
Unit 390 Brianna DiAngelo
Clothing Furniture
Unit 407 Damian Gonzalez
Clothing Electronics
Unit 412 David Scott Dickson
Boxes Bags Artwork Electronics
Unit 426 Avin Lennel Carrol
Boxes Bags Clothing
Unit 479 Lawanna Rathman
Boxes Bags Clothing
Unit 528 Yarelis Bellido
Boxes Bags Totes Furniture Clothing

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

Please contact the property with any questions 689-800-7494

November 19, 26, 2026 26-04237W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002792
IN RE: ESTATE OF
JOSHUA COTO AMICK,
Deceased.

The administration of the estate of JOSHUA COTO AMICK, deceased, whose date of death was October 1, 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, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

DEBRA WALDRON
Personal Representative
2544 Conway Road, Apt. 408
Orlando, FL 32812

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

November 19, 26, 2026 26-04282W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER:
2026-CP-003675-O
Division: 5
IN RE: THE ESTATE OF
ALAN HOPF,
Deceased.

The administration of the estate of ALAN HOPF, deceased, File Number 482026CP003675A001OX, whose date of death was December 29, 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, 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 November 19, 2026.

Personal Representative:
Jessica Hopf
8164 Robalo Drive
Orlando, FL 32825

Attorney for Personal Representative:
Jonathon J. Keene, Esq.
FL Bar No. 121869
Law Office of Jonathon Keene
P.O. Box 780003
Orlando, FL 32828
Telephone: (407) 509-6413

November 19, 26, 2026 26-04259W

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2025-CA-011288-O (34)
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-QS10,
Plaintiff, -vs-
LISA A. DESALVO A/K/A LISA DE SALVO; RICKY PEREZ; STATE OF FLORIDA DEPARTMENT OF REVENUE; LAKE FLORENCE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 2, 2026 entered in the above captioned action, Case No. 2025-CA-011288-O, the Orange County Clerk of the Court, Roberta Walton Johnson, shall sell to the highest and best bidder for cash, at public sale at www.myorangeclerk.realforeclose.com, at 11:00 a.m. on December 16, 2026, the following described property as set forth in said final judgment, to-wit:

LOT 51, LAKE FLORENCE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 41, PAGES 11 AND 12, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Property Address: 1920 FLORENCE VISTA BLVD, ORLANDO, FL 32818

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

DATED November 17, 2026.

By: /s/ Steven C. Weitz
Steven C. Weitz, Esq., FBN: 788341
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WEITZ & SCHWARTZ, P. A.
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Phone (954) 468-0016
Fax (954) 468-0310

November 19, 26, 2026 26-04284W

FOURTH INSERTION

PUBLIC NOTICE
2026 ELECTION
The Florida Assembly
Unincorporated

Notice is hereby given that we will conduct our 2026 election of officers on Wednesday, December 9, 2026.

Public Elected Positions: General Assembly Chairman, Secretary, Treasurer, Justice, Court Clerk and Coroner

The election will be conducted according to our established election procedures.

We invite all Floridians to learn more about The Florida Assembly, our purpose, and the 2026 election at:
thefloridaassembly.com
elections@thefloridaassembly.com

Nov. 5, 12, 19, 26; Dec. 3, 2026 26-04086W

Q&A

What is a public notice?

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

LV18237_V9

THIRD INSERTION

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS

The City of Winter Garden, Florida (the "City") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied within the incorporated area of the City, for the cost of providing fire services and the cost of providing street lights commencing for the Fiscal Year beginning on October 1, 2027 and continuing until discontinued by the City. The City will consider the adoption of Resolution 26-10 electing to use the uniform method of collecting such assessments authorized by section 197.3632, Florida Statutes, at a public hearing to be held at 6:30 p.m. on December 10, 2026 at the City Hall Chambers, 300 W. Plant Street, Winter Garden, FL 34787. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, are on file at the Clerk's Office, located 300 W Plant Street, Winter Garden, Florida. All interested persons are invited to attend.

In the event any person decides to appeal any decision by the City with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (407) 656-4111 at least five (5) days prior to the date of the hearing.

DATED this 5th day of November 2026.
By Order of: Jon C Williams, City Manager

CITY OF WINTER GARDENS, FLORIDA

Nov. 12, 19, 26; Dec. 3, 2026 26-04152W

THIRD INSERTION

NOTICE OF INTENT TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS FOR FIRE PROTECTION AND STORMWATER MANAGEMENT SERVICES

Notice is hereby given to all owners of real property located within the incorporated boundaries of the Town of Oakland, Florida, that the Town intends to use the uniform method of collecting non-ad valorem assessments pursuant to Section 197.3632, Florida Statutes, for any fire protection services and stormwater management services, facilities, and improvements assessments that may subsequently be lawfully imposed by the Town. The collection method could first be used for the fiscal year beginning October 1, 2027, and for subsequent years unless expressly discontinued.

The Town Commission will conduct a public hearing to consider a resolution electing to use this method of collection on Tuesday, December 8, 2026, at 7:00 p.m., at the Town Meeting Hall, 221 N. Arrington Street, Oakland, Florida 34760.

The proposed resolution states the need for a possible levy and includes a legal description of the boundaries of the real property potentially subject to the assessments. A copy may be inspected at the Office of the Town Clerk, 230 N. Tubb Street, Oakland, Florida 34760, or by contacting the Town Clerk at (407) 656-1117. This hearing concerns election of a collection method, not adoption of an assessment rate, methodology, or assessment roll. The Town has not yet decided whether to impose either assessment.

Interested persons may appear and be heard at the public hearing and may submit written comments to the Town Clerk in advance.

Any person who decides to appeal a decision made by the Town Commission with respect to any matter considered at the hearing may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence on which the appeal is based. See Section 286.0105, Florida Statutes.

ATTN: PERSONS WITH DISABILITIES. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this proceeding should contact the Office of the Town Clerk at (407) 656-1117 at least forty-eight (48) hours before the hearing.

TOWN OF OAKLAND, FLORIDA
By: Town Clerk

Nov. 12, 19, 26; Dec. 3, 2026 26-04175W

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com

Business Observer

LV10161

SAVE TIME



LV20906_V7

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

Business Observer

Q&A

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V35

ORANGE
COUNTY

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ONLINE TO FIND OUT.

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