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ORANGE COUNTY LEGALS

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 48-2025-DR-003534-O

IN RE: THE MARRIAGE OF: MICHAEL BLYDEN, Petitioner,

and MELISSA SUE BLYDEN, Respondent.

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

TO: MELISSA SUE BLYDEN 400 E. EARLL DRIVE, UNIT 567 PHOENIX, AZ 85012  
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MICHAEL BLYDEN, whose address is 2156 PLANTATION OAK DRIVE, ORLANDO, FL 32824, on or before July 3, 2025, and file the original with the clerk of this Court at 425 N. Orange Avenue, Orlando, Florida 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: May 15, 2025.

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Antoinette Felton (CIRCUIT COURT SEAL) Deputy Clerk  
May 23, 30; June 6, 13, 2025 L 211755

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 2025-DR-1325-O

MINOUCHE CHARLES, Petitioner,

and NICOLAS MERZIUS, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: NICOLAS MERZIUS STREET ANTONIO CEOLIN, 129 BRASIL ITATIBA SAO PAULO  
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MINOUCHE CHARLES, whose address is 5223 VIA MAJOR, APT. 3, ORLANDO, FL 32808, on or before July 3, 2025, and file the original with the clerk of this Court at 425 N. Orange Avenue, Orlando, Florida 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

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

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Jocelyn Simmons (CIRCUIT COURT SEAL) Deputy Clerk  
May 23, 30; June 6, 13, 2025 L 211742

IN THE COUNTY COURT OF ORANGE COUNTY, FLORIDA  
Case No: 2024-CC-017331-O

Ally Bank, Plaintiff,

v. Velma C. Ward and Whitley C. Ward,

NOTICE OF ACTION CONSTRUCTIVE SERVICE PERSONAL PROPERTY

TO: Whitley C. Ward: 6409 Rockingtree Ln, Orlando, FL 32819  
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui jurs.

YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Orange County, Florida, more particularly described as follows:

2023 Kia Sportage (VIN No: 5XYK33AF8PG074999)  
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, before twenty (28) days after the first publication of this notice and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in 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 seal of this Court on the 7th day of April, 2025.  
Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Lauren Scheidt As Deputy Clerk (CIRCUIT COURT SEAL)  
24-331733 RP01 AYL  
May 23, 30; June 6, 13, 2025 L 211745

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 2025-DR-002348-O  
Division: 31

PATRICE BLACKWOOD JOHNSON, Petitioner,

and JAMES LEWIS JOHNSON, Respondent.

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

TO: JAMES LEWIS JOHNSON 9703 AVELLINO AVE., APT. 1329 ORLANDO, FL 32819

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on PATRICE BLACKWOOD JOHNSON, whose address is 9679 AVELLINO AVE., APT. 5405, ORLANDO, FL 32819, on or before July 3, 2025, and file the original with the clerk of this Court at 425 N. Orange Avenue, Orlando, Florida 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

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

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Jocelyn Simmons (CIRCUIT COURT SEAL) Deputy Clerk  
May 16, 23, 30; June 6, 2025 L 211687

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 48-2024-DR-012269-O  
Division: 30

NOTICE OF ACTION CONSTRUCTIVE SERVICE PERSONAL PROPERTY

JIMMY LOUIMARE, Petitioner, and MARLENE CYRIL, Respondent.  
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: MARLENE CYRIL 15471 SW 288 ST. HOMESTEAD, FL 33033

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JIMMY LOUIMARE, whose address is 7036 HIWASSEE OAK DR., ORLANDO, FL 32818, on or before July 3, 2025, and file the original with the clerk of this Court at 425 N. Orange Avenue, Orlando, Florida 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

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

Dated: May 6, 2025.  
Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Jocelyn Simmons (CIRCUIT COURT SEAL) Deputy Clerk  
May 16, 23, 30; June 6, 2025 L 211706

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 2025-DR-4637-O  
Division: 38

AILADGIM DELGADO ONTIVEROS, Petitioner,

and ANDREW DAVID FALLON, Respondent.

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

TO: ANDREW DAVID FALLON 10935 LANESBORO COURT ORLANDO, FL 32825

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on AILADGIM DELGADO ONTIVEROS, whose address is 10935 LANESBORO COURT, ORLANDO, FL 32825, on or before June 19, 2025, and file the original with the clerk of this Court at 425 N. Orange Avenue, Orlando, Florida 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

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

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Jocelyn Simmons (CIRCUIT COURT SEAL) Deputy Clerk  
May 16, 23, 30; June 6, 2025 L 211713

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 2023-DR-13229-O  
Division: 47

NAZARINE HAKK, Petitioner,

and YONY R. OBANDO, Respondent.

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

TO: YONY R. OBANDO 207 BLACK SPRINGS LANE WINTER GARDEN, FL 34787

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your

written defenses, if any, to it on NAZARINE HAKK, whose address is 4852 CYPRESS WOODS DR., APT. 134, ORLANDO, FL 32811, on or before June 26, 2025, and file the original with the clerk of this Court at 425 N. Orange Avenue, Orlando, Florida 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

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

Dated: May 2, 2025.  
Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Jocelyn Simmons (CIRCUIT COURT SEAL) Deputy Clerk  
May 16, 23, 30; June 6, 2025 L 211662

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
CASE NO.: 2022-CA-003968-O  
CYNJAY PROPERTIES, L.L.C., Plaintiff,

vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF IONA N. FERRELL, DECEASED; GEORGE FREDERICK FERRELL, JR.; EARLINE MARTIN F/K/A EARLINE MALANS; DIANA PRICE AIKJA DIANA FERRELL F/K/A DIANA PARMER; REBECCA ANTON A/K/A REBECCA BALDUCCI, Defendants.

TO: ALL UNKNOWN PARTIES CLAIMING AN INTEREST BY THROUGH, UNDER OR AGAINST ANY DEFENDANT, OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE SUBJECT PROPERTY, WHETHER ALIVE OR DEAD, AND THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, ASSIGNS, OR BENEFICIARIES.  
YOU ARE NOTIFIED that a claim for quiet title has been filed on the following property in Orange County, Florida:

The South 6 feet of all lands lying East of said-Seaboard Airline Railway tracks, which lie inside of and within the following boundaries, viz: Begin 110.5 feet East of the Northwest corner of the NE ¼ of Section 9, Township 22 South, Range 29 East, run thence South 5 degrees and 25 minutes East 223.7 feet; thence East parallel with the North line of said Section 9 a distance of 2510 feet, more or less, to the East Section line and a corner in Lake Fairview, thence North into the Lake to the Northeast corner of said Section 9, thence West to the point of beginning; Except the Railroad right of way, and the right of way of the County road along the West side of the railroad right of way, now State Road No. and the right of way for county road extending along the North boundary line of said land from the Railroad and State Road right of way, West to the Northwest corner. ("Parcel 2" a/k/a "Subject Parcel")

Parcel Identification No. 09-22-29-0000-00-120 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ROBERT GARCIA, Esq., Plaintiffs Attorney, whose address is BARRY J. MILLER, P.A., 11 N. SUMMERLIN AVENUE, SUITE 100, ORLANDO, FL 32801, by June 16, 2025 pursuant to Section 49.09 Fla. Stat. (2023), 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: May 8, 2025.  
Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Green (CIRCUIT COURT SEAL) Deputy Clerk  
May 16, 23, 30; June 6, 2025 L 211691

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 2025-DR-4668-O  
Division: 30  
JOSE SILVA DOS SANTOS, Petitioner, and REONEE TYNIECE HAYES,

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

TO: REONEE TYNIECE HAYES 4718 CEPEDA ST., ORLANDO, FL 32811

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOSE SILVA DOS SANTOS, whose address is 4718 CEPEDA ST., ORLANDO, FL 32811, on or before June 26, 2025, and file the original with the clerk of this Court at 425 N. Orange Avenue, Orlando, Florida 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

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

Dated: May 5, 2025.  
Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: (CIRCUIT COURT SEAL) Deputy Clerk  
May 9, 16, 23, 30, 2025 L 211644

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 24-DR-5388-O  
Division: 30  
FRITHO RENE, Petitioner,

and AMANDA DEVIS RENE, Respondent.

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH CHILD(REN)

TO: AMANDA DEVIS RENE 140 ALMA CT. FORT PIERCE, FL 34950

YOU ARE NOTIFIED that an action for dissolution of marriage with children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on FRITHO RENE, whose address is 4444 S. RIO GRANDE AVE., APT. 402C, ORLANDO, FL 32839, on or before June 26, 2025, and file the original with the clerk of this Court at 425 N. Orange Avenue, Orlando, Florida 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

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

Dated: May 5, 2025.  
Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: (CIRCUIT COURT SEAL) Deputy Clerk  
May 9, 16, 23, 30, 2025 L 211617

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 2025-DR-003980-O  
Division: FAMILY 31  
IN RE: THE NAME CHANGE OF: EMMA ZOE SANTOS VILLA, Minor Child.  
NOTICE OF ACTION FOR PUBLICATION

TO: LUISSELL SANTOS JIMENEZ Address Unknown

YOU ARE NOTIFIED that an action for Petition for Change of Name (Minor Child), has been filed. You are required to serve a copy of your written defenses, if any, to this action on Vanessa Vazquez de Lara, Esq., of Vazquez de Lara Law Group, Petitioner's attorney, whose address is 7700 North Kendall Drive, Suite 607, Miami, FL 33156, on or before June 26, 2025, and file the original with the clerk of this Court at 425 N. Orange Avenue, Orlando, Florida 32801, before service on Petitioner's attorney or

immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED this 6th day of May, 2025.

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Gwendolyn Allen-Water (CIRCUIT COURT SEAL) Deputy Clerk  
May 9, 16, 23, 30, 2025 L 211645

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 2024-CA-010271-O

Ally Bank, Plaintiff,

v. Daniel Keith McDougal, Defendant(s).

NOTICE OF ACTION CONSTRUCTIVE SERVICE PERSONAL PROPERTY

TO: Daniel Keith McDougal: 14324 Estrella Dr, Orlando, FL 32837

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui jurs.

YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Orange County, Florida, more particularly described as follows:

2021 Jeep Grand Cherokee (VIN No: 1C4RJF-N91MC810563)

This action has been filed against you and that you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, before twenty (28) days after the first publication of this notice and file the original with the clerk of this Court at 425 N. Orange Avenue, Orlando, Florida 32801, 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 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 seal of this Court on the 25th day of February, 2025.

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Lauren Scheidt As Deputy Clerk (CIRCUIT COURT SEAL)  
24-332003 RP01 AYL  
May 9, 16, 23, 30, 2025 L 211580

IN THE COUNTY COURT OF ORANGE COUNTY, FLORIDA  
Case No: 2024-CC-025918-O

Ally Capital, Plaintiff,

v. Alberto Guevara and Jonnathane A. Guevara, Defendant(s).

NOTICE OF ACTION CONSTRUCTIVE SERVICE PERSONAL PROPERTY

TO: Jonnathane A. Guevara: LAST KNOWN ADDRESS: 1525 W. Windermere Rd, Winter Garden, FL 34787

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui jurs.

YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Orange County, Florida, more particularly described as follows:

2021 Mercedes-Benz CLA (VIN No: W1K5J5D-B1MN204607)

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, before twenty (28) days after the first publication of this notice and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in 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 seal of this Court on the 7th day of April, 2025.

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Lauren Scheidt As Deputy Clerk (CIRCUIT COURT SEAL)  
24-332052 RP01 AYL  
May 9, 16, 23, 30, 2025 L 211576

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA  
Case No.: 2024-DR-008764-O  
Division: 47  
AREIOL SIMONE HOLT, Petitioner,

and ANTOINE EARL HOLT, Respondent.

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH DEPENDENT OR MINOR CHILD(REN)

TO: ANTOINE EARL HOLT 21139 GRANDIN WOOD COURT HUMBLE, TX 77338

YOU ARE NOTIFIED that an action for Dissolution of Marriage with Dependent or Minor Child(ren) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on AREIOL SIMONE HOLT, whose address is 3636 WINDWARD HILLS BOULEVARD, APOPKA, FL 32712, on or before June 19, 2025, and file the original with the clerk of this Court at 425 N. Orange Avenue, Orlando, Florida 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

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

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

Dated: April 29, 2025.  
Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: M.G. (CIRCUIT COURT SEAL) Deputy Clerk  
May 2, 9, 16, 23, 2025 L 211540

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-003485-O  
Division 09  
IN RE ESTATE OF: JOSEPH MCALLISTER ROOMES, Deceased.



Email 1: tsforeclosure@gmlaw.com  
Email 2: Sharon.Warner@gmlaw.com  
Capital Plaza 1, Suite 500  
201 East Pine Street  
Orlando, Florida 32801  
Telephone: (407) 425-6559  
Counsel for Plaintiff  
**May 23, 30, 2025**

L 211748

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CASE NO.: 2024-CC-020373-O  
REGENCY PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.  
SHARON SOARES, individually, Defendants.

**NOTICE OF FORECLOSURE SALE**

NOTICE is hereby given pursuant to a Default Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated March 27, 2025, and entered in Case Number: 2024-CC-020373-O of the Circuit Court in and for Orange County, Florida, wherein REGENCY PARK HOMEOWNERS ASSOCIATION, INC., the Plaintiff, and SHARON SOARES, individually, is the Defendant, the Orange County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.myorangelcrlk. realforeclose.com, beginning at 11:00 o'clock A.M. on the 17th day of June, 2025 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 5317 Hyde Park Avenue, Orlando, FL 32808  
Property Description: Lot 15, Regency Park, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 9 and 10, of the Public Records of Orange County, Florida.

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 Notice of Foreclosure Sale. If you are hearing impaired call (800) 955-8771; you are voice impaired, call (800) 955-8770.  
/s/ Rebecca Blechman  
John L. Di Masi  
Florida Bar No.: 0915602  
Patrick J. Burton  
Florida Bar No.: 0098460  
Arthur Barksdale  
Florida Bar No.: 0040628  
Rebecca Blechman  
Florida Bar No.: 0121474  
Nelson Crespo  
Florida Bar No.: 0121499  
Brian S. Hess  
Florida Bar No.: 0725072  
Helena G. Malchow  
Florida Bar No.: 0968323  
Eryn M. McConnell  
Florida Bar No.: 0018858  
Shelby Pfannerstall  
Florida Bar No.: 1058704  
Toby Snively  
Florida Bar No.: 0125998  
DI MASI | BURTON, P.A.  
801 N. Orange Avenue, Suite 500  
Orlando, Florida 32801  
Ph. (407) 839-3383  
Fx. (407) 839-3384  
Service E-Mail: JDLaw@Orlando-Law.com  
Attorney for Plaintiff, Association  
**May 23, 30, 2025**

L 211738

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CASE NO.: 2019 CA 007028 O

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR ATC2021 TRUST, Plaintiff,

v.  
LUZZANNE JOACHIN A/K/A LUZZANNE JOACHIN, et al., Defendants.

**NOTICE OF FORECLOSURE SALE**

NOTICE is hereby given that Tiffany Moore Russell, Clerk of the Circuit Court of Orange County, Florida, will on June 25, 2025, at 11:00 a.m. ET, via the online auction site at www.myorangelcrlk. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Orange County, Florida, to wit: Lot 39, Hiawassee Oaks, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 9, of the Public Records of Orange County, Florida. Property Address: 7150 Hiawassee Oak Drive, Orlando, FL 32818

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and number of which is set forth above.  
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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.  
The Ninth Judicial Circuit is committed to full compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations are provided for qualified court

participants with disabilities, in accordance with the law. As required by the ADA, the determination of an individual's disability and the option for a reasonable accommodation for a disability is made on a case-by-case basis. 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 the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, Florida 34741, (407) 742-2417, Fax (407) 835-5079, Email: ctadm1@ocnjcc.org, 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. Accommodations are provided for court participants with disabilities, in accordance with the law.

SUBMITTED on this 19th day of May, 2025.  
TIFFANY & BOSCO, P.A.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orange Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
**May 23, 30, 2025**

L 211766

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 2025-CA-001760-O  
DIVISION: 37

PNC Bank, National Association, Plaintiff,

-vs-  
Robert Gregory Colvin; Unknown Spouse of Robert Gregory Colvin; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s), Defendant(s).

**NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY TO:** Robert Gregory Colvin, WHOSE RESIDENCE IS: 706 Lake Davis Drive, Orlando, FL 32806 and Unknown Spouse of Robert Gregory Colvin, WHOSE RESIDENCE IS: 706 Lake Davis Drive, Orlando, FL 32806

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Orange County, Florida, more particularly described as follows:

LOTS 6 AND 7, BLOCK A, LAWRENCE LAWTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

more commonly known as 706 Lake Davis Drive, Orlando, FL 32806.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with 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 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 seal of this Court on the 16th day of May, 2025.

Tiffany Moore Russell  
Circuit and County Courts  
By: Charlotte Appline  
Deputy Clerk  
(CIRCUIT COURT SEAL)  
25-332565 FC01 NCM  
**May 23, 30, 2025**

L 211772

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

FLORIDA  
CASE NO.: 2024-CC-019840-O  
ERROL OAKS, UNIT TWO HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.  
MARY BURNSWORTH HOLDER OF LIFE ESTATE, UNKNOWN SPOUSE OF MARY BURNSWORTH; DEBRA LYNN LUST, REMAINDERMAN, UNKNOWN SPOUSE OF DEBRA LYNN LUST, KURT E. CHANA AND UNKNOWN TENANT(S), ET AL., Defendant(s).

**NOTICE OF ACTION TO:** MARY BURNSWORTH, LAST KNOWN ADDRESSES: 1437 OAK PLAPT A, APOPKA, FL 32712

DEBRA LYNN LUST, LAST KNOWN ADDRESS: 128 NIGHT LONGWOOD, FL 32779  
YOU ARE NOTIFIED that an action to foreclose a lien on the following property in Orange County, Florida: Lot 16, ERROL OAKS-UNIT 2, STAGE 2, according to the plat thereof as recorded in Plat book 8, Page 77, Public Records of Orange County, Florida. Property address: 1437 Oak Pl Apt A, Apopka, FL 32712

has been filed against you and you are required to serve a copy of your written defense, if any, to it or Charles Eldredge, Jr., Esq., Larsen, Slater, PLLC, the plaintiff's attorney, whose address is 4700 Millenia Blvd, Suite 500, Orlando, FL 32839 within 30 days from the first publication of this notice and file the original with the Clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS my hand and the seal of said Court on the 13th day of May, 2025.

Tiffany Moore Russell  
As Clerk of Said Court  
By: Michelle Jayas  
(CIRCUIT COURT SEAL)  
Deputy Clerk  
**May 23, 30, 2025**

L 211732

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
File No. 2025-CP-000562-O  
DIVISION PROBATE

IN RE: ESTATE OF ELETIA W. CAMPBELL WATTS, Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of BARBARA Y. DUNCAN, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 355, Orlando, FL 32801. The name and address of the personal representative of the personal representative of ROBERT D. DUNCAN, III, 2508 Poet Lane, Orlando, FL 32817. The name and address of 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is May 23, 2025. Personal Representative: STANLEY A. WATTS 6808 Galle Court, Orlando, FL 32818  
Attorney for Personal Representative: Camara Williams, Esq. cwilliams@swtg.com 1820 West Colonial Orlando, Florida 32801 321.872.7573 321.221.7633  
**May 23, 30, 2025**

L 211739

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2025-CP-001653-O

IN RE: ESTATE OF JOZSEF LIBARDO AFANADOR A/K/A JOZSEF LIBARDO AFANADOR MONSALVE, Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of Jozsef Libardo Afanador, deceased, whose date of death was January 18, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Rm 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS

AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is May 23, 2025.

/s/ William Quinones  
William Quinones  
Personal Representative  
c/o Charles Eldredge, Jr., Esq., Larsen, Slater, PLLC, the plaintiff's attorney, whose address is 4700 Millenia Blvd, Suite 500, Orlando, FL 32839 within 30 days from the first publication of this notice and file the original with the Clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

/s/ Callahan R. Cleere, Esq.  
Attorney for Petitioner  
Florida Bar Number: 1044308  
Barrister Law Firm, P.A.  
901 N. Lake Destiny Road, Suite 151  
Maitland, FL 32751  
Telephone: (407) 205-2906  
Fax: (407) 386-6621  
E-Mail: callahan@barlaw.com  
**May 23, 30, 2025**

L 211767

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-001581-O  
Division 09

IN RE: ESTATE OF BARBARA Y. DUNCAN, Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of BARBARA Y. DUNCAN, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 355, Orlando, FL 32801. The name and address of the personal representative of the personal representative of ROBERT D. DUNCAN, III, 2508 Poet Lane, Orlando, FL 32817. The name and address of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS 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.

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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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 May 23, 2025. Personal Representatives: Brenda Sander 62 Old Brook Rd Dix Hills New York 11746 631-561-9562  
Brian Sander Sr 62 Old Brook Rd Dix Hills New York 11746  
Attorney for Personal Representatives: Christi Leigh McCullars Attorney for Petitioner Florida Bar Number: 0110347  
WALKER | FLICK 3700 S Conway Road Suite 212 Orlando, FL 32812  
Telephone: (407) 745-0609  
Service E-Mails: james@thefloridalawyers.com christian@thefloridalawyers.com katherine@thefloridalawyers.com service@thefloridalawyers.com  
Counsel for Petitioner  
**May 23, 30, 2025**

L 211765

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CASE NO.: 2025-CP-001458-O  
PROBATE DIVISION

IN RE ESTATE OF: DIANA LOUISE ROBY, Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of DIANA LOUISE ROBY, deceased, whose date of death was March 25, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North 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 WITHIN 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 23, 2025.

Personal Representative: /s/ Dina Marie Meng Dina Marie Meng Attorney for Personal Representative: Cipparone & Cipparone, P.A. 1525 International Parkway, Suite 1011 Lake Mary, Florida 32746 Telephone: (321) 275-5914 Facsimile: (321) 275-5931 /s/ Paul C. Cipparone Paul C. Cipparone Florida Bar No.: 84084 PCipparone@cipparonepa.com  
**May 23, 30, 2025**

L 211764

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-001385-O  
Division 01

IN RE ESTATE OF: BRENDA LOUISE PECK, Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of BRENDA LOUISE PECK, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

DORETTA MUNROE Personal Representative ROBERT T. MAGILL, ESQUIRE Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 407-614-4509 robert@magill-law.com Attorney for Personal Representative  
**May 23, 30, 2025**

L 211752

IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA

CASE 2025 CP 1563  
IN RE ESTATE OF CALVIN EMANUEL MUNROE, SR.,

Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of CALVIN EMANUEL MUNROE, SR., deceased, whose date of death was December 12, 2024, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative. 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 Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmaturred, contingent, or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmaturred, contingent, or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in section 90.5021, Florida Statute, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on such persons, or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property. Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will. 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 Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211.

DORETTA MUNROE Personal Representative ROBERT T. MAGILL, ESQUIRE Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 407-614-4509 robert@magill-law.com Attorney for Personal Representative  
**May 23, 30, 2025**

against Decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

Publication of this Notice first occurred on May 23, 2025.

DORETTA MUNROE

Personal Representative ROBERT T. MAGILL, ESQUIRE Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 407-614-4509 robert@magill-law.com Attorney for Personal Representative  
**May 23, 30, 2025**

L 211753

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 2018-CA-000023-O  
DIVISION: 40

U.S. Bank, National Association, Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee, for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1 Plaintiff, vs.- John Paul Gavia a/k/a John Gavia; Unknown Spouse of John Paul Gavia a/k/a John Gavia; Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin Financial Corp. an OP Sub. of ML&T CO., FSB it's successors and assigns; Falcon Trace Property Owners' Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-000023-O of the Circuit Court of the 9th Judicial Circuit in and for Orange County, Florida, wherein U.S. Bank, National Association, Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee, for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1, Plaintiff and John Paul Gavia a/k/a John Gavia are defendant(s), I, Clerk of Court, Tiffany Moore Russell, will sell to the highest and best bidder for cash AT www.myorangelcrlk. realforeclose.com, AT 11:00 a.m. on June 11, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 15, FALCON TRACE, UNIT 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 85, 86, AND 87, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation 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. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-8700 (561) 998-8701 17-307768 FC01 CXE  
**May 23, 30, 2025**

L 211729

TRUSTEE'S NOTICE OF SALE. Date of Sale: 06/24/2025 at 1:00 PM. Place of Sale: In parking lot at main entrance to plaza at 6551 N Orange Blossom Trail, Orlando, FL 32757. This Notice is regarding that certain timeshare interest owned by Obligor in MVC Trust, located in Orange County, Florida, as more specifically described in the Lien(s) referred to on Schedule "1". The Obligor has failed to pay when due the Assessments, Fees, and Taxes as assessed or advanced and is thereby in default of the obligation to pay such amounts, and as when due. Pursuant to that certain Declaration for

MVC Trust. Accordingly, the MVC Trust Owners Association, Inc., a Florida not-for-profit corporation (Association) did cause a Claim of Lien ("Lien") to be recorded in the Public Records of Orange, Florida, as described on Schedule "1", thereby perfecting the lien of Assessments, Fees, and Taxes pursuant to the Declaration and sections 721.16 and 192.037 Florida Statutes. The Obligor and any junior lienholders have the right to cure the default and to redeem



Swafford, 807 Dennis Ave Jasper, TN 37347-3004 United States, 02/21/2025 Inst: 20250103746, \$8.18, \$18,935.13; MP\*DD51/ 17, 18, 19, 20, 21, 22, 23, 24, William G. Maxwell Jr. and Christina Maxwell, 1412 Adobe Dr Pacifica, Ca 94044-4115 United States, 01/24/2025 Inst: 20250047684, \$2.61, \$6,642.07; MP\*E736/ 24, 25, 26, 27&E766/ 42, 43, Timothy M. Carey and Cheri K. Carey, 703 Locust St Atlantic, Ia 50022 United States, 01/24/2025 Inst: 20250047922, \$2.62, \$7,126.26; MP\*E742/ 52&E743/ 01, 02, 03&Z409/ 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, Angelo D. Blizzarro and Suzette Blizzarro, 7175 State Route 534 West Farmington, Oh 44491-9704 United States, 01/24/2025 Inst: 20250047999, \$4.54, \$10,394.55; MP\*ER55/ 36, 37, 38&ER61/ 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52&ER62/ 01, 02, 03, 04, 05, 06, 07, Nancy Giles Walters and Patrick T. Walters, Trustees Of The Walters Family Trust U/A/D May 11, 2015, 10 Double Eagle Dr Weaverville, Nc 28787-8807 United States, 03/26/2024 Inst: 20240174968, \$2.25, \$5,289.52; MP\*F374/ 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, Suzanne M. Harper, 811 Noble Champions Way Bartonville, Tx 76226-6380 United States, 01/24/2025 Inst: 20250048031, \$5.49, \$14,624.61; MP\*1747/ 47, 48, 49&1762/ 13, 14, 15&1813/ 20, 11, 12, 13, 14, 15, 16&1833/ 25, Susan Jane Goering and Douglas Roy Goering, 322 Ferndale Pl Flint, Mi 48503-2348 United States, 01/24/2025 Inst: 20250048065, \$4.57, \$11,653.00; MP\*M645/ 16, 17, 18, 19, 20, 21, Eileen M. Sossman and Erick Logan Sossman and Meredith Sossman and Carl L. Sossman, 929 S High St # 239 West Chester, Pa 19382 United States, 01/27/2025 Inst: 20250048136, \$1.43, \$3,487.30; MP\*P724/ 41, 42, 43, 44, 45, 46, 47, 48, Paradise Plots I, Lc, A, Wyoming Limited Liability Company, 67 E Weldon Ave Suite 121 Phoenix, Az 85012 United States, 01/27/2025 Inst: 20250048167, \$1.84, \$4,442.46; MP\*U674/ 25, 26, 27, 28, 29, 30&Y182/ 50, 51, 52&Y183/ 01, 02, 03, Michael A. Robinson and Kimberly A. Robinson, 12 Quiet Creek Ln Black Mountain, Nc 28711 United States, 03/27/2024 Inst: 20240180455, \$1.28, \$3,057.75. Exhibit "A": Junior Interest Holder Name, Junior Interest Holder Address; None, N/A.

**May 23, 30, 2025**

L 211743

NOTICE OF DEFAULT AND INTENT TO FORECLOSE: regarding timeshare interest(s) owned by the Obligor(s) (see Schedule "1" attached hereto for Obligors and their notice address) at Isle of Bali II, a Condominium, located in Orange County, Florida, and more specifically described as follows: (See Frequency on Exhibit "A-1") Unit Week(s) No. (s) (See Week on Exhibit "A-1"), in Apartment No. (See Exhibit "A-1"), of ISLE OF BALI II, A CONDOMINIUM, according to the Declaration of Condominium and amendments thereof, as recorded in Official Records Book 4964, at Page 3145 et. seq., in the Public Records of Orange County, Florida, and any amendments thereof, and subject to a supplemental declaration of Use Restrictions as recorded in Official Records Book 5861, Page 1878 of Orange County, Florida. Pursuant to the Declaration(s)/ Plan(s) referenced above, Isle of Bali II Condominium Association, Inc., a not for profit Florida corporation (the "Association"), did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay. Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at said date, time and location as Trustee will include in the Notice of Sale. The Trustee is: First American Title Insurance Company, a Nebraska corporation, duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Batch No.: Foreclosure HOA 151253-BI23-HOA, NOD. Schedule "1": Obligors, Notice Address: Marta Rodriguez and Marta Fernandez, Villa Carolina, 28-15 Calle 6carolina, Pr 00985-5423 United States; John S. Thomas and Judy Thomas, 21819 112th Ave Queens Village, Ny 11429 United States; Elizabeth D. Castleberry and Larry G. Castleberry and Betty L. Smith and Billy N. Smith, 500 Shaw St. Quanaah, Tx 79252 United States; Valerie Dimichelle, 1946 Tomlinson Ave Bronx, Ny 10461-1324 United States; Aromea Dunn and Wanda M. Dunn, 2936 N Cambridge Rd Avon Park, Fl 33825-8559 United States; Linda Rolle and Charles Rolle and Creswell Rolle and Zenua Viola Rolle, 1 Vendal Drive, Nacogdoches, Bahamaez, Rita A. Klatke and John W. Klatke, 705 17th St N Apt 112 Virginia, Mn 55792-2177 United States; James W. Cleghorn and Selina W. Cleghorn, 911 East 29th Ave Cordele, Ga 31015 United States; William Gordon Culpepper and Cynthia Denise Evans Culpepper, 105 Mill Creek Dr Smiths Station, Al 36877 United States; Keith Ernest Humes and Marguereita Winifred Hadley, 5724 Sw 19th St West Park, Fl 33023 United States; Raiza Avinoia and Adrian Valdes, 3965 Everglades Blvd N Naples, Fl 34120 United States; Clifford Brisseus and Lnetla Hoffman, 437 E 69th St Chicago, Il 60619 United States; Edwin L. Vasquez and Lisette D. Rivera, 11492 Silk

Camranton Way #B West Palm Beach, Fl 33411 United States; Michael Baez and Sylvia Baez, 123 Rues Ln East Brunswick, Nj 08816 United States; George M. Gonzalez and Ana R. Gonzalez, 12301 Gingham Ct Orlando, Fl 32828 United States; Kinnard J. White and Robertha Brown White, 236 Bunting Ln Madison, Wi 53704-2408 United States. Exhibit "A-1": Contract No., Unit Week No., Apartment No., Frequency; 16784819, 34, 734E, annual; 16820418, 12, 1013E, annual; 16821820, 24, 744EF, annual; 16823280, 47, 631EF, annual; 16826261, 1, 743E, annual; 16833061, 15, 631EF, even; 16838059, 12, 1144E, even; 16847398, 19, 1040E, odd; 16848921, 13, 632F, odd; 16850789, 47, 1010F, even; 16851555, 3, 1250E, even; 16852236, 39, 1053F, odd; 16855322, 31, 834E, even; 16858318, 43, 410B, even; 16858640, 28, 1333E, annual; 16860623, 40, 1123E, even.

**May 23, 30, 2025**

L 211740

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, CIVIL DIVISION Case No. 2025-CA-001112-O Division 35

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,

vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF MOLLY SANFORD, DECEASED, GEORGE GAREY SANFORD, AS KNOWN HEIR OF MOLLY SANFORD, MARY KELLY SANFORD, AS KNOWN HEIR OF MOLLY SANFORD, et al.

Defendants.

**NOTICE OF ACTION**

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF MOLLY SANFORD, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UNKNOWN

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

UNIT CO 1-1, BUILDING 21, OF WINDHOVER, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2435, PAGE(S) 581, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

commonly known as 5966 PEREGRINE AVENUE UNIT #21-C01-1, ORLANDO, FL 32819 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601. (813) 229-0900, on or before June 4, 2025, (or 30 days from the first date of publication, whichever is later) 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.

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: May 5, 2025.

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Scrolan Bradac (CIRCUIT COURT SEAL) Deputy Clerk

**May 16, 23, 2025**

L 211661

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

CASE NO.: 2024-CA-005904

ROBINSON HILLS COMMUNITY ASSOCIATION, INC., Plaintiff,

vs.

ASHER DAN CONSTANTINE MURRAY; STACY ANN KENISHA MURRAY; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ORANGE COUNTY, FLORIDA; UNKNOWN TENANT ONE; UNKNOWN TENANT TWO, Defendants.

**NOTICE OF ACTION**

TO: ASHER DAN CONSTANTINE MURRAY STACY ANN KENISHA MURRAY 7921 Riffle Lane, Orlando, FL 32818

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien for condominium/ homeowners' assessments on the following property in Orange County, Florida:

LOT 106, of ROBINSON HILLS UNIT 2, according to the Plat thereof, as recorded in Plat Book 52, Page 1, of the Public Records of Orange County, Florida, with the following street address: 7921 Riffle Lane, Orlando, FL 32818.

has been filed against you and you are required to serve a copy of your written defenses to the Complaint on: Shay M. Beaudoin, Esq., Plaintiff's attorney, whose address is WILLIS & HARNE, 390 N. Orange Avenue, Suite 1600, Orlando, FL 32801, (407) 903-9939, and file the original with the Clerk of the Circuit Court within 30 days after the first publication of this notice, or on or before, May 29, 2025.

WITNESS MY HAND AND THE SEAL OF SAID COURT on this 29th day of April, 2025.

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Charlotte Appline (CIRCUIT COURT SEAL) Deputy Clerk

**May 16, 23, 2025**

L 211719

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2025-CC-002852-O

PHEASANT RUN AT ROSEMONT CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit Corporation, Plaintiff,

vs.

BABIRYE BAKWESSEGA, individually; UNKNOWN SPOUSE OF BABIRYE BAKWESSEGA; ALL UNKNOWN TENANTS/ OWNERS, Defendants.

**NOTICE OF ACTION**

TO: Babirye Bakwesegha 4905 Park Avenue Apartment 1C Union City, New Jersey 07087 Babirye Bakwesegha 4684 Pheasant Run Drive Unit 3-B-2 Orlando, Florida 32808 Unknown Spouse of Babirye Bakwesegha 4905 Park Avenue Apartment 1C Union City, New Jersey 07087 Unknown Spouse of Babirye Bakwesegha 4684 Pheasant Run Drive Unit 3-B-2 Orlando, Florida 32808

YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Orange County Florida, commonly known as 4684 Pheasant Run Drive, Unit 3-B-2, Orlando, Florida 32808, and more particularly described as:

Condominium Unit No. B-2, Building 3, of Phase 1 of Pheasant Run at Rosemont Condominium, A Condominium, according to the Declaration of Condominium recorded in Official Records Book 3181, at Page(s) 476, of the Public Records of Orange County, Florida.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI II BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

DATED: May 9, 2025.

Tiffany Moore Russell Clerk of the Court for Orange County, Florida By: Nancy Garcia (CIRCUIT COURT SEAL) Deputy Clerk

**May 16, 23, 2025**

L 211725

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000630-O

IN RE: ESTATE OF MARGARET LETHA GRIER A/K/A MARGARET L. GRIER A/K/A MARGARET GRIER, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MARGARET LETHA GRIER A/K/A MARGARET L. GRIER A/K/A MARGARET GRIER, deceased, whose date of death was March 26, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Suite 355, Orlando, FL 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 16, 2025.

Personal Representative: /s/ Nancy J. Guzzi 12848 Cragside Ln. Windermere, Florida 34786

Attorney for Personal Representative: /s/ David Pilcher David Pilcher Florida Bar Number: 0001562 Bogin, Munns & Munns, P.A. P.O. Box 2807 Orlando, FL 32802-2807 Telephone: (407) 578-1334 Fax: (407) 578-2181 E-Mail: dpilcher@boginmunns.com Sec. E-Mail: bmmsservice@boginmunns.com Addl. E-Mail: kpilcher@boginmunns.com

**May 16, 23, 2025**

L 211721

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001116-O

IN RE: ESTATE OF BEVERLY RUSSELL, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of BEVERLY RUSSELL, deceased, whose date of death was December 8, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is P.O. Box 4994, Orlando, FL 32802-4994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The date of first publication of this notice is May 16, 2025.

Personal Representative: /s/ William Conrad Schimansky, Jr. WILLIAM CONRAD SCHIMANSKY, JR. 2481 Gopher Hill Trail Osteen, FL 32764

Attorney for Personal Representative: /s/ John D. Robinson JOHN D. ROBINSON, ESQ. Attorney for Estate Florida Bar No. 0389900 Dean, Ringers, Morgan & Lawton, P.A. P.O. Box 2928 Orlando, FL 32802-2928 Tel: 407-422-4310 Fax: 407-648-0233 JRobinson@drml-law.com Michelle@drml-law.com KatieB@drml-law.com Maria@drml-law.com

**May 16, 23, 2025**

L 211724

COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 May 16, 2025.

Personal Representative: /s/ William Conrad Schimansky, Jr. WILLIAM CONRAD SCHIMANSKY, JR. 2481 Gopher Hill Trail Osteen, FL 32764

Attorney for Personal Representative: /s/ John D. Robinson JOHN D. ROBINSON, ESQ. Attorney for Estate Florida Bar No. 0389900 Dean, Ringers, Morgan & Lawton, P.A. P.O. Box 2928 Orlando, FL 32802-2928 Tel: 407-422-4310 Fax: 407-648-0233 JRobinson@drml-law.com Michelle@drml-law.com KatieB@drml-law.com Maria@drml-law.com

**May 16, 23, 2025**

L 211720

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001250-O Division: Probate

IN RE: ESTATE OF BEVERLY JUNE MARTINEAU, Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Beverly June Martineau, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorneys are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 Personal Representative or Curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 through 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is May 16, 2025.

Personal Representative: /s/ Nancy J. Guzzi 12848 Cragside Ln. Windermere, Florida 34786

Attorney for Personal Representative: /s/ David Pilcher David Pilcher Florida Bar Number: 0001562 Bogin, Munns & Munns, P.A. P.O. Box 2807 Orlando, FL 32802-2807 Telephone: (407) 578-1334 Fax: (407) 578-2181 E-Mail: dpilcher@boginmunns.com Sec. E-Mail: bmmsservice@boginmunns.com Addl. E-Mail: kpilcher@boginmunns.com

**May 16, 23, 2025**

L 211715

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001116-O

IN RE: ESTATE OF BEVERLY RUSSELL, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of BEVERLY RUSSELL, deceased, whose date of death was December 8, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is P.O. Box 4994, Orlando, FL 32802-4994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The date of first publication of this notice is May 16, 2025.

Personal Representative: /s/ Wayne David Palmer Wayne David Palmer 322 E. Raymond Ave. Alexandria, Virginia 22301

Attorneys for Personal Representative: /s/ Raymond O. Boone, Jr. Heidi W. Isenhart Florida Bar Number: 123714 E-Mail: hisenhart@shuffieldowman.com Raymond O. Boone, Jr. Florida Bar Number: 1049608 E-Mail: rboone@shuffieldowman.com Shuffield, Lowman & Wilson, P.A. 1000 Legion Place, Suite 1700 Orlando, Florida 32801 Telephone: (407) 581-9800 Fax: (407) 581-9801 Secondary E-Mail: Probateservice@shuffieldowman.com

**May 16, 23, 2025**

L 211716

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-CA-001668-O

GLYNWOOD HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation,

Plaintiff,

vs.

TAKAYO NAKAYAMA and RICARDO J. HERNANDEZ, Defendants.

**NOTICE OF FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on October 16, 2024 and the Order on Plaintiff's Motion to Reset Foreclosure Sale Date entered on May 9, 2025 in Case No. 2024-CC-000166, in the County Court of the Ninth Judicial Circuit, in and for Orange County, Florida, wherein GLYNWOOD HOMEOWNERS ASSOCIATION, INC., are the Plaintiffs and, TAKAYO NAKAYAMA and RICARDO J. HERNANDEZ, are the Defendants, that the Orange County Clerk of Court shall sell to the highest bidder(s) for cash at public sale at 11:00 a.m. on Wednesday, July 9, 2025, at, on www.myorangeclerk.realforeclose.com, the following property, as set forth in the Final Judgment:

LOT 61, GLYNWOOD PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 72 THROUGH 75, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, with the following street address: 307 Duff Drive, Orlando, FL 324787.

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

Dated this 12th day of May, 2025.

/s/ Shay M. Beaudoin PATRICK H. WILLIS, Esquire Florida Bar No. 526665 Primary Email: pwillis@willisharne.com SHAY M. BEAUDOIN, Esquire Florida Bar No. 1024968 SBeaudoin@willisharne.com WILLIS | HARNE 390 N. Orange Avenue, Suite 1600 Orlando, FL 32801 Tel: 407-903-9939 Fax: 407-903-9929 Attorneys for Plaintiff

**May 16, 23, 2025**

L 211704

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2023-CA-011448-O

FLORIDA 5000, LLC, a Florida Limited Liability Company, Plaintiff,

vs.

TERRY WALKER, NORMA GEAN BROWN, UNKNOWN TENANT(S), SASHA A. JESSE, and VANESSA R. FREEMAN, Defendants.

**NOTICE OF FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023-CA-011448-O of the Circuit Court of the Ninth Judicial Circuit in and for ORANGE County, Florida, wherein FLORIDA 5000, LLC, Plaintiff, and TERRY WALKER, NORMA GEAN BROWN, UNKNOWN TENANT(S), SASHA A. JESSE, and VANESSA R. FREEMAN, Defendants, Tiffany Moore Russell, Orange County Clerk of Courts, will sell to the highest bidder for cash on July 2, 2025 at 11:00 a.m., on www.myorangeclerk.realforeclose.com, the following described property set forth in said Final Judgment, to wit:

LOT 3, BLOCK 25, RICHMOND HEIGHTS UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Parcel ID#: 05-23-29-7406-25-030 a/k/a 1661 Gammon Ln., Orlando, FL 32811 ("Property").

Any person or entity 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 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.

If the sale is set aside, the Purchaser may be entitled to only a refund of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

Dated May 8, 2025.

/s/ Lac J. Casado, Esq. Lac J. Casado, Esq. Fla. Bar No: 1026102 Barry L. Miller, P.A. 11 N. Summerlin Avenue, Suite 100 Orlando, FL 32801-2959 Phone: (407) 423-1700 Primary email: lcasado@barrymillerlaw.com Secondary email: sschnabel@barrymillerlaw.com Attorney for Plaintiff

**May 16, 23, 2025**

L 211684

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

CASE NO.: 2025-CC-001535-O

LAKEVIEW RESERVE HOMEOWNERS' ASSOCIATION, INC., Plaintiff,

v.

THE UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF PAUL JOHN DONNELLY, DECEASED, and JOHN DOE and JANE DOE, as unknown tenants, Defendants.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that on the 11th day of June, 2025, at 11:00 a.m., at www.myorangeclerk.realforeclose.com in Orange County, Florida, in accordance with Section 45.031, Florida Statutes, the Clerk of Court will offer for sale the real estate described as follows:

Lot 97, LAKEVIEW RESERVE, according to the plat thereof as recorded in Plat Book 46, Pages 149 through 151, inclusive, of the Public Records of Orange County, Florida a/k/a 128 Lakeview Reserve Blvd., Winter Garden, Florida 34787.

together with all structures, improvements, fixtures, and appurtenances on said land or used in conjunction therewith.

The aforesaid sale will be made pursuant to a Summary Final Judgment of Foreclosure entered in this cause on May 7, 2025. 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 8th day of May, 2025.

/s/ Matt G. Firestone, Esq. Matt G. Firestone, Esq. Florida Bar No.: 381144 Shuffield, Lowman & Wilson, P.A. Gateway Center 1000 Legion Place, Suite 1700 Orlando, FL 32801 Telephone (407) 581-9800 Fax (407) 581-9801 Mfirestone@shuffieldlowman.com Attorneys for Plaintiff

**May 16, 23, 2025**

L 211677

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2024-CA-000671-O

LAKE GLORIA PRESERVE HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs.

JOHN N. BOLANTE, LORANPAL LLC, LINEAR MORTGAGE, LLC, Defendants.

**NOTICE OF ACTION**

TO: JOHN N. BOLANTE 6740 Bouganvillea Crescent Drive Orlando, Fl 32809

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien for condominium/ homeowners' assessments on the following property in Orange County, Florida:

LOT 145, LAKE GLORIA PRESERVE PHASE 1-B, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 38 AND 39, of the Public Records of Orange County, Florida ("Subject Property"), with the following street address: 6740 Bouganvillea Crescent Drive, Orlando, FL 32809.

has been filed against you and you are required to serve a copy of your written defenses to the Complaint on: Shay M. Beaudoin, Esq., Plaintiff's attorney, whose address is WILLIS & ODEN, 390 N. Orange Avenue, Suite 1600, Orlando, FL 32801, (407) 903-9939, and file the original with the Clerk of the Circuit Court within 30 days after the first publication of this notice.

Otherwise, a default and a judgment may be entered against you for the relief demanded in the Complaint.

WITNESS MY HAND AND THE SEAL OF SAID COURT on this 6th day of February, 2025.

Tiffany Moore Russell CLERK OF THE CIRCUIT COURT By: Naline S. Bahadur (CIRCUIT COURT SEAL) Deputy Clerk

**May 16, 23, 2025**

L 211682

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-010125-O

WINDSONG COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

DAVID NATERA, et al., Defendants.

**NOTICE OF ACTION**

TO: DAVID NATERA LAST KNOWN ADDRESSES: 3000 N. Atlantic Avenue, Apt 9, Daytona Beach, FL 32118 and 1628 Elizabeths Walk, Winter Park, FL 32789

YOU ARE NOTIFIED that an action to foreclose a lien on the following property in ORANGE

COUNTY, Florida:

Lot 56, Windsong – Elizabeths Walk, according to the map or plat thereof, as recorded in Plat Book 43, Page(s) 81, of the Public Records of Orange County, Florida.

Property Address: 1628 Elizabeths Walk, Winter Park, FL 32789

has been filed against you and you are required to serve a copy of your written defenses, if any, to Lisa Acharekar, Esquire, Martell & Ozim, P.A., counsel for the Plaintiff, whose address is 213 S. Dillard Street, Suite 210, Winter Garden, FL 34787, within thirty (30) days from the first publication of this notice and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS my hand and the seal of said Court on the 6th day of May, 2025.

Tiffany Moore Russell Circuit and County Courts By: Brian Williams (CIRCUIT COURT SEAL) Deputy Clerk

**May 16, 23, 2025**

L 211664

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003904-O

IN RE: ESTATE OF CARLYNE SAROGINI RAMNARAIN, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of CARLYNE SAROGINI RAMNARAIN, deceased, whose date of death was September 18, 2024, 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is May 16, 2025.

Personal Representative: SURAJ RAMNARAIN 10707 Derringer Dr Orlando, FL 32829

Attorney for Personal Representative: CARLOS L. WOODY, ESQ. Email Address: carloswoodylaw@gmail.com Carloswoody7@gmail.com Florida Bar No. 14077 Ormond Beach, FL 32173-1532 386-290-8290

**May 16, 23, 2025**

L 211688

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001541-O

IN RE: ESTATE OF SHAROLYN NYUHA GUIA, Deceased.

**NOTICE TO CREDITORS**







Christopher J. Shelton and James A. Hipps and Donna Hancock, 106 Riverview Dr Asheville, NC 28806 United States, 08/16/2022 Inst: 20220500841, 07/22/2024 Inst: 15,325.16, \$5.10; MP'DY61 /50&DZ65 /35, 36, 37, 39, Gregory Anthony Merriweather Jr., 6204 Lund Ln Pomona, Nj 10970 United States, 12/20/2022 Inst: 20220763239, 06/19/2024 Inst: \$1,270.79, \$6.39; MP'DZ08 /03, 04, 05, 06, 07, 08, Amber T Brock and Phillip Shan Brock Jr., 65 Maywood Court New Orleans, La 70119 United States, 08/09/2022 Inst: 20220485060, 06/08/2024, 202,158.55, \$6.64; MP'E741 /21, 22, 23, 24, 25, 26, 27, 28, 29, 30, Jose Dulbecco and Monica Teran and Jose Rafael Dulbecco Teran and Laura Dulbecco Teran, Urbanizacion Campo Alegre Las, Golondrinas 137 Y Alondras Mon Quito, Ecuador, 08/25/2014 Inst: 20140430405 Bk: 10795 Pq: 0065, 07/28/2024, \$992.13, \$0.20; MP'E907 /04, 05, 06, 07, Kimberly A. Reem and James P. Reem, 3940 Cottage Grove Hill Rd Se Cedar Rapids, Ia 52403 United States, 09/29/2020 Inst: 20200574993, 07/26/2024, 202,12.63, \$1.15; MP'F050 /22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, Tracy N. Harper and William C. Harper, 1077 Margheretta Dr Eatonton, Ga 31024 United States, 09/12/2022 Inst: 20220556160, 06/17/2024, 204,136.55, \$10.84; MP'EB55 /18, 19, 20, 21&EB58 /27, 28, Leuchien Sangvann, 247 Old Line Ave Laurel, MD 20724 United States, 09/15/2022 Inst: 20220566685, 06/14/2024, 232,345.95, \$8.23; MP'EB64 /30, 31, 32, 33, 34, 35, Eva Bratton and Walter A. Bratton, 8781 Bald Eagle Dr Eastvale, Ca 92880 United States, 09/12/2022 Inst: 20220556284, 07/17/2024, \$220.13, \$7.85; MP'F050 /22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, Patricia, 15750 Spectrum Drive Apt2402 Addison, Tx 75001 United States, 10/10/2022 Inst: 20220613217, 07/15/2024, \$16,519.31, \$5.84; MP'EC86 /15, 16, 17, 18, 19, 20, Amanda Diane White and Cody Lamar Fulford, 1402 Harrington Street Washington, Nc 27889 United States, 08/31/2022 Inst: 20220532263, 07/01/2024, \$22,892.07, \$8.10; MP'ED26 /50, 51, 52&ED27 /01, Teresita G. Jonson, 208 Trellis Lane Middletown, De 19709-4651 United States, 01/24/2024 Inst: 20224004917, 07/01/2024, \$15,782.58, \$5.21; MP'EE43 /10, 11, 12, 13, Roberto Lorne Vasquez and Kristen Susan Vasquez, 2050 Wickenburg Way Ste 2-124, Care Of Vasquez Foundationwickenburg, Az 85390 United States, 12/01/2022 Inst: 20220721308, 06/18/2024, \$15,658.89, \$5.14; MP'EF38 /48, 49, 50, 51, 52&EF39 /01, 02, 03, 04, 05, Ernie Binning and Celia R. Binning, 3500 Sunrise Ave, Las Vegas, Nv 89110 United States, 10/14/2022 Inst: \$37,06626047, 01/20/2024, \$32,134.99, \$11.42; MP'EF50 /06, 07, 08, 09, Karla L. Austin and Keith O. Austin, 1404 Woodmead Ct Accokeek, MD 20607 United States, 12/20/2022 Inst: 2022028988, 08/01/2024, \$2,167.82, \$5.88; MP'EF50 /37, 38, 39, 40, 41, 42, 43, 44, Luis Diaz Granados, Francisca De La Cueva, Quito, Ecuador, 12/07/2022 Inst: 20220733760, 02/28/2024, \$30,255.17, \$10.84; MP'EH58 /29, 30, 31&EH80 /09, 10, 11, 12, 13, 14, 15, Millard L. Sanderson and Laura E. Sanderson, 4716 Slalom Run Se Owens Cross Roads, Al 35763 United States, 11/07/2022 Inst: 20220677203, 07/01/2024, \$26,409.84, \$8.56; MP'EH48 /28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, Johnny Eduardo Delgado Cordero and Maria Alexandra Gomez, 430 Golden Island Dr #701 Hallandale Beach, Fl 33309 United States, 10/06/2022 Inst: 20220805826, 02/06/2024, \$54,633.37, \$16.74; MP'EJ58 /46, 47, 48, 49, 50, 51, 52&EJ59 /01, Vanessa Carlotta Williams-Baptiste, 219-14 121st Avenue Cambria Heights, Ny 11411 United States, 10/17/2022 Inst: 20220629588, 06/17/2024, \$31,215.91, \$10.75; MP'EK35 /46, 47, 48, 49, 50, 51, 52&EK36 /01, 02, 03, 04, 05, 06, 07, 08, 09, Dandra Callaway Simmons, 9920 Strait Lane Dallas, Tx 75220 United States, 11/11/2022 Inst: 20220686558, 07/01/2024, \$49,678.24, \$13.79; MP'EL76 /02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, John R. Hunt and Rose Huntley, 1776 Lexington Ave #18 Lylidale, Mn 55118 United States, 11/07/2022 Inst: 20220675532, 07/01/2024, 204,339.01, \$12.06; MP'EO11 /16, 17, 18, 19, 20, 21, Erik H. Allen and Tia M. Allen, 135 Azalea Dr Middletown, Ct 06457 United States, 01/31/2023 Inst: 20230054917, 05/01/2024, \$19,794.57, \$7.20; MP'EQ57 /22, 23, 24, 25, 26, 27, Susumu Matsushima and Tomoko Matsushima and Haruna Matsushima, 3-57-2 Kamenoi, Meito-Ku, Nagoya-Shi Ai 4650094, Japan, 01/13/2023 Inst: 20230022592, 06/20/2024, \$21,617.50, \$7.17; MP'EQ57 /04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, Veronica Lajud Del Valle, 2000 Metropica Way, Ph 2702sunrise, Fl 33323 United States, 12/29/2022 Inst: 20220778375, 02/13/2024, \$101,365.68, \$31.27; MP'ET82 /06, 07, 08, 09, 10, 11, Christopher Klein, 167 Pilokea Ct Honolulu, Hi 96818 United States, 01/06/2023 Inst: 20230008822, 07/16/2024, \$21,507.94, \$7.18; MP'EU84 /17, 18, 19, 20, 21, 22, 23, 24, 25, 26, Darynet Lyttle, 1935 Piedmont Rd Suffolk, Va 23435 United States, 01/05/2023 Inst: 20230004613, 06/04/2024, \$33,209.28, \$10.71; MP'EX11 /19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, Riquelme Morales, Avda. Manuel Rodriguez Norte 3, Dpto. 312 Santiago 8320096, Chile, 01/24/2024 Inst: 2022046701, 07/11/2024, \$37,919.79, \$14.41; MP'EX81 /34, 35, 36, 37, Juan Pablo

Rodriguez Prieto and Thalia Alejandra Molina, Calle 25 #1100, Acacias 507001, Colombia, 01/19/2024 Inst: 20240036594, 03/09/2024, \$17,318.74, \$6.15; MP'EX90 /39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50&EX91 /51, 52, 53, 54, 55, 56, 57, 58, 59, 60, Francisco Posada and Macarena Ramis, Panoramica Sur 10748, Lo Barnechea Santiago, Chile, 03/22/2023 Inst: 20230159595, 02/27/2024, \$41,469.61, \$10.98; MP'EX91 /29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, Francisco Posada and Macarena Ramis, Panoramica Sur 10748, Lo Barnechea Santiago, Chile, 03/23/2023 Inst: 20230139960, 02/27/2024, \$41,469.61, \$10.98; MP'EX92 /01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, Francisco Posada and Macarena Ramis, Panoramica Sur 10748, Lo Barnechea Santiago, Chile, 03/13/2023 Inst: 20230140011, 02/27/2024, \$35,702.37, \$9.43; MP'EY63 /30, 31, 32, 33, 34, 35&OG99 /40, 41, 42, 43, 44, 45, 46, 47, 48, 49, Jose Morales and Claudia Morales, 7611 Nw 70th Ave Tamarcir, Fl 33321 United States,

20210118679 Bk: 10885 Pg: 9328, 01/01/2020, \$35,437.71, \$6.66; MP#H383/03, 04, 05, 06, Howard Nathan Mckenzie and Giselle Montero Mckenzie, 45602 Alpine Pl Termeuca, Ca 92592 United States, 03/11/2022 Inst: 20220162134, 06/03/2024, \$13,075.87, \$4.75; MP#H708 /19, 20, 21, 22, 23, 24, Alacerio A. Cipriano and Eliane A.M. Cipriano, Rua 258 #65 - Sala 3, Itapema, Sc 88220000, Brazil, 04/14/2015 Inst: 20210183926 Bk: 10903 Pg: 91517, 06/02/2024, \$5,582.38, \$1.09; MP#H733 /12&H801 /31, 32&H826 /22&J353 /33, 34 Cory D. Wiley, 1601 Point West Drive Little Rock, Ar 72211 United States, 08/07/2023 Inst: 20230443823, 06/04/2024, \$22,095.55, \$7.75; MP#H853 /03, 04, 05, 06, Lindon Mckenzie and Kimley Perkins, 230 New Jersey Ave Brooklyn, Nj 11207 United States, 05/20/2024 Inst: 20202090552, 07/23/2024, \$12,115.00, \$3.99; MP#H900 /20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, Donald K. Jordan, 711 E Shady Grove Rd Irving, Tx 75060 United States, 02/07/2023 Inst: 20230171001, 07/14/2024, \$40,432.05, \$12.19; MP#H59 /03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, Gerardo Antonio Castro Marin, Avenida 2 Oeste #10-130, Calle Valle Del Cauca 760045, Colombia, 06/20/2024 Inst: 2023059994, 08/01/2024, \$57,341.30, \$22.08; MP#H95 /13, 14, 15, 16; MP#P556 /15, 16, 17, 18&P560 /01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, Reginald Webb, 2581 N Mountain Ave Claremont, Ca 91711-1545 United States, 03/08/2024 Inst: 20240139804, 06/08/2024, \$37,677.92, \$10.90; MP#HG43 /49, 50, 51, 52&HG44 /01, 02, 03, 04, Lisa Soares Garza and Ismael Vasquez Garza, 6416 De La Suktara Terrace Bakersfield, Ca 93306 United States, 04/03/2024 Inst: 20240191818, 07/22/2024, \$31,338.56, \$10.43; MP#H36 /08, 09, 10, 11, Chelsea K. Buhl, 1670 Dixon Rd Caro, Mi 48723 United States, 05/09/2024 Inst: 20240270756, 06/09/2024, \$17,458.91, \$6.10; MP#H91 /13, 14, 15, 16, 17, 18, 19, 20, 21, 22, Raveendra Babu Darsi and Arpana Priyanka Mulkamala, 1707 Shady Brook Dr Thousand Oaks, Ca 91362 United States, 04/16/2024 Inst: 20240219916, 07/09/2024, \$35,844.90, \$11.89; MP#HL83 /40, 41, 42, 43, 44, 45, 46, 47, 48, 49, Angela M. Waller, 31 S. Gurney Ct Germantown, Md 20874-3882 United States, 05/29/2024 Inst: 202308292, 06/28/2024, \$38,637.59, \$13.82; MP#HM95 /04, 05, 06, 07, 08, 09, Rita S. Bowman, 7600 Deer Meadow Dr Louisville, Ky 40241 United States, 05/15/2024 Inst: 20240282527, 08/01/2024, \$21,440.69, \$7.69; MP#HO31 /47, 48, 49, 50, 51, 52, Petra Sanchez Garza, 2504 Thrushwood Ln Spring, Tx 77373 United States, 05/06/2024 Inst: 20240260549, 06/08/2024, \$25,557.44, \$8.60; MP#HO74 /08, 09, 10, 11, Anna Cintia Roldan and Cristian Andres Mikkan, Chacabuco 431, Mendoza, Argentina, 07/17/2024 Inst: 20240350666, 08/01/2024, \$16,679.27, \$6.29; MP#HP50 /05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, Robyn L. Mott and Brian W. Mott, 359 Division St, Po Box 236735g Harbor, Nj 11963 United States, 06/18/2024 Inst: 20240352547, 07/01/2024, \$20,651.74, \$7.32; MP#HP57 /15, 16, 17, 18, Xavier D. Mills and Carly E. Clay, 1639 Ridge Dr Cocoa, Fl 32926 United States, 05/09/2024 Inst: 20240270760, 06/09/2024, \$18,610.68, \$6.22; MP#HP84 /05&HP86 /26, 27, 28, Anna Maria Coleman and Samuel J. Coleman, 2377 Annan Woods Dr Pickering, On Canada, 05/23/2024 Inst: 20240329823, 06/23/2024, \$17,620.19, \$6.19; MP#HRO3 /28, 29, 30, 31, 32, 33, 34, 35, Christopher Jacob Sandoval and Kristin Nicole Sandoval, 8521 Danby Ave Whittier, Ca 90606 United States, 05/29/2024 Inst: 20240308486, 06/14/2024, \$32,848.93, \$10.79; MP#HS16 /14, 15, 16, 17, Brenda Michelle Tiner, 892 Cherry Road Rock Hill, Sc 29732 United States, 06/18/2024 Inst: 20240355644, 08/01/2024, \$17,941.30, \$6.12; MP#HS85 /21, 22, 23, 24, Timothy L. Halley and Latonia F. Halley, 1097 Stratthorn Avenue Fayetteville, Nc 28304 United States, 06/18/2024 Inst: 20240357525, 07/01/2024, \$12,665.90, \$6.16; MP#HS96 /51, 52&HT11 /42, 43, 44, 45, 46, 47, Andrea Spencer, 3555 Olivnille Ave Apt 10h Bronx, Ny 10467 United States, 05/30/2024 Inst: 20240311524, 07/01/2024, \$30,929.98, \$10.22; MP#HT23 /18, 19, 20, 21, Charisse V. Sweeting, 169 6109th Rd Jamaica, Ny 11433 United States, 07/12/2024 Inst: 20240404293, 07/28/2024, \$17,374.78, \$5.91; MP#HT64 /14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41&HT65 /18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, Dorothy F. Rogers, 107 W. Whitaker Street Clayton, Nc 27520 United States, 06/26/2024 Inst: 20240397260, 07/14/2024, \$169,399.86, \$57.74; MP#HW57 /13, 14, 15, 16, 17, 18, Anna Philippe, 104 Jewett St, Apt 2ansoncia, Ct 06401 United States, 06/24/2024 Inst: 20240367054, 07/10/2024, \$25,269.88, \$8.61; MP#T279 /08, 09, 10, 11, Antonio Joseph Peters, 1600 N Main Street Riversboro, Ca 92501 United States, 02/16/2023 Inst: 20230350870, 06/27/2024, \$15,765.52, \$5.20; MP#H446 /14, 15&H607 /27, 28, 29, 30, 31, 32, Renata Llorens, 11000 La 75 Cte 1010, Montevideo, Uruguay, 03/26/2021 Inst: 20210174392, 07/16/2024, \$20,050.86, \$7.12; MP#J586 /06, 07, 08, 09, 10, 11, 12, 13&J594 /41, 42, Garland W. Davis and Kathryn A. Davis, 6946 Red Oak Dr #C-13 Kingston, Ok 73439 United States, 09/02/2015 Inst: 20150462149 Bk: 10977 Pg: 2658, 07/19/2024, \$18,133.05, \$5.84; MP#J593 /41, 42, 43, 44&J602 /28, 29&J647 /36, 37, 38, 39, 40, 41, 42, 43, 44, 45&Q717 /24, 25, 26, 27&Q874 /13&Q928 /27, 28, 29, 30, 31, 32, 33, 34&R172 /29, 30, 31, 32, 33, 34, 35, 36&R387 /26, 27, 28, Aaron John Bieber, 2043 S Red Rock Ct Gilbert, Az 85295 United States, 04/18/2022 Inst: 20220248482, 07/05/2024, \$121,042.94, \$40.18; MP#J979 /28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, Mazur and Grace A. Mazur, 9025 Pearl St, Boston, Ny 14025 United States, 12/02/2015 Inst: 20150623188 Bk: 11021 Pg: 2788, 06/20/2024, \$7,439.50, \$2.15; MP#K019 /28, 29, 30,



224,659.11, \$8.4; MP/O644  
22, 23X0720 /26, 27, 28,  
29X0955 /42, 43, Reyna  
Cordoba and Rito Cordoba,  
6954 East Saginaw Way  
Fresno, Ca 93727 United  
States, 11/13/2018 Inst:  
20180662245, 07/22/2024  
Inst: 13,374.57, \$.47,77; MP/O733  
/35,38, 39, 40, 41, 42, 43, 44,  
45, 46, Rodney E. McLaurie, 250  
Tequesta Dr Destin, Fl 32541  
United States, 03/16/2017 Inst:  
20170139330, 06/03/2024  
Inst: \$9,834.08, \$.29; MP/P200  
/01, 02, 03, 04, 05, 06, 07, 08,  
09, 10, 11, 12, 13, 14, 15, 16,  
David S. Twitty, 9300 Pearse Rd  
Schenelecty, Ny 12309 United  
States, 06/12/2017 Inst:  
20170326163, 07/16/2024  
Inst: \$2,620.59, \$.85;1; MP/P253  
/51, 52,82P254 /01, 02, Yuri  
Tamayo and Hector A.  
Rodriguez, 6459 S Rockwell St  
Chicago, Il 60629 United  
States, 09/21/2022 Inst:  
2020582166, 06/20/2024  
Inst: \$16,382.25, \$.57,4; MP/P395  
/28XP396 /01, 02, 03, 04, 05,  
Rovena Harris and William  
Henry Harris, 44 Pen Terry Park,  
Chapsworth Monmouthshire  
NP165az, United Kingdom  
Np420/20 Inst: 20200240680,  
04/20/2024 Inst: \$14,519.97, \$.41;  
MP/P216 /27, 28, 29, 30, 31, 32,  
33, 34, 35, Stanley P.  
Paluch, 32855 Shirley Rd  
Romulus, Mi 48174 United  
States, 08/08/2017 Inst:  
20170437699, 07/18/2024  
Inst: \$13,616.81, \$.44,5; MP/Q296  
/03, 04, 05, 06, Germonite  
Graham and Darcenia  
Graham, 5205 Sw 115th Street  
Rd Ocala, Fl 34476 United  
States, 09/19/2022 Inst:  
20202575583, 08/01/2024  
Inst: \$15,367.98, \$.54,5; MP/Q472  
/17, 18, 19, 20, 21,Q4841 /21,  
Cam Quoi Thi Huynh, 1600 S  
122nd Ln Avondale, Az 85323  
United States, 10/26/2021 Inst:  
20210653362, 02/25/2024  
Inst: \$22,070.92, \$.74,5; MP/Q561  
/02, 03, 04, 05, 46, 47, 48, 49,  
50, 51, 52, 53, Daniel W. Land,  
Danner, 3123 Oakwood Manor  
Drive Cypress, Tx 77429 United  
States, 05/19/2017 Inst:  
20170280564, 06/25/2024  
Inst: \$14,814.63, \$.48,2; MP/Q617  
/44, 45, 46, 47, 48, 49, Ronald  
D. Moon, Trustee Of The Moon  
Family Trust Dated October 10,  
1997, 809 Calle Lindo Dr  
Camarillo, Ca 93010 United  
States, 07/18/2017 Inst:  
20170399560, 02/23/2024  
Inst: \$10,067.57, \$.30,7; MP/Q752  
/37,XQ664 /48, 49, 50, Deloris  
G. Dunn and Charles Dunn,  
C/O Montgomery & Newcomb  
435 East Walnut St Springfield,  
Mo 65806 United States,  
05/08/2019 Inst: 20190283917,  
05/08/2024 Inst: \$12,069.70, \$.33,  
5; MP/R156 /34, 35, 36, 37,  
Yasmin Smal and Mario L.  
Small, 2214 Briana Drive  
Brandon, Fl 33511 United  
States, 07/13/2017 Inst:  
20170388718, 02/16/2024  
Inst: \$8,201.50, \$.24,6; MP/R336  
/28, 29, 30, 31, 32, 33, 34, 35,  
36, 37, 38, 39, 40, 41, 42, 43,  
Ernest A. Dubois, 116 Cornfield  
Road Millford, Ct 06461 United  
States, 07/14/2017 Inst:  
20170394340, 06/26/2024  
Inst: \$16,715.12, \$.54,6; MP/R748  
/27, 28, 29, 30, 31, 32, Maria  
Eugenia Salinas, Arturo Gordon  
620, Arica 1023661, Chile,  
03/02/2020 Inst: 20200311583,  
04/07/2024 Inst: \$17,229.10, \$.58,3;  
MP/R796 /22, 23, 24, 25, 26,  
27, 28, 29, 30, 31, 32, 33, 34,  
35, 36, 37, 38, 39, 40, 41, 42,  
Omar Villavicencio, 2824  
Sisteron Ct Henderson, Nv  
89044-0323 United States,  
10/06/2017 Inst: 20170546534,  
07/05/2024 Inst: \$8,931.47, \$.26,7;  
MP/R999 /33, 34, 35, 36, 37,  
38, 39, 40, Howard W. Evans  
and Stephanie L. Evans, 3070  
Bristol St Ste 580 Costa Mesa,  
Ca 92626 United States,  
09/27/2017 Inst: 20170528741,  
07/21/2024 Inst: \$8,876.64, \$.26,8;  
MP/S242 /21, 22,S2426 /39, 40,  
41, 42, 43, 44, 45, 46, 47, 48,  
49,MP/X551 /20, 21, 22, 23, 24,  
25, 26, 27, 28, 29, 30, 31, 32,  
33, 34, 35, Gregory S. Bryant,  
Po Box 993 Pembroke, Nc  
28372 United States,  
08/02/2021 Inst: 20210339308,  
06/24/2024 Inst: \$6,999.08,  
\$.18,35; MP/S502 /21, 22, 23,  
24, 25, 26, 27, 28, 29, 30, 31,  
32, 33, 34, 35, 36, 37, 38, 39,  
40, 41, 42, 43, 44, 45, 46, 47,  
48, Elisabeth Lucia Mazzitelli  
and Anibal Gabriel Valerio,  
Salguero 2835 Ta, Buenos  
Aires 1425, Argentina,  
12/12/2017 Inst: 2017067187,  
07/01/2024 Inst: \$37,661.86,  
\$.14,14; MP/S502 /49, 50, 51,  
52,S5503 /01, 02, 03, 04, 05,  
06, 07, 08, 09, 10, Donald C.  
Alger and Melinda A. Alger,  
15162 Warwick Circle  
Westminster, Ca 92683 United  
States, 05/23/2018 Inst:  
20180307568, 07/02/2024  
Inst: \$10,535.32, \$.32,1; MP/P398  
/01, 05, 06, 12, Pedro Melendez  
and Gloria Meledrez, 19348  
Gardner View Sq Leesburg, Va  
20176 United States,  
06/27/2018 Inst: 20180381577,  
08/01/2024 Inst: \$12,901.11, \$.44,5;  
MP/T004 /42, 43, 44, 45, 46,  
47, 48, 49, Stephen M. Dillon  
and Erin K. Dillon, Trustees Of  
The Dillon Family Trust Dated  
November 5, 2001, 110  
Sundance Circle Hampstead,  
Nc 28443 United States,  
12/29/2017 Inst: 20170704551,  
06/21/2024 Inst: \$11,604.48, \$.35,0;  
MP/T328 /50, 51, 52,T329 /01,  
02, 03, 04, 05,X328 /23, 24, 25,  
26, 27, Dominick J. Brereton  
and Michelle N. Brereton, 50  
Towerbridge Place Saint  
Charles, Mo 63303 United  
States, 05/06/2019 Inst:  
20180413808, 06/22/2024  
Inst: \$22,281.63, \$.59,94; MP/T534  
/26, 27, 28, 29, 30, 31,  
Reynaldo Parado and Velma  
Akemi Parado, 94-345  
Hokuhiahi St Apt 124 Miliani,  
Hi 96789-1922 United States,  
01/02/2018 Inst: 20180001637,  
06/18/2024 Inst: \$9,936.29, \$.13,7;  
MP/T633 /16, 17,T7414 /10, 11,  
12, 13, Kelly Blair Mcconn and  
Jordan Leealan Page, 12631  
Stanley Rd Van Buren  
Township, Mi 48111 United  
States, 07/23/2018 Inst:  
20180431832, 08/01/2024  
Inst: \$10,111.78, \$.39,29; MP/T720  
/01, 02, 03, 04, 05, 06, 07, 08,  
09, 10, 11, 12, Richard C.  
Shurely and Beth Plouffe,  
C/O Johnson Law PLLc, Po Box  
519Morgantown, Wv 26507-  
0519 United States, 02/09/2018  
Inst: 20180080514, 06/18/2024  
Inst: \$23,797.70, \$.78,4; MP/T723  
/47, 48, 49, 50, 51, 52,T724 /4,  
01, 02, 03, 04, Michelle J.  
Foote and Franklin H. Foote,  
9321 N Kendall Dr Miami, Fl  
33176 United States,  
01/09/2018 Inst: 20180017435,  
07/22/2024 Inst: \$11,913.65, \$.73,6;  
MP/T788 /29, 30, 31, 32, 33,  
34, 35, 36, 37, 38, 39, 40, 41,  
42, David R. Meyer and Arlene  
C. Meyer, 3031 Ridgevale Circle  
Valrico, Fl 33596 United States,  
03/01/2018 Inst: 20180121382,  
06/13/2024 Inst: \$22,464.57, \$.71,16;  
MP/U834 /

and Leigh M. Fowler, 5845 N Kenton Ave Chicago, IL 60646 United States, 05/23/2019 Inst: 20190321665, 07/13/2024, \$1,355.94, \$4.90; MP Z093 /34, 35&2096 /24, 25, 26, 27, 28, 29; MP P345 /07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, Sandra D. Michael, 288 Loretta Lane Vestal, NY 13850 United States, 07/02/2019 Inst: 20190405152, 07/17/2024, \$39,635.59, \$11.66; MP Z201 /45, 46, 47, 48; MP A971 /1401, 41, 42, 43, 44, Joneita Rae Neal and Ricky Allen, Neal, 12389 West Burgundy Avenue Littleton, CO 80127 United States, 07/23/2019 Inst: 20190450814, 06/19/2024, \$18,000.45, \$5.92; MP Z249 /08, 09, 10, 11, 12, 13, 14, 15, Allie Leach Schmitt, 6224 Crescent St North Richland Hills, TX 76180 United States, 08/09/2019 Inst: 20190493299, 07/23/2024, \$18,570.43, \$5.90; MP Z549 /41, 42, 43, 44, 45, 46, 47, 48, Jon S. Stevens and Sheila L. Stevens, 3640 Las Vegas Blvd N #60 Las Vegas, NV 89115 United States, 08/10/2020 Inst: 20200419830, 05/01/2024, \$25,449.17, \$9.92; MP Z590 /07, 08, 09, 10, 11, 12, 13, 14, 15, 16, Nichol Barnett Herron and David Matthew Herron, 3457 Bethel Rd Weatherford, TX 76087 United States, 04/16/2020 Inst: 2020036755, 09/02/2022, \$38,170.81, \$9.74; MP Z724 /37&Z751 /16, 17, 18, 19, 20, Dawn Erod and Latoya Demetrius Nelson, 6311 Spanish Moss Charlotte, NC 28262 United States, 04/16/2021 Inst: 20210232080, 06/07/2024, \$17,951.41, \$6.27; MP Z948 /39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, \$52&Z949 /01, 02, James C. Bursinger and Joan E. Bursinger, 2719 Sarah Lane Beloit, WI 53511 United States, 05/12/2021 Inst: 20210285511, 08/01/2024, \$15,467.26, \$5.16; MP Z962 /28, 29, 30, 31, Shaka Charles, 58 MacLund Mill Ct Dallas, Ga 30157 United States, 05/04/2021 Inst: 20210270028, 06/26/2024, \$12,604.48, \$4.11.

**May 16, 23, 2025**

On K2s 1e1 Canada; Nogaret Hernandez and Maria Leiva, Von Schroeders 273 Dto 1209b, Vin Del Mar Vi A Del Mar 2520000, Chile; Otavio Cesar F. De Barros and Celia A.G. De Souza Barros, Rua Eng Isaac Garces 645 Apt203, S Bernardo Campo, Sao Paulo 09619-110, Brazil; Walter Czepiak and Eileen Czepiak, 39 Benn Ln Asbury Park, NJ 07712-8721 United States; Ron West and Brenda West, Po Box 14514 Fort Worth, TX 76117 United States; John W. Paine and Shelia Johnson-Paine, 2803 Build America Way Hampton, VA 23666-3226 United States; Jacqueline Brathwaite and Kathleen Brathwaite and Michael Brathwaite, 2751 Dominion Blvd Windsor, ON N9e 2m7 Canada; Kiersten A. Blake, 6075 Cloverdale Dr Fort Mill, SC 29708-0087 United States; Matthew R Dickey and Donna J. Dickey, 13144 Blackstone Ln Plainfield, IL 60585-5447 United States; Robert L. Eagleton and Hilda L. Eagleton, 8202 Candlegreen Ln Houston, TX 77071-3648 United States. Exhibit "A-1": Contract No., Unit Week, Frequency, Unit; GV"0348"09"B, 9, annual, 0348; GV"0548"18"B, 18, annual, 0548; GV"1109"46"B, 46, annual, 1109; GV"1322"52"B, 52, annual, 1322; GV"2411"39"B, 39, odd year biennial, 2411; GV"3106"36"B, 36, odd year biennial, 3106; GV"3120"30"B, 30, odd year biennial, 3120; GV"3431"36"B, 36, annual, 3431; GV"4213"18"B, 18, odd year biennial, 4213; GV"4225"33"B, 33, annual, 4225; GV"4225"34"B, 34, annual, 4225; GV"5302"13"B, 13, odd year biennial, 5302; GV"6204"14"B, 14, annual, 6204; GV"6310"03"B, 3, annual, 6310; GV"6310"09"B, 9, annual, 6310; GV"6401"46"B, 46, annual, 6401; GV"6425"22"B, 22, odd year biennial, 6425; GV"6524"15"B, 15, annual, 6524; GV"6611"09"E, 9, even year biennial, 6611; GV"6611"13"B, 13, odd year biennial, 6611; GV"6611"47"B, 47, odd year biennial, 6611;

NOTICE OF DEFAULT AND  
INTENT TO FORECLOSE;  
regarding timeshare interest(s)  
owned by the Obligor(s) (see  
Schedule "1" attached hereto  
for Obligors and their notice  
address) at Grande Vista  
Condominium located in  
23, annual, 8506;  
GV\*9149\*13\*X, 13, odd year  
biennial, 9149; GV\*9227\*19\*E,  
19, even year biennial, 9227;  
GV\*9248\*11\*B, 11, annual,  
9248; GV\*9532\*22\*B, 22,  
annual, 9532.  
**May 16, 23, 2025**

"A-1"), Frequency (See Exhibit "A-1") in Unit (See Exhibit "A-1") in Grande Vista Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5114, Page 1488 in the Public Records of Orange County, Florida, and any amendments thereof. Pursuant to the Declaration(s)/Plan(s) referenced above, Grande Vista of Orlando Condominium Association, Inc., a Florida not-for-profit corporation (the "Association"), did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in

trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: First American Title Insurance Company, a Nebraska corporation, duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Batch No.: Foreclosure HOA 151760-GVM103-HOA, NOD. Schedule "1": Obligors, Notice Address: Ronald J. Kimmel, 6601 W. 10th St, East Aurora, NV 89525-1533 United States; Ronald J. Kimmel, 660 Porterville Rd East Aurora, NV 10452-1533 United States; Ross F. Keener, Jr. and Janet F. Turner, 117 Cove Rd Newport News, Va 23608-3137 United States; Leslie Leroy Frans and Barbara Rae Frans, 19323 W 98th St Lenexa, KS 66220-9725 United States; David Aimey and Flora Aimey, 43 Drax Hall St George 19244, Barbados; Daniel Larrea, Via Interocenica Bypass Cumbaya, Edif Plaza Moderna Piso 2 Ofc 14b Cumbaya Ec170157, Ecuador; Alan J. Sevigny and Anne R. Sevigny, 13 Moss Hill Trail Stittsville, On K2s 1e1 Canada; Robert T. Metz and Joy M. Metz, C/O DC Capital Law 700 12th St Nw #700 Washington, DC 20005 United States; Isabel Cristina Castro, Calle Don Ramon De La Cruz 100, Piso 1, Puerta C, Madrid 28006, Spain; Antonio J. Brunet and Marisabel San Miguel, 4 Calle Villa Rita Guaynabo, Pr 00969-4269 United States; Antonio Ortiz Brunet and Marisabel San Miguel, 4 Calle Villa Rita Guaynabo, Pr 00969-4269 United States; Laura Ann Campbell Romanosky, 306 Teakwood Trl Murphy, Nc 28906-4682 United States; Gregorio Miranda Garcia and Monica Serratos De Miranda, Campanario De San Isidro #100-4, Col.Hacienda El Campanario Queretaro Ro 76146, Mexico; Jose Maria Del Cueto Barberena and Montserrat Villaseñor Trabado, Av Bernardino Quintana #595, Lote 1-B Fracc Hacienda Santa Fe Mexico 1210, Mexico; Jose Maria Del Cueto Barberena and Montserrat Villaseñor Trabado, Av Bernardino Quintana #595, Lote 1-B Fracc Hacienda Santa Fe Mexico 1210, Mexico; Santa Fe azzaraz de Graciales De Lazzari, 4440 Ne 27th Av Light House Point Rd Pompano Beach, Fl 33064 United States; Margaret E. Leacock, Ashton Hall Rd, St Peter Bb26012, Barbados; Mariana Nava Langarica, Zolitia # 175 Casa 4, Contadero Mexico Distrito Federal 5530, Mexico; Alan J. Sevigny and Anne R. Sevigny, 13 Moss Hill Trail Stittsville,

**Schedule B Trustee Minutes: 7-1999**  
Other Property Exchange- Non Real Property Assets  
Literary Minutes Of Meeting of TEIAM  
(An Irrevocable Express Trust Organization)  
MISCELLANEOUS  
AFFIDAVIT OF FICTITIOUS BUSINESS NAME STATEMENT  
To the Governing Bodies of This Express Trust, ALL Corporation/ Soles but not limited to the State of Maryland:  
The Sole Trustee, called the meeting to order and affirmed that officially on February 21, 2025, the trustee received the intangible Property, herein known as Affidavit of Fictitious Business Name Statement, to be held in trust, published in any local municipality newspaper filing and but not limited to The County of Wicomico Recorder Office.  
Trustee approved the initial exchange of the specific property for one hundred (100) units of Beneficial interest, known hereto as Trust Certificate Units (TCU's) to be held with this Indenture by the Trustee for the Beneficiaries also known as Members of TEIAM EXPRESS d/b/a DONNELL ALEXANDER SMACK  
THE TRUSTEE shall: WE THE UNDERSIGNED, BEING DULY SWORN, DO HEREBY DECLARE UNDER OATH THAT THE NAMES OF ALL PERSONS INTERESTED IN THE BUSINESS OR PROFESSION CARRIED ON UNDER THE NAMES OF THE TEAM EXPRESS TRUST ARE DOING BUSINESS AS THE FOLLOWING:  
TEAM EXPRESS TRUST d/b/a DONNELL ALEXANDER SMACK  
DONNELL ALEXANDER SMACK d/b/a ETERNAL ANGEL  
TEAM EXPRESS TRUST d/b/a ETERNAL ANGEL  
TEAM EXPRESS TRUST d/b/a DONNELL SMACK  
TEAM EXPRESS TRUST d/b/a SMACK, DONNELL  
TEAM EXPRESS TRUST d/b/a SMACK, DONNELL ALEXANDER  
TEAM EXPRESS TRUST d/b/a DONNELL ALEXANDER FAMILY OF SMACK ESTATE  
TEAM EXPRESS TRUST d/b/a DONNELL ALEXANDER SMACK BANKRUPTCY ESTATE  
TEAM EXPRESS TRUST d/b/a ANGELLUS CORONARUM ENTERPRISE TRUST  
TEAM EXPRESS TRUST d/b/a ALEXANDER D'EMPORER UNINC ASSOC  
TEAM EXPRESS TRUST d/b/a DKINGDOM  
TEAM EXPRESS TRUST d/b/a DETERNAL KINGDOM  
TEAM EXPRESS TRUST d/b/a DONNELL ALEXANDER SMACK LLC  
TEAM EXPRESS TRUST d/b/a TELLEM VI ET ANIMO LLC

HEADQUARTERS: 40000 M AVENUE MARRAKECH MOROCCO PRINCIPAL: 809 SANHORN ST. SALISBURY MD 21801 MAILING: 1147 SOUTH SALISBURY BLVD STE 8 PMB 134 SALISBURY MD 21801 AND THE EXTENT OF THE INTEREST OF EACH, IS AS FOLLOWS: ETERNAL ANGEL Sole Trustee 100% OWNER DONNELL ALEXANDER SMACK 0% Manager May 23, 2025	Plaintiff,  vs. LUIS SAAVEDRA MARIN A/K/A LUIS D. SAAVEDRA MARIN; FLORIDA HOUSING FINANCE CORPORATION; THE CROSSINGS MASTER COMMUNITY ASSOCIATION, INC.; THE RESERVE AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC.; PIETRINA SAAVEDRA MARIN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,  Defendants. <b>NOTICE OF FORECLOSURE SALE</b>
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**NOTICE OF PUBLIC SALE:**  
Notice is hereby given that on 06/09/2025 at 09:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 33.36.  
Locations of vehicles and The lienor's name, address and telephone number are: DISCOUNT AUTO CENTER and MUFFLER SHOP INC 127 S Orange Blossom Trail Orlando FL 32805 Phone: 407- 719 3541 and auction location are: DISCOUNT AUTO CENTER and MUFFLER SHOP INC 127 S Orange Blossom Trail Orlando FL 32805 Phone: 407- 719 3541  
styled cause now pending in said court and as required by Florida Statute 45.03(1), GRANT MALLOY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at <https://www.seminole.realforeclose.com/> at 1:00 PM on the fifth day of June, 2025, the following described property as set forth in said Final Judgment, to wit:  
LOT 29, BLOCK 1, THE RESERVE AT THE CROSSING PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 50, 51, AND 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only.

The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order.

D17RB1CPAAS121672 2010 DODGE RAM 1500  
DIPLOMA AUTO CENTER  
AND MUFFLER SHOP INC  
127 S Orange Blossom Trail  
Orlando FL 32805 Phone: 407-719 3541  
Email: mywayorlando@gmail.com

PROPERTY ADDRESS:  
368 MORNING GLORY  
DRIVE, LAKE MARY, FL  
32746

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 this proceeding, you are entitled, at no cost to

May 23, 2025	L 211734	you, to the provision of certain assistance. If you require assistance please contact: ADA Coordinator, at Seminole County Administration, 200 N. ...
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## SEMINOLE COUNTY LEGALS

IN THE CIRCUIT  
COURT OF THE  
EIGHTEENTH  
JUDICIAL CIRCUIT IN  
AND FOR SEMINOLE  
COUNTY, FLORIDA  
CASE NO.: 2025 CA  
000914

HABITAT FOR HUMANITY OF  
SEMINOLE COUNTY AND  
GREATER APOPKA, FLORIDA,  
INC., a Florida Not-For-Profit  
Corporation,  
Plaintiff,

upon receiving this notification  
if the time before the scheduled  
appearance is less than 7 days;  
if you are hearing or voice  
impaired, call 711.  
Dated this 8th day of May  
2025.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Toll Free: (866) 453-0365

VINA THOMPSON A/K/A VINEY THOMPSON, AND ALL OTHERS CLAIMING BY, THROUGH, UNDER OR AGAINST VINA THOMPSON A/K/A VINEY THOMPSON, WHETHER ALIVE OR DEAD, AND THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, ASSIGNS, OR BENEFICIARIES, Defendants,

Telephone: (954) 774-6052  
Facsimile: (954) 774-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE  
P-MAIL TO FLA. R. JUD.  
ADMIN 2.516  
eservice@decubaslewis.com  
24-03042  
**May 23, 30, 2025**  
#COL-272

IN THE CIRCUIT  
COURT FOR THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR THE STATE OF FLORIDA

<p><b>NOTICE OF ACTION</b>  <b>TO: VINA THOMPSON A/K/A</b>  <b>VINA THOMPSON, AND</b>  <b>ALL OTHERS CLAIMING</b>  <b>BY, THROUGH, UNDER OR</b>  <b>AGAINST VINA THOMPSON</b>  <b>A/K/A VINEY THOMPSON,</b>  <b>WHETHER ALIVE OR DEAD,</b></p>	<p><b>COURT FOR</b>  <b>SEMINOLE COUNTY,</b>  <b>FLORIDA</b>  <b>PROBATE DIVISION</b>  <b>CASE NO. 2024-CP-</b>  <b>001481</b>  <b>IN RE: ESTATE OF</b>  <b>GARY DON HAWKINS,</b>  <b>Deceased.</b></p>
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AND THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, ASSIGNS, OR BENEFICIARIES. YOU ARE NOTIFIED THAT a partition action has been filed on the following property in Orange County, Florida:

**BEGINNING AT A POINT TWELVE (12) CHAINS AND EIGHTY (80) LINKS NORTH AND THREE (3) CHAINS WEST OF THE SOUTHEAST CORNER OF SECTION THIRTY-FOUR (34) IN TOWNSHIP NINETEEN 19, SOUTH OF RANGE THIRTY (30) EAST, AND RUNNING THENCE NORTH TEN (10) CHAINS, THENCE WEST TWO (2) CHAINS, THENCE SOUTH TEN (10) CHAINS,**

**NOTICE TO CREDITORS**

The administration of the estate of Gary Don Hawkins, deceased, whose date of death was June 3, 2024, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 190 Eslinger Way, Sanford, Florida 32773. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and all other persons having claims or demands against the decedent's estate, 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

THENCE EAST TWO (2) CHAINS TO PLACE OF BEGINNING

With property address of: • PLINR 34- 19-30-300-019A-0000

• Property Address: 0000 Vacant Land, Sanford, FL ("Property")

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on LACI CASADO, Esq., Plaintiff's Attorney, whose address is BARRY L MILLER, P.A., 11 N. SUMMIT AVE., SUITE 100, ORLANDO, FL 32801, by MAY 29, 2025, pursuant to Section 49.09 Fla. Stat. (2023), 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.

Page 25

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221(1), Florida Statutes. The written demand must be filed with the clerk.

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

Dated: April 29, 2025.  
 Grant Maloy  
 Clerk of the Circuit  
 Court and Comptroller  
 By: Rosetta M. Adams  
 (CIRCUIT COURT SEAL)  
**May 9, 16, 23, 30, 2025**  
 L 211596

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

IN THE CIRCUIT  
COURT OF THE 18TH  
JUDICIAL CIRCUIT, IN  
AND FOR SEMINOLE  
COUNTY, FLORIDA  
CIVIL DIVISION: W  
CASE NO.: 2024 CA  
002042

LAKEVIEW LOAN SERVICING,  
LLC,

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 May 23, 2025.

Linda Louise Clinton  
Personal Representative  
504 Lora Avenue  
Ponca City, Oklahoma  
74601

FAMILY FIRST FIRM  
Counsel for Petitioner  
/s/ Ryan Saboff  
Ryan Saboff, Esquire  
Florida Bar Number: 1010852  
Rebekah L. Davis, Esquire  
Florida Bar Number: 1059147  
Joseph P. Fabbri, Esquire  
Florida Bar Number: 1022503  
1030 W. Canton Ave., Suite  
102  
Winter Park, FL 32789  
Telephone: (407) 574-8125  
Fax: (407) 476-1101  
E-Mail: ryan.saboff@fff.law  
E-Mail: rebekah.davis@  
familyfirstfirm.com  
E-Mail: jfabbri@  
familyfirstfirm.com  
Secondarily E-Mail:  
probate@familyfirstfirm.com  
**May 23, 30, 2025**

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  
AT SEMINOLE COUNTY  
ADMINISTRATION, (407) 665-  
4227, AT LEAST (7) DAYS  
BEFORE YOUR SCHEDULED  
COURT APPEARANCE  
OR IMMEDIATELY UPON  
RECEIPT OF THIS NOTICE  
IF THE TIME BEFORE THE  
SCHEDULED APPEARANCE  
IS LESS THAN (7) DAYS.  
IF YOU ARE HEARING OR VOICE  
IMPAIRED, CALL 711.

Dated this 6th day of May

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR SEMINOLE COUNTY, FLORIDA GENERAL JUDICATION DIVISION Case No. 2023 CA 003956	Post Office Box 1209 Winter Park, Florida 32790-1209 (689) 244-0414 (Telephone) Attorneys for Plaintiff By: /s/ Grey Squires Binford GREY SQUIRES BINFORD Florida Bar No. 0749151 gsb@Binford-Law.com <b>May 23, 30, 2025</b>	L 211757
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Plaintiff,  
vs.  
Susan Miner a/k/a Susan A.  
Miner a/k/a Susan Ann Miner,  
et al.

IN THE CIRCUIT  
COURT OF THE  
EIGHTEENTH  
JUDICIAL CIRCUIT  
OF FLORIDA IN AND

**Defendants**  
**NOTICE OF FORECLOSURE SALE**  
MINORIE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA003956 of the Circuit Court of the EIGHTEENTH Judicial Circuit, in and for Seminole County, Florida, wherein Mutual of Omaha Mortgage, Inc. is the Plaintiff and Susan Miner a/k/a Susan A. Miner a/k/a Susan Ann Miner; Unknown Spouse of Susan Miner a/k/a Susan A. Miner a/k/a Susan Ann Miner N/K/A Juee Lacour are the Defendants, that Grant Maloy, Seminole County Clerk of Court will set to the highest and best bidder for cash at, <https://www.defendantsrealty.com>, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

FOR SEMINOLE COUNTY GENERAL JURISDICTION DIVISION  
CASE NO. 59-2022-CA-000830  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF8 MASTER PARTICIPATION TRUST,  
Plaintiff,  
vs.  
W. DERRICK MUSSELWHITE A/K/A WAYNE DERRICK MUSSELWHITE A/K/A DERRICK MUSSELWHITE, et al.  
Defendants.  
**NOTICE OF FORECLOSURE SALE**  
MINORIE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 24, 2024 in Civil Case No. 59-2022-CA-000830 of the Circuit Court of

THE NORTH 363.00 FEET OF THE SOUTH 1119.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA AND SUBJECT TO A 70 FOOT EASEMENT OVER THE EAST SIDE FOR ROAD AND UTILITIES, ALSO KNOWN AS LOT 3 OF THE UNRECORDED PLAT OF MCCULLOCH SUBDIVISION, THE EIGHTEENTH JUDICIAL CIRCUIT in and for Seminole County, Sanford, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOTED IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF8 MASTER PARTICIPATION TRUST is Plaintiff and Wayne Derrick Musselwhite a/k/a Wayne Derrick Musselwhite, et al., a/k/a Derrick Musselwhite, et al., are Defendants, the Clerk of Court, GRANT MALOY, will sell to the highest and best bidder for cash via online at [www.seminole.realforeclose.com](http://www.seminole.realforeclose.com) in accordance with Chapter 45,

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, at Court Administration, Seminole Civil Courthouse, 301 N. Park Ave, Suite N301, Sanford, Florida, 32771-1292, (407) 665-4227 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.

Florida Statute, (The Uniform Judicial Code of the United States, 1025 at 1100) AM of the following describes property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block A, THE SPRINGS WILLOW RUN, according to the plat thereof as recorded in Plat Book 17, Pages 7 and 8, of the Public Records of Seminole 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 the ADA Coordinator, Diana Stewart,

Dated this 14th day of May, 2025.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
1919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
/s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
**Max 23.30.2025**

IN THE CIRCUIT  
COURT OF THE  
EIGHTEENTH  
JUDICIAL CIRCUIT IN  
AND FOR SEMINOLE  
COUNTY, FLORIDA  
CASE NO.: 2024-CA-  
001516  
SOUTHSTATE BANK, N.A.,  
Plaintiff,

L 211737

Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSERVICE@mccalla.  
com  
Fla. Bar No.: 146803  
May 23, 2025

L 211737

IN THE COUNTY  
COURT IN AND FOR

<p>V. SANDRA EVELYN, MARIAH EVELYN ROMAN, CELERY KEY HOMEOWNERS ASSOCIATION, INC., and UNKNOWN TENANT(S),  Defendants.</p>	<p>SEMINOLE COUNTY, FLORIDA  CASE NO. 2025 CC 001354  DEER RUN HOMEOWNERS ASSOCIATION #23A, INC.,  A Florida Not-For-Profit</p>
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**NOTICE OF SALE**  
NOTICE is hereby given pursuant to a Summary Final Judgment of Foreclosure entered in this case on March 5, 2025, and pursuant to the Order on Defendants' Motion to Cancel and Reschedule Foreclosure Sale rescheduling the foreclosure sale, GRANT Corporation,  
Plaintiff,  
v.  
DAVID LEWIS,  
Defendants.  
**NOTICE OF ACTION**  
TO: DAVID S. LEWIS  
273 Ringwood Drive  
Winter Springs, FL 32708  
If alive, and if dead, all parties

MALLOY, as the Clerk of the Circuit Court, will sell the property situated in Seminole County, Florida, described as: Lot 241. CELERY KEY, acc.ording to the map or plat thereon recorded in Plat Book 64, Page 85, of the Public Records of Seminole County, Florida. Commonly known as 316 Key Haven Drive, Sanford, Florida 32771.

claiming interest by, through, under or against DAVID S. LEWIS, and all parties having or claiming to have any right, title, or interest in the property described hereunder.

**YOU ARE HEREBY NOTIFIED** that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Lot 5, Deer Run 23-A, ac-

at public sale, to the highest and best bidder for cash, electronically, online at 11:00 AM on June 24, 2025, at [www.seminole.realestateclose.com](http://www.seminole.realestateclose.com). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale in accordance with Florida Statutes, Section 45.031.

**IF YOU ARE A PERSON WITH**

cording to the map or plat thereof as recorded in Plat Book 26, Page 67 of the Public Records of Seminole County, Florida.  
**Property Address:** 273 Ringwood Drive, Winter Springs, FL 32708

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on DEER RUN HOMEOWNERS ASSOCIATION #23A, INC..



c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. If you require assistance please contact: ADA Coordinator, at Seminole Court Administration, 301 N. Park Ave, Suite N301, Sanford, Florida, 32771-1292, (407) 665-4227. NOTE: You must contact coordinator 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.

Grant Maloy  
Clerk of the Circuit  
Court and Comptroller  
(CIRCUIT COURT SEAL)  
Deputy Clerk

May 23, 30, 2025

L 211759

IN THE COUNTY  
COURT IN AND FOR  
SEMINOLE COUNTY,  
FLORIDA  
CASE NO. 2025 CC  
002310

THE CROSSINGS MASTER  
COMMUNITY ASSOCIATION,  
INC., A Florida Not-For-Profit  
Corporation,  
Plaintiff,

v.  
NIROSHANA DESILVA,  
Defendants.

**NOTICE OF ACTION**  
TO: NIROSHANA DESILVA  
2504 Grassy Point Drive Unit  
312

Lake Mary, FL 32746  
Niroshana DeSilva  
939 Fielder Drive  
Mississauga Ontario L5V 2S2  
Canada  
Niroshana DeSilva  
Blackforest Cres Oakville  
Ontario L6M 4T6  
Canada

If alive, and if dead, all parties claiming interest by, through, under or against NIROSHANA DESILVA, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Unit No. 312 Building 36, Regency Park at Lake Mary Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 6016, Page 1, of the Public Records of Seminole County, Florida.  
Property Address: 2504 Grassy Point Drive Unit 312, Lake Mary, FL 32746

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on THE CROSSINGS MASTER COMMUNITY ASSOCIATION, INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. If you require assistance please contact: ADA Coordinator, at Seminole Court Administration, 301 N. Park Ave, Suite N301, Sanford, Florida, 32771-1292, (407) 665-4227. NOTE: You must contact coordinator 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.

Grant Maloy  
Clerk of the Circuit  
Court and Comptroller  
(CIRCUIT COURT SEAL)  
Deputy Clerk

May 23, 30, 2025

L 211758

IN THE CIRCUIT  
COURT FOR  
SEMINOLE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number: 2025 CP  
000732

IN RE: ESTATE OF  
CYNTHIA PROK RUPPEL a/k/a  
CYNTHIA P. RUPPEL,  
Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of CYNTHIA PROK RUPPEL a/k/a CYNTHIA P. RUPPEL, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 190 Eslinger Way, Sanford, FL 32773. The names and addresses of the Personal Representative's attorney are set forth below.

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

THEM.

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

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

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

The date of first publication of this Notice is May 23, 2025.  
Personal Representative:  
/s/ Gregory David Ruppel  
GREGORY DAVID RUPPEL  
329 Park Avenue North, 2nd Floor  
P.O. Box 880  
Winter Park, FL 32790

Attorney for Personal Representative:  
/s/ Vanessa J. Skinner  
Vanessa J. Skinner  
Florida Bar No. 00443713  
Primary email:  
vskinner@whww.com  
Secondary email:  
williams@whww.com  
Woodruffe, Haines, Ward & Woodman, P.A.  
329 Park Avenue North, 2nd Floor  
P.O. Box 880  
Winter Park, FL 32790  
Telephone: (407) 423-4246  
May 23, 30, 2025

L 211735

IN THE CIRCUIT  
COURT FOR  
SEMINOLE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-  
000710  
Division B

IN RE: ESTATE OF  
JACK AUGUSTUS YODER  
a/k/a JACK A. YODER,  
Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of Jack Augustus Yoder, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 301 North Park Avenue, Sanford, Florida 32771. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is May 23, 2025.  
Personal Representative:  
/s/ Teresa D. Yoder  
Teresa D. Yoder  
Personal Representative  
/s/ David A. Yergey, Jr.  
David A. Yergey, Jr.  
Florida Bar No. 374288  
Joel G. Steffensen  
Florida Bar No. 1064666  
Yergey & Yergey P.A.  
910 North Fern Creek Avenue  
Orlando, Florida 32803  
Telephone: (407) 843-0430  
david@yergeylaw.com  
dana@yergeylaw.com  
eportal@yergeylaw.com  
Attorney for Personal Representative  
May 23, 30, 2025

L 211747

IN THE CIRCUIT  
COURT IN AND FOR  
SEMINOLE COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No. 2025 CP  
000733

IN RE ESTATE OF:  
SHELLY MARIE MCCORMICK  
t/k/a, SHELLY MARIE SMITH,  
Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of SHELLY MARIE MCCORMICK t/k/a, SHELLY MARIE SMITH, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 101 Eslinger Way, Sanford, Florida 32773. 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is May 23, 2025.  
Personal Representative:  
/s/ Mark McCormick  
Mark McCormick  
260 Arnold Lane  
Winter Springs, Florida 32708

Attorney for Personal Representative:  
/s/ Cameron H.P. White  
Cameron H.P. White, Esq.  
Florida Bar Number: 021343  
Law Office of Cameron H.P. White, P.A.  
9100 Conroy-Windermere Road, Suite 200  
Windermere, Florida 34786  
Telephone: (407) 792-6011  
Email:  
cameron@chpwhitelaw.com  
Secondary:  
colette@chpwhitelaw.com  
May 23, 30, 2025

L 211736

IN THE CIRCUIT  
COURT FOR  
SEMINOLE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP  
000613

IN RE: ESTATE OF  
VERONICA L. TIMES, a/k/a  
COOKIE, a/k/a VERONICA  
L. ELY, a/k/a VERONICA  
LATRESE ELY,  
Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of Veronica L. Times a/k/a Cookie a/k/a Veronica L. Ely a/k/a Veronica Latrese Ely, deceased, whose date of death was February 6, 2024, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 190 Eslinger Way, Sanford, Florida 32773. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other 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 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 May 23, 2025.  
Personal Representative:  
Kenneth Jerome Times Jr  
a/k/a Kenneth J. Times Jr  
Personal Representative  
4450 Weeping Willow Circle  
Casselberry, Florida 32707

**NOTICE TO CREDITORS**  
The administration of the estate of Michelle Widener Carter, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 190 Eslinger Way, Sanford, Florida 32773. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other 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 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 May 23, 2025.  
Personal Representative:  
Kimberly Murray  
c/o Jonathan J. A. Paul  
WEISSMAN | PAUL, PLLC  
999 Douglas Avenue,  
Suite 2214  
Altamonte Springs, FL 32714  
Telephone: (321)384-0515  
Email/Eservic:  
jonathan@weissmanpaul.com  
May 23, 30, 2025

L 211774

IN THE CIRCUIT  
COURT IN AND FOR  
SEMINOLE COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No. 2025 CP  
000732

IN RE ESTATE OF:  
SHELLY MARIE MCCORMICK  
t/k/a, SHELLY MARIE SMITH,  
Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of SHELLY MARIE MCCORMICK t/k/a, SHELLY MARIE SMITH, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 101 Eslinger Way, Sanford, Florida 32773. 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL 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 May 23, 2025.  
Personal Representative:  
Kenneth Jerome Times Jr  
a/k/a Kenneth J. Times Jr  
Personal Representative  
4450 Weeping Willow Circle  
Casselberry, Florida 32707

FAMILY FIRST FIRM  
Counsel for Petitioner  
/s/ Ryan Saboff  
Ryan Saboff, Esquire  
Florida Bar Number: 1010852  
Rebekah L. Davis, Esquire  
Florida Bar Number: 1059147  
Joseph K. Fabbri, Esquire  
Florida Bar Number: 1022503  
1030 W. Canton Ave., Suite 102  
Winter Park, FL 32789  
Telephone: (407) 574-8125  
Fax: (407) 476-1101  
E-Mail: ryan.saboff@fff.law  
E-Mail: rebekah.davis@familyfirstfirm.com  
E-Mail: joe.fabbri@familyfirstfirm.com  
Secondary E-Mail:  
probate@familyfirstfirm.com  
May 23, 30, 2025

L 211770

IN THE CIRCUIT  
COURT FOR  
SEMINOLE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-  
000732  
Division PROBATE

IN RE: ESTATE OF

AWILDA ALMODOVAR,

Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of AWILDA ALMODOVAR, deceased, whose date of death was March 10, 2025, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 301 N Park Ave., Sanford, FL 32771. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is May 23, 2025.  
Personal Representative:  
CARMEN QUINTERO  
4092 Biscayne Ct  
Casselberry, Florida 32707

Attorney for Personal Representative:  
/s/ Ada Aviles-Yaeger  
Ada Aviles-Yaeger, Esq.  
Florida Bar Number: 602061  
127 W. Church Ave.  
Longwood, FL 32750  
Telephone: (407) 677-6900  
Fax: (407) 358-5072  
E-Mail: ada@cdfloridawal.com  
Secondary E-Mail:  
assistant@cdfloridawal.com  
May 23, 30, 2025

L 211771

IN THE CIRCUIT  
COURT FOR  
SEMINOLE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP  
000613

IN RE: ESTATE OF  
MICHELLE WIDENER  
CARTER,  
Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of Michelle Widener Carter, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 190 Eslinger Way, Sanford, Florida 32773. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other 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 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 May 23, 2025.  
Personal Representative:  
Kimberly Murray  
c/o Jonathan J. A. Paul  
WEISSMAN | PAUL, PLLC  
999 Douglas Avenue,  
Suite 2214  
Altamonte Springs, FL 32714  
Telephone: (321)384-0515  
Email/Eservic:  
jonathan@weissmanpaul.com  
May 23, 30, 2025

L 211772

IN THE CIRCUIT  
COURT FOR  
SEMINOLE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-  
000752

IN RE: ESTATE OF  
JACKLYN HOPE MCDAVITT  
BOOTH A/K/A JACKLYN HOPE  
MCDAVITT, A/K/A JACKIE  
MCDAVITT,  
Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of Jacklyn Hope McDavid Booth a/k/a Jacklyn Hope McDavid, deceased, whose date of death was February 28, 2024, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 190 Eslinger Way, Sanford, FL 32773. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other 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 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 May 23, 2025.  
Personal Representative:  
Kimberly Murray  
c/o Jonathan J. A. Paul  
WEISSMAN | PAUL, PLLC  
999 Douglas Avenue,  
Suite 2214  
Altamonte Springs, FL 32714  
Telephone: (321)384-0515  
Email/Eservic:  
jonathan@weissmanpaul.com  
May 23, 30, 2025

L 211774

IN THE CIRCUIT  
COURT FOR  
SEMINOLE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-  
000752

IN RE: ESTATE OF  
JACKLYN HOPE MCDAVITT  
BOOTH A/K/A JACKLYN HOPE  
MCDAVITT, A/K/A JACKIE  
MCDAVITT,  
Deceased.

**NOTICE TO CREDITORS**  
The administration of the estate of Jacklyn Hope McDavid Booth a/k/a Jacklyn Hope McDavid, deceased, whose date of death was February 28, 2024, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 190 Eslinger Way, Sanford, FL 32773. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The estate of Jacklyn Hope McDavid Booth a/k/a Jacklyn Hope McDavid, deceased, whose date of death was February 28, 2024, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 190 Eslinger Way, Sanford, FL 32773. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is May 23, 2025.  
Personal Representative:  
Larry Booth  
418 Green Spring Circle  
Winter Springs, Florida 32708

Attorney for Personal Representative:  
Aaron W. Saoud, Esquire  
Attorney  
Florida Bar Number: 096124  
AWS LAW FIRM  
2202 N. Westshore Blvd.  
Ste 200  
Tampa, FL 33607  
Telephone: (813) 922-5293  
E-Mail: attorney@awsllaw.org  
Secondary E-Mail:  
services@awsllaw.org  
May 23, 30, 2025

L 211726

IN THE CIRCUIT  
COURT OF THE  
EIGHTEENTH  
JUDICIAL CIRCUIT IN  
AND FOR SEMINOLE  
COUNTY, FLORIDA  
CASE NO.: 2024-CA-  
001809

UNITED WHOLESAL  
MORTGAGE, LLC,  
Plaintiff,

v.  
VICTOR LUIS TEXIDOR, et al.,  
Defendants.

**NOTICE OF FORECLOSURE SALE**  
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment dated February 13, 2025, entered in Civil Action Case Number: 2024 CA 001549, Circuit Court of the Eighteenth Judicial Circuit, in and for Seminole County, Florida, wherein WALKER & TUDHOPE, P.A., A FLORIDA PROFESSIONAL ASSOCIATION, AS TRUSTEE FOR MORTGAGE LENDING TRUST FA23-358, is the Plaintiff, and THE ESTATE OF TODD EDWARD BUCKNER, DECEASED, TYE BUCKNER A/K/A TODD E. BUCKNER, RYAN PAUL, HYPE CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LAURA MONTALTO A/K/A LAURA C. BUCKNER, THE UNKNOWN HEIRS, BENEFICIARIES, AND DEVISEES, WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TODD EDWARD BUCKNER, DECEASED, COLONY COVE OWNERS ASSOCIATION OF SEMINOLE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THE CROSSINGS MASTER COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THE INDEPENDENT SAVINGS PLAN COMPANY N/K/A ISPC, INC.,



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

Dated this 9th day of May, 2025.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communications Email: dsalem@raslg.com  
23-141721 - NaC  
**May 16, 23, 2025**

L 211683

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR SEMINOLE COUNTY, FLORIDA  
CASE NO.: 2023 CA 000233  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2,  
Plaintiff,

v.  
JACK D. DASILVA A/K/A JACK DASILVA A/K/A JOAQUIM DASILVA; ET AL.,  
Defendant(s).

**NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 11, 2024 and the Agreed Order on Plaintiff's Motion to Reset Foreclosure Sale dated April 23, 2025, in the above-styled cause, the Clerk of Circuit Court, Grant Maloy, shall sell the subject property at public sale on the 12th day of June, 2025, at 11:00 a.m. to the highest and best bidder for cash, at https://seminole.realtorforeclose.com on the following described property: LOT 45, LAKEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 17 THROUGH 20, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA  
Property Address: 2935 Willow Bay Terrace, Cas- selberry, FL 32707.

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 accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 301 N. Park Avenue Suite N301, Sanford, Florida 32711-1292 (407) 665-4227 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: May 7, 2025.  
BITMAN O'BRIEN, PLLC  
s/ Wendy Griffith  
Wendy Griffith, Esquire  
Florida Bar No.: 72840  
wgriffith@bitman-law.com  
kimy@bitman-law.com  
610 Crescent Executive Ct., Suite 112  
Lake Mary, Florida 32746  
Telephone: (407) 815-3110  
Facsimile: (407) 815-2511  
Attorneys for Plaintiff  
**May 16, 23, 2025**

L 211709

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR SEMINOLE COUNTY, FLORIDA  
CASE NO.: 2025-CP-000721  
PROBATE DIVISION

IN RE ESTATE OF: WILLIAM THOMAS NEELEY, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of WILLIAM THOMAS NEELEY, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is Seminole County Courthouse, 190 Esslinger Way, Sanford, Florida 32773. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 16, 2025.  
Personal Representative: s/ Teresa Fay Neeley  
Teresa Fay Neeley  
Attorney for Personal Representative:

CIPPARONE & CIPPARONE, P.A.  
1525 International Parkway, Suite 1011  
Lake Mary, Florida 32746  
Telephone: (321) 275-5914  
Facsimile: (321) 275-5931  
s/ Paul C. Cipparone  
Paul C. Cipparone  
Florida Bar No.: 84084  
PCipparone@cipparonepa.com  
**May 16, 23, 2025**

L 211710

IN THE CIRCUIT COURT FOR SEMINOLE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 000459  
Division Probate

IN RE: ESTATE OF JOSEPH WILLIAM DARMIENTO A/K/A JOSEPH W. DARMIENTO, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Joseph William Darmiento a/k/a Joseph W. Darmiento, deceased, whose date of death was November 14, 2024, is pending in the Circuit Court for Seminole County, Florida, Probate Division, the address of which is P.O. Box 8099, Sanford, FL 32772. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is May 16, 2025.  
Personal Representative: s/ Joette D. Beigay  
Joette D. Beigay  
82 Arlington Road  
Lake Ronkonkoma, New York 11779

Attorney for Personal Representative: s/ Sarah S. AuMiller  
Sarah S. AuMiller  
Florida Bar Number: 0072833  
Law Offices of Hoyt & Bryan, LLC  
254 Plaza Drive  
Oviedo, FL 32765  
Telephone: (407) 977-8080  
Fax: (407) 977-8078  
E-Mail: sarah@hoytbryan.com  
Secondary E-Mail: logan@hoytbryan.com  
**May 16, 23, 2025**

L 211707

**OSCEOLA COUNTY LEGALS**

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA  
CASE NO. 2024 CA 003524 MF

Silver Lake Resort Owners Association, Inc., a Florida not for profit corporation, Plaintiff,

v.  
Willie L Abner, et al., Defendants

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**

TO: Julia Feist, Heirs and/or Beneficiaries of Arthur Julien, Heirs and/or Beneficiaries of Lois J Rindosh, John O Putikka, Heidi L Putikka, Michael Rennier, Alzena M Rennier, Anthony John Ross, Kimber Prudence Ross, Mary L Segura, Olivia Chambers  
YOU ARE HEREBY NOTIFIED that an action to foreclose a timeshare association lien on the following property in the circuit court of OSCEOLA County, Florida, Silver Lake Resort Owners Association, Inc., a Florida not for profit corporation, v. Willie L Abner, et al. Case number 2024 CA 003524 MF: Alexander Feist, Julia Feist: An undivided 1/2080 interest as a tenant in common with other owners in the Resort Facility (ONE Time Share Interest), according to the Time Sharing Plan thereof, recorded in Official Records Book 1267, Page 2801 et seq.; of the Public Records of Osceola County, Florida, and all subsequent amendments thereto ("Plan"). Together with the right to occupy, pursuant to the Plan, Unit 1750 and each Unit which is subject to the Flexible Use Plan, during Flexible Unit Week(s) 33, and during each Unit Week that is subject to the Flexible Use Plan, provided, however, the use, possession and occupancy of a Unit during any Unit Week is subject to (i) the terms of the Flexible Use Plan; (ii) a prior reservation

made in accordance with the Rules and Regulations governing reservations; and (iii) specific compliance with Article VI and Article III, Paragraph E of the Plan. The Property has the address of 7751 Black Lake Road, Kissimmee, Florida 34747 (herein "Property Address"). If the Flexible Unit Week expressly set forth above is Unit Week 1, 7, 13-33, inclusive, 46, 47 or 52, then Grantor does hereby designated such Flexible Unit Week as a Prime Unit Week. - Heirs and/or Beneficiaries of Arthur Julien, Heirs and/or Beneficiaries of Lois J Rindosh: An undivided 1/2080 interest as a tenant in common with other owners in the Resort Facility (ONE Time Share Interest), according to the Time Sharing Plan thereof, recorded in Official Records Book 1267, Pages 2801 et seq.; of the Public Records of Osceola County, Florida, and all subsequent amendments thereto ("Plan"). Together with the right to occupy, pursuant to the Plan, Unit 1747 and each Unit which is subject to the Flexible Use Plan, during Flexible Unit Week(s) 13, and during each Unit Week that is subject to the Flexible Use Plan, provided, however, the use, possession and occupancy of a Unit during any Unit Week is subject to (i) the terms of the Flexible Use Plan; (ii) a prior reservation made in accordance with the Rules and Regulations governing reservations; and (iii) specific compliance with Article VI and Article III, Paragraph E of the Plan. The Property has the address of 7751 Black Lake Road, Kissimmee, Florida 34747 (herein "Property Address"). If the Flexible Unit Week expressly set forth above is Unit Week 1, 7, 13-33, inclusive, 46, 47 or 52, then Grantor does hereby designate such Flexible Unit Week as a Prime Unit Week. - John O Putikka, Heidi L Putikka - An undivided 7/6552 interest as a tenant in common with other owners in the (Phase Seven) of the Resort Facility with 123,000 Silver Points appurtenant thereto (ONE Time Share Interest), according to the Time Sharing Plan thereof, recorded in Official Records Book 2101, Pages 1813 et seq.; of the Public Records of Osceola County, Florida, and all subsequent amendments thereto ("Plan"). The numerator of such interest being the below-described number of Unit Periods in a Unit in (Phase Seven) of the Resort Facility allocated to the Grantee of such interest. Together with the right to use and occupy, pursuant to the Plan and the Silver Points Valuation Model and Calendar attached as Exhibit G to the Plan, Assigned Unit Periods (239 to 245) in Assigned Unit (8201) in which Unit Periods and Unit the herein-granted timeshare interest shall exist. Together with the right to use, possess and occupy other Unit Periods and Units that are subject to the Flexible Use Plan provided, however, such use, possession and occupancy is subject to (i) the terms of the Flexible Use Plan; (ii) a prior reservation made in accordance with the Rules and Regulations governing reservations; and (iii) specific compliance with Article VI and Article III, Paragraph E of the Plan. The Property has the address of 7751 Black Lake Road, Kissimmee, Florida 34747 (herein "Property Address"). If the Flexible Unit Week expressly set forth above is Unit Week 1, 7, 13-33, inclusive, 46, 47 or 52, then Grantor does hereby designate such Flexible Unit Week as a Prime Unit Week. -

the terms of the Flexible Use Plan; (ii) a prior reservation made in accordance with the Rules and Regulations governing reservations; and (iii) specific compliance with Article VI and Article III, Paragraph E of the Plan. The Property has the address of 7751 Black Lake Road, Kissimmee, Florida 34747 (herein "Property Address"). If the Flexible Unit Week expressly set forth above is Unit Week 1, 7, 13-33, inclusive, 46, 47 or 52, then Grantor does hereby designated such Flexible Unit Week as a Prime Unit Week. - has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Phyllis Harfeny, Esquire, Harley Law Offices, P.A., the Plaintiffs' attorney, whose address is 4949 Magnolia Ridge Rd, Fruitland Park, FL 34731, within thirty (30) days of the first date of publication on or before July 1, 2025, and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED on May 15, 2025, KELVIN SOTO, As Clerk of the Court, SEAL Osceola County, Florida, Clerk of the Court and County Comptroller.  
**May 23, 30, 2025**

L 211775

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2025 CP 000374 PR  
Division: Probate

IN RE: ESTATE OF GEORGE R. GATZ a/k/a GEORGE GATZ, Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of George R. Gatz a/k/a George Gatz, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this notice is May 23, 2025.

Personal Representative: s/ Georgianne G. Buchanan  
Georgianne G. Buchanan  
4163 Mockingbird Drive  
Melbourne, Florida 32934

Attorney for Personal Representative: s/ C.D. Lewis, Jr.  
C.D. Lewis, Jr.  
Attorney for Georgianne G. Buchanan  
Florida Bar Number: 435848  
Lewis and Massey, P.A.  
1021 Massachusetts Avenue  
P.O. Box 701654  
St. Cloud, Florida 34770-1654  
Telephone: (407) 892-5138  
Email: cdelewis@lewismasseylaw.com  
**May 23, 30, 2025**

L 211778

IN THE CIRCUIT COURT IN AND FOR OSCEOLA COUNTY, FLORIDA  
CASE NO. 2020 CA 003143  
EAST LAKE COVE HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. JEFFREY RUSSO & CRISTY RUSSO & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

**NOTICE OF SALE UNDER F.S. CHAPTER 45**

Notice is given that under a Final Summary Judgment dated April 29, 2025, and in Case No. 2020 CA 003143 of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, in which EAST LAKE COVE HOMEOWNERS ASSOCIATION, INC., the Plaintiff and Jeffrey Russo & Cristy Russo the Defendant(s), the Osceola County Clerk of Court will sell to the highest and best bidder for cash at Osceola County Courthouse, 3 Courthouse Square, Room 204, Kissimmee, FL 34741, at 11:00am on May 22, 2025, the following described property set forth in the Final Summary Judgment:

Lot 59, East Lake Cove Phase 1, according to the plat thereof, recorded in Plat Book 14, Page(s) 110 and 117, of the Public Records of Osceola 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.

WITNESS my hand this 29th day of April, 2025.

Karen J. Wonsetler, Esq.  
Florida Bar No. 140929  
WONSETLER & WEBNER, P.A.  
717 North Magnolia Avenue  
Orlando, FL 32803  
Primary E-Mail for service: Pleadings@kwpalaw.com  
Secondary E-Mail: office@kwpalaw.com  
(P) 407-770-0845  
(F) 407-770-0843  
Attorney for Plaintiff  
**May 23, 30, 2025**

L 211762

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA  
CASE NO. 2025 CC 000716 CF

RETREAT AT CHAMPIONSGATE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

v. JASON SAMUEL AS TRUSTEE OF THE 145 MYRTLEWOOD STREET REVOCABLE TRUST DATED OCTOBER 25TH, 2023; and ALL UNKNOWN TENANTS/ OWNERS, Defendants.

**NOTICE OF ACTION**

TO: Jason Samuel  
1459 Myrtlewood Street  
Davenport, Florida 33896  
Jason Samuel  
7515 Mulrain Drive  
Sugar Land, Texas 77479

YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Osceola County Florida, community known as 1459 Myrtlewood Street, Davenport, Florida 33896, and more particularly described as:

Lot 148, Block H-1, Stonebrook Sub Phase 1 Replat of Tracts C-1 and H-1; according to the map or plat thereof, as recorded in Official Record Book 22, at Page(s) 116 through 118, of the Public Records of Osceola County, Florida.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI II BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

DATED: May 14, 2025.  
Kelvin Soto, Esq.  
Clerk of the Circuit Court & County Comptroller  
By: Suzan Viz  
(CIRCUIT COURT SEAL)  
Deputy Clerk  
**May 23, 30, 2025**

L 211763

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2025 CP 000369 PR  
Division: Probate

IN RE: ESTATE OF KIMBERLY G. DESHONG t/k/a KIMBERLY G. SHAW, Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Kimberly G. DeShong a/k/a Kimberly G. Shaw, deceased, whose date of death was March 23, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the

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

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

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

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

The date of the first publication of this notice is May 23, 2025.

Personal Representative: s/ Rick J. DeShong  
Rick J. DeShong  
641 Brown Bear Court  
St. Cloud, Florida 34772

**Attorney for Personal Representative:**

s/ Lee H. Massey  
Lee H. Massey  
Florida Bar Number: 36207  
Lewis and Massey, P.A.  
1021 Massachusetts Avenue  
St. Cloud, Florida 34769  
Telephone: (407) 892-5138  
Email: lmassey@lewismasseylaw.com  
**May 23, 30, 2025**

L 211749

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 000287 PR  
Division Probate

IN RE: ESTATE OF JAMES DANIEL WINTER, Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of James Daniel Winter, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, FL 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representatives: Maxine Joanne Winter  
6 Squires Gardens  
Ardsley, Barnsley, South Yorkshire, UK S71 5PJ  
Sara Louise Thelwell  
53 Brocklehurst Avenue, Barnsley, South Yorkshire, UK S70 3EE

Attorney for Personal Representative: Allyson Roberts  
Allyson Roberts  
E-Mail Addresses: ARoberts@barrymillerlaw.com  
Donna@barrymillerlaw.com  
Florida Bar No. 1022246  
Barry L. Miller, P.A.  
11 N. Summerlin Avenue, Ste. 100  
Orlando, Florida 32801  
Telephone: (407) 423-1700  
**May 23, 30, 2025**

L 211746

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 000321 PR  
Division Probate

IN RE: ESTATE OF FENTON F. FRANCIS, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Fenton F. Francis, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. 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 on whom a

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is May 23, 2025.

Personal Representative: Caroline Campbell  
529 Eliza Crescent  
L7L6J1

Ontario, Canada  
Attorney for Personal Representative: s/ Tracy Hensel, M.D., J.D.

Tracy Hensel, M.D., J.D.  
Florida Bar Number: 127358  
HENSEL BAILEY & HARRIS, P.A.

701 13th Street  
St. Cloud, FL 34769  
Telephone: (407) 957-9686  
Fax: (407) 386-7451  
E-Mail: tracy@hbhlawfl.com  
Secondary E-Mail: heather@hbhlawfl.com  
**May 23, 30, 2025**

L 211736

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 000256 PR  
Division Probate

IN RE: ESTATE OF ROSWITHA S. RHOADES, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Roswitha S. Rhoades deceased, whose date of death was January 07, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, Florida 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is May 23, 2025.

Personal Representative: Alan L. Glassman  
1200 Talon Way  
Melbourne, Florida 32934

Attorney for Personal Representative: s/ Justin Brick  
Justin M. Brick  
Florida Bar Number: 0097824  
Bogin, Munns & Munns, P.A.  
1000 Legion Place, Suite 1000  
Orlando, FL 32801  
Telephone: (407) 578-1334  
Fax: (407) 578-2280  
E-Mail: jbrick@boginmunns.com

2nd E-Mail: bmservice@boginmunns.com  
**May 23, 30, 2025**

L 2117



and Unit Week during Assigned Use Period (See Exhibit "A-1"). Phase IV (See Exhibit "A-1"). Time Share Interest(s) as defined in the Declaration of Covenants, Conditions and Restrictions for Alhambra at Poinciana IV, a Time Share Resort, recorded in Official Records Book 1010, Page 1882, of the Public Records of Osceola County, Florida, and any amendments thereto (the "Declaration"), together with the right to reserve, pursuant to the Reservation System set forth in the Declaration, a Unit and Unit Week during Assigned Use Period (See Exhibit "A-1"). Pursuant to the Declaration(s)/Plan(s) referenced above, Alhambra at Poinciana Owners Association, Inc., a Florida not-for-profit corporation (the "Association"), did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay. Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: American Title Insurance Company, a Nebraska corporation, duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Batch No.: Foreclosure HOA 151058-AH-HOA, NOD, Schedule "1". Obligors, Notice Address: Donald Malcolm and Vita Malcolm, 909 Glendale St Benton, IL 62812 United States; John B. Gizzi and Michele C. Gizzi, 11512 Centaur Way Lehigh Acres, FL 33971-3768 United States; Thomas A. Jenkins and Mary C. Jenkins, 148 Rainbow Dr Apt 4887 Livingston, TX 77399-1048 United States; Wilfred W. Dacker, Jr. and Carolyn J. Dacker, 256 Langton Lane Bloomingdale, IL 60108 United States; Nihaily Crecencia Severina and Sixta Catalina Severina and Ismael Jonathan Severina, Kaya On2a241a, Curacao, Netherlands; Devika Bheecham and Ronald Soondar Bheecham, 3804 NW 89th Way Coral Springs, FL 33065-4475 United States; Cynthia A. Bertrand and Ryan J. Bertrand, 259 Waterman Ave Smithfield, RI 02917 United States; Elaine M. Davis and Leora Denise Johnson, 788 Miller Run Atlanta, Ga 30349 United States; Morag Susan Alvarez and Elizabeth Fulton Zayas and Gustavo Alvarez, 16301 SW 46th Ter Miami, FL 33185-3856 United States; Maria Mercedes Capitanelli and Fabian Martin Touzet, Jose Hernandez 715, Baradero Bsa 2942, Argentina; Genaro Moreno and Gloria Jo Moreno, 703 Merritt St River Oaks, TX 76114-2939 United States; David Paul Greenlee Jr. and Joyce A. Hall, 15 Pebble Rd. Pooler, Ga 31322 United States; William Harvey Queen and Peggine Ann Queen and Melvin La-Dameon Hardy and Alicia Nicole Burnett Hardy, C/O Peggie Queen 10536 Laxton St Orlando, FL 32824 United States; Amanda Laraye Anway, 105 Princeton Ave Macoon, Ga 31211-7041 United States; Joyce Mila Brown-Owens and Damonte Damal Owens, 11150 Glenoaks Blvd #221 Pacoima, Ca 91331 United States; Winsley C. Walker and Jennifer Michelle Walker, 16891 Robson St. Detroit, Mi 48235 United States; Gregory Arnold Mcghee Jr. and Rhonda L. Mcghee, 17 West Salisbury Drive Wilmington, De 19809 United States; Michael A. Duson, 415 Hellerman St Philadelphia, Pa 19111 United States; Johnnie Shawn Isner and Joanne Finfera Isner, 14138 Budworth Cir Orlando, FL 32832-6120 United States; Fred D. Gonzalez Jr. and Danielle L. Gonzalez, 8401 N Water Tower Rd Fort Worth, TX 76179-5177 United States; Luis Garcia Jr. and Geneva Gutierrez Garcia, 15227 Kamary Lane San Antonio, TX 78247 United States; Yannick Bordeau and Marie-Lou Jocas, 1099 Rue Du Parc Saint-Denis-De-Brompton, Qc J0b 2p0 Canada; Jacques Cormier and Amanda Cormier, 67 Frontena Blvd. Embrun, On K0a 1w0 Canada; Ginger Smith Meriwether, 3791 Mississippi Hwy #35 Holcomb, Ms 38940 United States; Jesus A. Cartagena Ortizolaza and Miriam I. Rodriguez Ostolaza, 753 Sect La Capilla Utuado, Pr 00621 United States; Robert Lee Hawkins and Crystal Gail Hawkins, 1015 Mohawk Ridge Rd Bulls Gap, Tn 37711-2636 United States; Jerry Lee Williams, 3615 Elwood Ave South Bend, In 46628 United States; Tiffany Lashon Burnham and Ronald R. Childs, 2787 E Edmonton St Ontario, Ca 91761-7969 United States; Jairo E. Deavilla and Irma Elena Hernandez Alvarez, 2425 Sw 27th Ave Apt 1001 Miami, FL 33145-3679 United States; Jorge L. Sterns Patino and Laura Cornejo Olivares and Jaime Enrique Aguilera Londono and Blanca Cecilia Margarita Sterns De Aguilera, 20 Calle Rio Orocoybo, Pr 00621 United States; Robert Valle Verde Baya, 200961 United States; Elena Cristina Gonzalez Castillo, Via Torrijos 2949, Mas Palomas (Valle De Santiago) Monterrey Nl 64780, Mexico; Norman D. Williams and Wanda A. Williams, 1020 Poppell Drive Darien, Ga 31305 United States; Alberto Secundino Montenegro Lopez and Kathy Veronica Ramirez, Pedro Porras 37-35 Y Juio Viteri, Quito, Ecuador; Jeremy P. Doss and Hailey M. Doss, Po Box 9 Moseley, Va 23120 United States; Alexander Dimitri Gemza and Lisiane Helena Da Silva and Gabriel Gustavo Gemza, Rua Pres Campos Salles, Apto 706-A, Joinville 89217-100, Brazil; Kim Kopio and Colby Kopio, 540 Sid Martin Rd Apt 6 Johnson City,

Tn 37615-5109 United States; Edward Dean Parsons and Diana S. Parsons, 3492 Wilson Hwy Independence, Va 24348 United States; Ian S. Kessen and Sue A. Kessen, 715 Ravine Rd, Plainfield, NJ 07062 United States; Ruben J. Baumbach and Lucy K. Mochizuki, C/O Lucy Mochizuki 7094 Riverside Blvd Sacramento, Ca 95831 United States; Adam N. Mcgill and Sheree C. Brown Mcgill, 2342 Bernard Rd Nw Atlanta, Ga 30318-1169 United States; Jesus L. Machorro and Josephine Elizabeth Machorro, 5042 Ridge Road Deerfield, WI 53531 United States; Jonathan Joseph T. Mcmorris and Dominique Sylvia Mcmorris, 1414 Crescent Ln, Hamilton, Ontario, Canada, N2B105-2335 United States; Moses Aaron Johnson, 603 Golden Drive Williamsburg, Va 23185 United States; Aline Buarque De Santana, Stn Lote K Blocco I Ap 112 Condominio Mon, Brasilia 70770-100, Brazil; Jorge L. Vanga and Alba Enid Vangas, 4200 Sturgeon Drive Sebring, Fl 33870 United States; Dermot Darwin Corbett and Jacquelyn Corbett, 446 Royal Oaks Blvd Moncton, NB E1h 3s7 Canada; Cristiane Rodrigues Silva and Elyseyla Silva Do Nascimento, Shdb Ql 32, Conj. 20, Casa 85, Qd Almeida, Brasilia 71676-200, Brazil; Miguel Edgar Cardenas Delgado and Maria Guadalupe Solarez Gutierrez, Avenida 111 Y Calle 13-14, Manita 2772, Ecuador; Susan Olubunmi Omilabu and Babatunde Ayodeji Omilabu, 51 B Sprules Rd., London Se4 2nl, United Kingdom; Kristen J. Zapata, 119 Grand St #11 Brooklyn, Ny 11249 United States; John Robinson and Gloria Robinson, 2614 Canyon Bluff Dr Marvel, TX 77578-7828 United States; Jarrell Lamont Thomas and Lindsay Kerisse Thomas, Po Box 77096 Jacksonville, Fl 32226-7096 United States; Miriam Akinefiro and Oyewale D. Akinefiro, 224 South 10th Street Reading, Pa 19602 United States; Patrick Simon and Paula A. Simon, 111 Alpha Drive Lafayette, La 70506 United States; Paul David Smith and Desrene J. Smith, 155 Sunforest Dr Brampton, On L6z 4b7 Canada; Alicia Ramnarine, 1515 Plymouth Ave. Bronx, Ny 10461 United States; Christopher Thompkins and Bettina Thompkins, 361 Della Drive Leesville, La 71446 United States; Gladys Ndungu Jones, 59 Grandview Crossing Chambersburg, Pa 17201 United States; Kenneth R. Bloomfield and Sheila Bloomfield, 3514 Forest Ridge Ln Kissimmee, Fl 34741-7634 United States; Clabe Holmes III and Vanessa Lashon Holmes and Dastina W. Gooden-King, 10003 Territory Lane Houston, TX 77064 United States; Michael John Irvin, 197 Watts Lane Talladega, Al 35160 United States; Celso De Oliveira Junior and Aureanisia Geralda De Oliveira, Rua Afonso Pena Junior, 425 Ap 101 Ciudad, Belo Horizonte Mg311-70110, Brazil; Linda Jacobs, 873 Coxton Road Duryea, Pa 18642 United States; Eric Adshead and Gillian Adshead, 120 Lynndale Rd Simcoe, On N3y 5e5 Canada; Jorge Alejandro Blas Garcia and Fabiola Ortiz Rodriguez, 10719 Whispering Meadows Trail Houston, TX 77064 United States; Kyle E. Anway, 105 Princeton Ave Macaron, Ga 31211-7041 United States; Hanser Echemendia Artiaga and Tahimi Chavez Comet, 4371 Winters Chapel Rd #2823 Atlanta, Ga 30360 United States; Guilherme Vinicius Reis Bergamo and Daniela De Moraes, Avenida Jose Gabriel De Oliveira 915 Tor, Londrina 86047-360, Brazil; Veronica A. Siemens, P.O. Box 1992 Laronge, Sk S0j 1J0 Canada; S.L. Sharlini Marnickam and Ramesh Rajaratnam, 23 Jalan Pudina, Bangsar Kuala Lumpur 51900, Malaysia; Antoni Tekelenburg and Shannon M. Tekelenburg, 76 W Adams Ave Apt 1305 Detroit, Mi 48226-1668 United States; Larry Williams and Evelyn Williams, 575 Berkeley Ave, Petersburg, Va 23805 United States; Dwight Copeland and Cassandra S. Lampkins, Po Box 91024 Milwaukeee, Wl 53209 United States; Emilia Calderon Martinez, Calle Hipodromo 2019-202, Colomos Rodriguez Guadaluajara Jal 44660, Mexico; Jeffrey A. Sprince and Nicole A. Ferrante, 40 Roysan St Manchester, Nh 03103-3048 United States; Ronald A. Thomas, 123 Riviera Drive Hendersonville, Tn 37075 United States; Diana Bernal and Lourdes Uribe, 228 Longshore Rd Jupiter, Fl 33458-2407 United States; Jose De Arimatea Marez and Ana Beatriz Forero Del Martinez, 1514 Sandra Patricia Martinez Forero, Calle 4a #40c-36, Bogota Cundinamarca, Colombia; Jessica A. Young and Christian P. Young, 12814 Gore Orphanage Rd Wakeman, Oh 44889-9589 United States; Aaron Bronelle Wilbanks, 6409 Beaver Creek Rd Oklahoma City, Ok 73162 United States; Wania Mendes Seixas and Paulo Paim De Campos, Av Epitacio Pessoa 529, Santos 13001-601, Brazil; Amir R. Malk and Rizwana R. Malk, 1101 Juniper St Ne Atlanta, Ga 30309 United States; Lisette Ramirez, 120 Hoborn Lane #12a New York, Ny 10034 United States; Felicio Sehenn, R. Salomao Elias Feder 121 Sb 14, Curitiba 81570-390, Brazil; Helio Hamilton Zeni Vieira, Rua Padre Anchieta No. 1025 Apt. 151, Curitiba Pr 80430-060, Brazil; Deborah Turner Desouza and Negrill George Desouza, 55 Candy Lilly Lane Dallas, Ga 30157-1421 United States; David E. Miller and Theresa M. Zipeto, 100 Norton Ave #3 South Easton, Ma 02375 United States; Vera V. Azeharie and Beni S. Purwanto, 2555 Whitlock Trl Lawrenceville, Ga 30043 United States; Timothy M. Weaver and Elizabeth J. Weaver, 14 Doberman Lane Charleston, Sc 29407 United States; Craig Mathis and Tammy Lee West, 386 Willanco Dr Eddyville, Ky 42038-8529 United States; Nelson Valentin Jr. and Alejandra J. Lozano, 11562 Echo Lake Cir #104 Bradenton, Fl 34211 United States; Charles Douglas Hoffmann and Dana Renee Hoffmann, 14 Hassam Court Manchester, Mo 63021 United States; Lisa J. Collins, 10606 Allen Dr Fairdale, Ky 40118-9313 United States; Manuel Largo and Berdine Largo, 24 Nizhoni Dr Mescalero, Nm 88340-9759 United States; Carlos Josue Guerra Do Vale and Greicy Priscila Fundao Leite Guerra Do Vale, Rua Pajuicara 205-Ilna De Governador, Rio De Janeiro 21910-300, Brazil; Eartha T. Wells and Karen K. Wells, 54 Gaffney Lane Willingboro, Nj 08046 United States; Cindy Dunaway Spivey, 247 Tynch Town Rd Edenton, Nc 27932 United States; Cezar Dutra, Rua Marechal Deodoro Da Fonseca 376 Cent, Sao Sebastiao Do Cai 95760-000, Brazil; Luiz Fernando Daros and Marcia Joana Sandri Daros, Av Beira Mar 470 Apt 701, Piedade Jabotao Do S5 54400-100, Brazil; Bouchaib Elomri and Malkia Elomri, Po Box 22880 Villa No. 41 Kestrel Al Ja, Doha, Qatar; 11436 Renard Jones and Cynthia Nelson Jones, 505 Cynthia Pine Street, P.O. Box 784 Bunnell, Fl 32110 United States; Kelly Lee Hawk, 10142 Bannister St. Spring Hill, Fl 34608 United States; Renato Wilfredo Garcia Rodriguez, Sebastian Ecano 1055, Apt. 805, Santiago, Chile; James Bischoff Kennard and Araksya Hmayak G. Kennard, 4977 S 11th E Idaho Falls, Id 83404-7693 United States; Milton Volker Brinson and Mary Angeliqe Brinson, 4504 Ashmore Cir Ne Marietta, Ga 30066-1613 United States; Dave N. Jaikaran and Candice M. Ramdath, 129 23 143rd St Jamaica, Ny 11436 United States; Hanser Echemendia Artiaga and Tahimi Chavez Comet, 4371 Winters Chapel Rd #2823 Atlanta, Ga 30360 United States; Guilherme Vinicius Reis Bergamo and Daniela De Moraes, Avenida Jose Gabriel De Oliveira 915 Tor, Londrina 86047-360, Brazil; Veronica A. Siemens, P.O. Box 1992 Laronge, Sk S0j 1J0 Canada; S.L. Sharlini Marnickam and Ramesh Rajaratnam, 23 Jalan Pudina, Bangsar Kuala Lumpur 51900, Malaysia; Antoni Tekelenburg and Shannon M. Tekelenburg, 76 W Adams Ave Apt 1305 Detroit, Mi 48226-1668 United States; Larry Williams and Evelyn Williams, 575 Berkeley Ave, Petersburg, Va 23805 United States; Dwight Copeland and Cassandra S. Lampkins, Po Box 91024 Milwaukeee, Wl 53209 United States; Emilia Calderon Martinez, Calle Hipodromo 2019-202, Colomos Rodriguez Guadaluajara Jal 44660, Mexico; Jeffrey A. Sprince and Nicole A. Ferrante, 40 Roysan St Manchester, Nh 03103-3048 United States; Ronald A. Thomas, 123 Riviera Drive Hendersonville, Tn 37075 United States; Diana Bernal and Lourdes Uribe, 228 Longshore Rd Jupiter, Fl 33458-2407 United States; Jose De Arimatea Marez and Ana Beatriz Forero Del Martinez, 1514 Sandra Patricia Martinez Forero, Calle 4a #40c-36, Bogota Cundinamarca, Colombia; Jessica A. Young and Christian P. Young, 12814 Gore Orphanage Rd Wakeman, Oh 44889-9589 United States; Aaron Bronelle Wilbanks, 6409 Beaver Creek Rd Oklahoma City, Ok 73162 United States; Wania Mendes Seixas and Jose Luis Emidia, 168 Sw 3rd Court Deerfield Beach, Fl 33441 United States; Fernando Gabriel Terranova and Andrea Fabiana Panzitta, Ignacio Alsina 3273, Ituzaingo 1713, Argentina; Monique P. Legette, 1704 Redwood Ave Parkville, Md 21234 United States; Louis Charles Mower and Mary Caroline St Chalmette, La

70043 United States; Ian Gadey and Jean Cawley, 456 Bodmin Grove, Hartlepool TS26 0xd, United Kingdom; Jada Michelle Taylor, 418 The Shore Dr Orlando, Fl 32825-5952 United States; Kelly A. Orlando, 262 Waterford St Gardner, Ma 01440-2856 United States; Sandro Marcelo Martins Pio, Vinicius De Moraes, Sumare Sp 13171-817, Brazil; Andrey Marcelo Barbiero Teixeira and Ana Cristina Costa Almeida B. Teixeira, Rua Tenente Alcides Duarte De Souza Azi, Cuiaba 78043-263, Brazil; James Bowles and Michelle Bowles, Flat 30 Metro Apartments-101 Goldswort, Woking GU21 6lf, United Kingdom; Grand Traverse Area Catholic Schools, 1414 Grandview Ave, Northrop Corporation, 123 E 11th St Traverse City, Mi 49684-3297 United States. Exhibit "A-1": Contract No., Timeshare Interest(s), Use Period, Phase: 17853035, 1, premium, IV: 17853093, 1, red, II; 17853105, 1, premium, IV; 17853155, 1, red, I; 17853209, 1, standard, IV; 17853223, 1, red, I; 17853225, 1, red, II; 17853227, 1, red, II; 17853251, 1, red, II; 17853265, 1, red, II; 17853267, 1, premium, IV; 17853277, 1, blue, I; 17853279, 1, red, I; 17853281, 1, premium, III; 17853313, 1, premium, III; 17853323, 1, white, II; 17853331, 1, standard, III; 17853333, 1, red, II; 17853903, 1, premium, IV; 17853923, 1, white, I; 17863215, 1, holiday, I; 17863257, 1, red, I; 17863323, 1, premium, III; 17863333, 1, premium, III; 17863337, 1, standard, III; 17863371, 1, holiday, III; 17863387, 1, standard, III; 17863389, 1, red, II; 17863397, 1, standard, III; 17863415, 1, red, I; 17863433, 1, premium, III; 17863465, 1, standard, IV; 17863471, 1, standard, III; 17863479, 1, premium, III; 17863483, 1, premium, III; 17864175, 1, standard, III; 17873295, 1, premium, III; 17873343, 1, red, II; 17873437, 1, premium, IV; 17873443, 1, red, II; 17873451, 1, standard, III; 17873455, 1, white, I; 17873471, 1, blue, I; 17873477, 1, premium, III; 17873483, 1, red, I; 17873489, 1, standard, III; 17873497, 1, premium, III; 17873499, 1, premium, III; 17873503, 1, premium, IV; 17873507, 1, red, II; 17873513, 1, premium, III; 17873517, 1, premium, III; 17873535, 1, premium, IV; 17873537, 1, standard, III; 17873589, 1, red, I; 17873591, 1, premium, IV; 17874229, 1, premium, III; 17882423, 1, premium, IV; 17883743, 1, standard, III; 17883757, 1, premium, IV; 17883761, 1, premium, III; 17883791, 1, premium, III; 17883799, 1, premium, III; 17883807, 1, white, I; 17883817, 1, standard, III; 17883837, 1, white, I; 17883837, 1, premium, III; 17883839, 1, red, II; 17883853, 1, red, II; 17883917, 1, red, II; 17883937, 1, white, I; 17884377, 1, white, I; 17884599, 1, premium, III; 17884645, 1, premium, IV; 17893867, 1, premium, III; 17893911, 1, standard, III; 17893931, 1, standard, III; 17893965, 1, holiday, III; 17893971, 1, premium, III; 17893993, 1, premium, III; 17894021, 1, red, II; 17894039, 1, red, I; 17894047, 1, holiday, I; 17894053, 1, premium, III; 17894059, 1, premium, III; 17894061, 1, white, I; 17894065, 1, premium, III; 17894069, 1, premium, III; 17894083, 1, premium, III; 17904107, 1, premium, III; 17904113, 1, red, I; 17904115, 1, red, I; 17904117, 1, premium, III; 17904125, 1, premium, IV; 17904149, 1, red, II; 17904173, 1, holiday, III; 17904175, 1, premium, III; 17904181, 1, standard, III; 17904909, 1, holiday, II; 17914379, 1, white, I; 17914405, 1, premium, III; 17914465, 1, standard, IV; 17914497, 1, white, I; 17914501, 1, premium, III; 17914503, 1, red, II; 17914509, 1, premium, III; 17914513, 1, premium, IV; 17914517, 1, standard, III; 17914519, 1, red, II; 17914555, 1, red, I; 17914561, 1, premium, III; 17914563, 1, premium, III; 17914569, 1, red, I; 17914591, 1, white, I; 17914593, 1, white, II; 17914603, 1, white, II; 17914605, 1, red, II; 17915273, 1, red, I; 17915295, 1, premium, III; 17924585, 1, holiday, III; 17924619, 1, red, I; 17924633, 1, standard, III; 17924671, 1, red, II; 17924681, 1, holiday, I; 17924693, 1, red, I; 17924695, 1, red, I; 17924701, 1, standard, III; 17924723, 1, white, I; 17924741, 1, premium, III; 17924747, 1, white, I; 17924751, 1, red, II; 17924755, 1, premium, III; 17924759, 1, red, I; 17924761, 1, premium, III; 17924799, 1, premium, III; 17924807, 1, premium, III; 17924811, 1, premium, III; 17924821, 1, premium, III; 17925289, 1, red, I; 17935615, 1, red, II.

**May 23, 2025** L 211741

NOTICE OF DEFAULT AND INTENT TO FORECLOSE, regarding timeshare interest(s) owned by the Obligor(s) under Schedule "A-1" attached hereto for Obligors and their notice address) at The Palms Country Club and Resort, a Condominium, located in Osceola County, Florida, and more specifically described as follows: Building (See Exhibit "A-1"), Unit (See Exhibit "A-1"), Week (See Exhibit "A-1"), during Assigned Year(s) See Frequency on Exhibit "A-1") OF THE PALMS COUNTRY CLUB AND RESORT, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in the Official Records Book 1545, Page 2911, Public Records of Osceola County, Florida, and all exhibits attached thereto and any amendments thereto ("the Declaration"). Pursuant to the Declaration(s) /Plan(s) referenced above, The Palms Country Club and Resort Condominium Association, Inc., a Florida not-for-profit corporation, Plaintiff,

vs. ALCIDES ROJAS, JR., et al., Defendants.

**NOTICE OF SALE PURSUANT TO CHAPTER 45, FS**

NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment in favor of the Plaintiff dated the 13th day of May, 2025, entered in Case No.: 2024 CA 000337 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash, in Room 204 (2nd floor), Osceola County Historic Courthouse, 3 Courthouse Square, Kissimmee, FL 34741, at 11:00 a.m. on the 19th day of June, 2025, the following described property as set forth in the Summary Final Judgment, to wit:

Lot 48, of DEER CREEK WEST, according to the plat or map thereof recorded in Plat Book 27, Page 9, of the Public Records of Osceola County, Florida. Property Address: 2518 West End Drive, Saint Cloud, FL 34772

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 no later than the date the Clerk reports the funds 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.

/s/ Lisa Acharekar  
Lisa Acharekar Esq.  
Florida Bar No.: 0734721  
Martell & Ozim, P.A.  
213 S. Dillard Street, Suite 210  
Winter Garden, Florida 34787  
407-377-0890  
Email: lcrowley@martellandozim.com  
Attorney for Plaintiff  
**May 16, 23, 2025** L 211718

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA  
CASE NO.: 2025 CP 000197 PR

IN RE: ESTATE OF: ORLANDO CARVAJAL-TOBON a/k/a ORLANDO CARVAJAL, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ORLANDO CARVAJAL-TOBON a/k/a ORLANDO CARVAJAL, deceased, whose date of death was 7/25/2024, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, FL 34741. 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is May 16, 2025.

Mary Luz Carvajal  
Personal Representative  
3538 Beau Chene Drive  
Kissimmee, FL 34746  
Attorney for Personal Representative:  
Luis Davila, Esq.  
Davila & Torres, P.A.  
911 N. Main St., Ste. 5  
Kissimmee, FL 34741  
Telephone: (407) 933-0307  
luis@davilantorres.com  
**May 16, 23, 2025** L 211714

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 000323 PR  
Division Probate

IN RE: ESTATE OF HAROLD J. SWARTZ, JR., Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of HAROLD J. SWARTZ, JR., deceased, whose date of death was March 9, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, FL 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is May 16, 2025.

Personal Representative:  
Melanie Swartz  
2636 Reddlish Terrace  
Saint Cloud, Florida 34772

Attorney for Personal Representative:  
/s/ Mary W. Kaplan  
Mary Williams Kaplan  
Florida Bar Number: 069211  
THE KAPLAN FIRM  
640 Dartmouth St.  
Orlando, FL 32804  
Telephone: (407) 494-6701  
Fax: (407) 992-9429  
E-Mail: mary@thekapfirm.com  
Secondary E-mail: service\_520@ecf.courtdrive.com  
**May 16, 23, 2025** L 211722

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA  
CASE NO.: 2024 CA 002842 MF

PARKWAY PALMS RESORT MAINGATE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs. ROBERT A YEH, ET AL., Defendants.

**NOTICE OF SALE PURSUANT TO CHAPTER 45, FS**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment in favor of the Plaintiff dated March 9, 2025, and entered in Case No.: 2020 CA 002842 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash in as set forth hereinafter, at Osceola County Courthouse, 2 Courthouse Square, Kissimmee, FL 34741, at 11:00 am. on the 24th day of June, 2025, the following described property as set forth in the Summary Final Judgment, to wit:

Unit 113, of PARKWAY PALMS RESORT MAIN-GATE, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2832, at page 2768, of the Public Records of Osceola County, Florida.

Property Address: 3100 Parkway Blvd Unit 113, Kissimmee, FL 34747

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 participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 2 Courthouse Square, Suite 6300, Kissimmee, Florida 34741 (407) 343-2417 within 2 working days of your receipt of this notice; if you are hearing or voice impaired, call 1-800-955-8771.

Dated this 12th day of May, 2025.  
**May 16, 23, 2025** L 211702

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA  
CASE NO.: 2024 CA 003307 MF

VILLA SOL RESIDENTIAL OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs. LENEL LUCAS, individually; DESPERADO LUCAS, individually; and GEURLANDE LUCAS DORCELY, individually; UNKNOWN SPOUSE OF LENEL LUCAS; UNKNOWN SPOUSE OF DESPERADO LUCAS; UNKNOWN SPOUSE OF GEURLANDE LUCAS DORCELY; and ALL UNKNOWN TENANTS/ OWNERS, Defendants.

**NOTICE OF ACTION**

TO: Lenel Lucas  
3028 Camino Real Drive South Kissimmee, Florida 34744  
Lenel Lucas  
640 MacDuff Lane, Apt B Winter Springs, Florida 32708  
Lenel Lucas  
18464 Cassatt Avenue Parkley, Virginia 23421  
Desperado Lucas  
3028 Camino Real Drive South Kissimmee, Florida 34744  
Desperado Lucas  
640 MacDuff Lane, Apt B Winter Springs, Florida 32708  
Desperado Lucas  
18464 Cassatt Avenue Parkley, Virginia 23421  
Unknown Spouse of Lenel Lucas  
3028 Camino Real Drive South Kissimmee, Florida 34744  
Unknown Spouse of Lenel Lucas  
640 MacDuff Lane, Apt B Winter Springs, Florida 32708  
Unknown Spouse of Desperado Lucas  
18464 Cassatt Avenue Parkley, Virginia 23421  
Unknown Spouse of Desperado Lucas  
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18464 Cassatt Avenue Parkley, Virginia 23421  
Unknown Spouse of Desperado Lucas  
3028 Camino Real Drive South Kissimmee, Florida 34744  
Unknown Spouse of Lenel Lucas  
640 MacDuff Lane, Apt B Winter Springs,



FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 May 16, 2025.

Signed on May 8, 2025,  
/s/ Edward Rios  
EDWARD RIOS  
Personal Representative

/s/ Sean F. Bogle  
Sean F. Bogle, Esq.  
Email: sean@bogolelawfirm.com  
Florida Bar No. 0106313  
Douglas A. Cohen, Esq.  
Email: doug@bogolelawfirm.com  
Florida Bar No.: 124063  
Attorney for Petitioner  
BOGLE LAW FIRM  
101 S. New York Ave., Suite 205  
Winter Park, FL 32789  
Telephone: 407-834-3311  
Fax: 407-834-3302  
May 16, 23, 2025

L 211689

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000016-PR

IN RE: ESTATE OF ARNOLD JOHNSON, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Arnold Johnson, deceased, whose date of death was February 4, 2024, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, FL 34741. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is May 16, 2025.  
Personal Representative:  
Shirrelle A. Jones  
211 Odell Ave., Fl 2  
Endicott, New York 13760  
Attorney for Personal Representative:  
Cyrus Malhotra, Esq.  
Florida Bar Number: 0022751  
THE MALHOTRA LAW FIRM P.A.

3903 Northdale Blvd., Suite 100E  
Tampa, FL 33624  
Telephone: (813) 902-2119  
Fax: (727) 290-4044  
E-Mail: filings@FLprobatesolutions.com  
Secondary E-Mail: corney@FLprobatesolutions.com

May 16, 23, 2025

L 211665

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION Case #: 2023 CA 000433 MF

DIVISION: 22 UNITED WHOLESALE MORTGAGE, LLC Plaintiff,

-vs.-  
Andrew Richard Henry; Lauren Carole Van Henry; Kristy L. Strob; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named defendant(s); City of St. Cloud, Florida Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023 CA 000433 MF of the Circuit Court in the 9th Judicial Circuit in and for Osceola County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC, Plaintiff and Andrew Richard Henry are defendant(s), I, Clerk of Court, Kelvin Soto, will sell to the highest and best bidder for cash at 3 COURTHOUSE SQUARE, ROOM 204 (2ND FLOOR), KISSIMMEE, FLORIDA, 34741, at 11:00AM on July 8, 2025, the following described property as set forth in said Final Judgment, to-wit: THE NORTH 40 FEET OF LOT 5 AND THE LOT 4, BLOCK 446, THE SEMINOL LAND AND INVESTMENT COMPANY'S (INCORPORATED) MAP

OF LAKE FRONT ADDITION TO TOWN OF ST. CLOUD, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGES 61 THROUGH 64 OF THE PUBLIC RECORDS OF OSCEOLA 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, Florida 34741, (407) 742-2417, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Submitted By: ATTORNEY OR PLAINTIFF: OGD LEGAL GROUP LLC, 750 Park of Commerce Blvd., Suite 130

Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707

23-328108 FC01 CXE

May 16, 23, 2025

L 211723

NOTICE OF TRUSTEE'S SALE WESTGATE VACATION VILLAS XV 27756.2051 (SMITH)

On 06/12/2025 at 11:00 am, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 4/10/2023 in Official Records Book 6383, and Page 806 of the Public Records of OSCEOLA County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of OSCEOLA County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s) (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Osceola County Courthouse, 2 Courthouse Square, Kissimmee, Florida 34741, all right, title and interest in the property situated in the County of OSCEOLA, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate Vacation Villas, XV, Official Records Book 1072, at Page 1194, of the Public Records of Osceola County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Building-Unit (SEE EXHIBIT "A"), during Unit Week (SEE EXHIBIT "A"), during Assigned Year - (SEE EXHIBIT "A"). WESTGATE VACATION VILLAS 7700 Westgate Boulevard Kissimmee, FL 34747 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occurred on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit WESTGATE VACATION VILLAS OWNERS ASSOCIATION INC. to pursue its in rem remedies under Florida law. By: GREENSPOON MARDER, LLP, Trustee

EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE

Owner(s) Address TS Undiv Int Bld Unit Week Year Season COL Rec Info Yrs Delqnt Amnt Per Diem  
JOHNNIE TAYLOR 8544 Whitehorn St Romulus MI 48174, 1, MM, 08, 28, WHOLE, All Season-Float Week/Floa Unit, 6656/1378, 2020-2024, \$6,507.56, \$2.16; GIOVANNA TONARELLI & ROBERTA TAZZANI-CAPUA 731 Crandon Blvd Apt 208 Key Biscayne FL 33149, 1, MM, 05, 4, WHOLE, Fixed Week/Fixed Unit, 6656/1378, 2022-2024, \$3,072.58, \$1.15; NORMAN F CURTISS III & JOANE L CURTIS aka JOANNE L CURTIS 1414 E. Broadway St Mount Pleasant MI 48858, 1, NN, 10, 47, WHOLE, Fixed Week/Fixed Unit, 6656/1378, 2022-2024, \$3,072.58, \$1.15; PHILLIP WAYNE PEARCE 44705 Lowtree Ave Lancaster CA 93534, 1, LL, 206, 52, WHOLE, Fixed Week/Fixed Unit, 6656/1378, 2022-2024, \$3,072.58, \$1.15; CHRISTINE AMATO & GERARD AMATO 15104 Oak Chase Ct Wellington FL 33414, 1, MM, 11, 15, WHOLE, Fixed Week/Fixed Unit, 6656/1378, 2022-2024, \$3,072.58, \$1.15; KENNETH DUNCAN & STARLETTE T DUNCAN 5942 Congress Court Columbus GA 31909, 1/2, LL, 107, 5, WHOLE, All Season-Float Week/Floa Unit, 6656/1378, 2020 & 2022 & 2024, \$5,047.34,

\$2.45; CATHERINE M CRIMI & ROBERT CARONELL aka ROBERT CARONELL 2015 Crescent St Apt 38 Long Island City NY 11105, 1, LL, 101, 26, WHOLE, Fixed Week/Fixed Unit, 6656/1378, 2022-2024, \$3,072.58, \$1.15; IVY SELDON DOMENJOU 693 VIOLET CT LAKE VILLA IL 60046, 1, MM, 02, 43, WHOLE, Fixed Week/Fixed Unit, 6656/1378, 2022-2024, \$3,072.58, \$1.15; RONALD E ADAMS 165 1615 St Ne Reynolds ND 58275, 1, NN, 08, 3, WHOLE, Fixed Week/Fixed Unit, 6656/1378, 2022-2024, \$3,072.58, \$1.15; JIMMY GARCED & YOLANDA GARCED 13046 SW 150th Ter Miami FL 33186, 2, MM & MM, 07, 21, 02, 22, WHOLE & WHOLE, Fixed Week/Fixed Unit, 6656/1378, 2020-2024, \$6,507.56, \$2.16; WILLIAM H FULLER & LORI W FULLER 614 Sawtooth Oak Dr Landis NC 28088, 1, NN, 11, 10, WHOLE, Fixed Week/Fixed Unit, 6656/1378, 2022-2024, \$3,072.58, \$1.15; JEFFREY THORNE 7580 Red Bud Road Granite Bay CA, 95746, 3, MM & MM & MM, 12 & 12 & 12, 8 & 9 & 10, WHOLE & WHOLE & WHOLE, Fixed Week/Fixed Unit, 6656/1378, 2020-2024, \$8,961.81, \$3.46; SAMUEL SESSOMS PO BOX 5523 MIDLOTHIAN VA, 23112, 1, MM, 02, 2, WHOLE, All Season-Float Week/Floa Unit, 6656/1378, 2022-2024, \$3,158.55, \$1.17; DEBRA L SESSOMS 13201 Madison Pointe Way Chesterfield VA, 23832, 1, MM, 02, 2, WHOLE, All Season-Float Week/Floa Unit, 6656/1378, 2022-2024, \$3,158.55, \$1.17

May 16, 23, 2025

L 211692

NOTICE OF TRUSTEE'S SALE WESTGATE VACATION VILLAS XVII 27756.2050 (NILSEN)

On 06/12/2025 at 11:00 am, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 4/10/2023 in Official Records Book 6383, and Page 808 of the Public Records of OSCEOLA County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of OSCEOLA County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s) (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Osceola County Courthouse, 2 Courthouse Square, Kissimmee, Florida 34741, all right, title and interest in the property situated in the County of OSCEOLA, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate Vacation Villas, XVII, Official Records Book 1103, at Page 0462, of the Public Records of Osceola County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Building-Unit (SEE EXHIBIT "A"), during Unit Week (SEE EXHIBIT "A"), during Assigned Year - (SEE EXHIBIT "A"). WESTGATE VACATION VILLAS 7700 Westgate Boulevard Kissimmee, FL 34747 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occurred on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit WESTGATE VACATION VILLAS OWNERS ASSOCIATION INC. to pursue its in rem remedies under Florida law. By: GREENSPOON MARDER, LLP, Trustee

EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE

Owner(s) Address TS Undiv Int Bld Unit Week Year Season COL Rec Info Yrs Delqnt Amnt Per Diem  
KENNETH E NILSEN 1615 ASHBORO CIR SE PALM BAY FL 32909, 1, XX, 07, 12, WHOLE, Fixed Week/Fixed Unit, 6653/2425, 2022-2024, \$3,037.44, \$1.15; LAURIE A NILSEN 60 Heston Rd Shirley NY 11967, 1, XX, 07, 12, WHOLE, Fixed Week/Fixed Unit, 6653/2425, 2022-2024, \$3,037.44, \$1.15; SANDRA L BARRO VIDAL & PEDRO BARBOSA Caoba No 26 Col Bosques de Feylan Mexico, 54170 MEXICO, 1/2, PP, 48, EVEN, All Season-Float Week/Floa Unit, 6653/2425, 2022 & 2024, \$3,279.57, \$1.04; BASIL L TYNES & SONIA L TYNES 67 Mystasio Ave Stayway Hights Nassau, 00000 BAHAMAS, 1, YY, 05, 6, WHOLE, Fixed, 6653/2425, 2022-2024, \$3,037.44, \$1.15; DONNA S COLLARD 103B OAK PARK DR DICKSON TN 37055, 1/2, PP, 212, 44, EVEN, Fixed Week/Fixed Unit, 6653/2425, 2020 & 2022 & 2024, \$4,999.00, \$1.59; EDWIN A MC LENDON & MICHELLE L HILL 17600 Rainbow Dr Southfield MI, 48076, 1, XX, 09, 25, WHOLE, Fixed Week/Fixed Unit, 6653/2425, 2022-2024, \$2,469.62, \$0.95; TERESE LUSSIER 521 Lindsey St Fall

River MA, 02720, 1, XX, 04, 28, WHOLE, All Season-Float Week/Floa Unit, 6653/2425, 2020-2024, \$8,335.08, \$3.95; ASHLEY R LUSSIER 93 GRANT ST NEW BEDFORD MA, 02740, 1, XX, 04, 28, WHOLE, All Season-Float Week/Floa Unit, 6653/2425, 2020-2024, \$8,335.08, \$3.95; JOANNE L ADDARICH DUPREY & LUIS A PEREZ COLON 5402 W WRIGHTWOOD AVE CHICAGO IL, 60639, 1, PP, 303, 35, WHOLE, All Season-Float Week/Floa Unit, 6653/2425, 2022-2024, \$2,438.30, \$0.94; TIMMIE MC BRIDE 218 APPLEOAK LN HOPKINS SC, 29061, 1/2, XX, 07, 23, EVEN, All Season-Float Week/Floa Unit, 6653/2425, 2020 & 2022 & 2024, \$4,999.00, \$1.52; ESBONY I MC BRIDE 4 HOLIDAY CIR COLUMBIA SC, 29206, 1/2, XX, 07, 23, EVEN, All Season-Float Week/Floa Unit, 6653/2425, 2020 & 2022 & 2024, \$4,999.00, \$1.52; ROBERTO E CRUZ HERNANDEZ & NOLVIA E DOMINGUEZ GARCIA & BYRON R CRUZ 3696 Victoria Dr Buford GA, 30519, 1/2, XX, 04, 3, ODD, All Season-Float Week/Floa Unit, 6653/2425, 2021 & 2023, \$3,336.08, \$1.05; PAUL H KERANEN & JANA KERANEN 8603 ACACIA AVE NE MONTICELLO MN, 55362, 1/2, PP, 201, 1, EVEN, All Season-Float Week/Floa Unit, 6653/2425, 2022 & 2024, \$3,105.84, \$1.11; JUSTINE S OLIVERA HEADEN 1080 THE HIDEOUT LAKE ARIEL PA, 18436, 1, YY, 01, 52, WHOLE, Fixed Week/Floa Unit, 6653/2425, 2020-2024, \$8,247.84, \$2.64; DAVID J HEADEN 124 O HALLORAN CIR #1 PLEASANT VLY NY 12569, 1, YY, 01, 52, WHOLE, Fixed Week/Floa Unit, 6653/2425, 2020-2024, \$8,247.84, \$2.64

May 16, 23, 2025

L 211693

NOTICE OF TRUSTEE'S SALE WESTGATE VACATION VILLAS XXII 27756.2040 (FERBER)

On 6/12/2025 at 11:00 am, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 04/10/2023 in Official Records Book 6383, and Page 810 of the Public Records of OSCEOLA County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of OSCEOLA County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s) (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Osceola County Courthouse, 2 Courthouse Square, Kissimmee, Florida 34741, all right, title and interest in the property situated in the County of OSCEOLA, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate Vacation Villas, XXII, Official Records Book 0933, at Page 0423, of the Public Records of Osceola County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Building-Unit (SEE EXHIBIT "A"), during Unit Week (SEE EXHIBIT "A") during Assigned Year - (SEE EXHIBIT "A"). WESTGATE VACATION VILLAS 7700 Westgate Boulevard Kissimmee, FL 34747 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occurred on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit WESTGATE VACATION VILLAS OWNERS ASSOCIATION INC. to pursue its in rem remedies under Florida law. By: GREENSPOON MARDER, LLP, Trustee

EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE

Owner(s) Address TS Undiv Int Bld Unit Week Year Season COL Rec Info Yrs Delqnt Amnt Per Diem  
JAMES T WILLIAMS 1405 Mclean St Douglas GA, 31533, 1/2, BB, 12, 42, ODD, Floating, 6619/2241, 2021 & 2023, \$3,272.40, \$1.52; FAITH N WILLIAMS 414 PEACHTREE ST FORT VALLEY GA, 31030, 1/2, BB, 12, 42, ODD, Floating, 6619/2241, 2021 & 2023, \$3,272.40, \$1.52; JOSE M IBARRA 11 I 536 North Charlesworth Dearborn Heights MI, 48127, 1/2, AA, 07, 1, EVEN, Fixed Week/Fixed Unit, 6619/2241, 2020 & 2022 & 2024, \$4,902.32, \$2.04; MANDY L IBARRA 1380 LEJEUNE AVE LINCOLN PARK MI, 48146, 1/2, AA, 07, 1, EVEN, Fixed Week/Fixed Unit, 6619/2241, 2020 & 2022 & 2024, \$4,902.32, \$2.04; MIGUEL A HERNANDEZ 1433 Silo Way Silver Spring MD, 20905, 1, CC, 01, 33, WHOLE, Fixed Week/Fixed Unit, 6619/2241, 2020-2024, \$8,174.72, \$3.17; BEVERLY HERNANDEZ 1931 HARVARD ST NORTH LAS VEGAS NV, 89030, 1, CC, 01, 33, WHOLE, Fixed Week/Fixed

Unit, 6619/2241, 2020-2024, \$8,174.72, \$3.17; GARY G PEARSON 8 THERESA A LEATHERDALE 364 Queen St Dresden ON, N0P1M0 CANADA, 1/2, DD, 10, 2, ODD, All Season-Float Week/Floa Unit, 6619/2241, 2021 & 2023, \$3,272.40, \$1.52; MARY F FLOOD 11 Dalewood Dr Penfield NY, 14625, 1/2, DD, 05, 13, ODD, All Season-Float Week/Floa Unit, 6619/2241, 2021 & 2023, \$3,272.40, \$2.70; GEORGE G FLOOD 1904 PENFIELD RD APT W Penfield NY, 14526, 1/2, DD, 05, 13, ODD, All Season-Float Week/Floa Unit, 6619/2241, 2021 & 2023, \$3,272.40, \$2.70; ALEJANDRA C RAYO & FELIPE R GUILAR, Julia City, 1919, 1/2, HH, 08, 12, 46, WHOLE, Fixed Week/Fixed Unit, 6619/2236, 2020 & 2022 & 2024, \$4,815.08, \$1.59; JACBI LACBI 14543 Liberal St Detroit MI, 48205, 1, AA, 05, 13, WHOLE, All Season-Float Week/Floa Unit, 6619/2241, 2020-2024, \$8,174.72, \$2.64; ROBIN SENIOR 834 PALM OAK DR APOPKA FL, 32712, 1/2, DD, 09, 43, ODD, All Season-Float Week/Floa Unit, 6619/2241, 2020-2024, \$1,259.00, \$0.57

May 16, 23, 2025

L 211694

NOTICE OF TRUSTEE'S SALE WESTGATE VACATION VILLAS XVI 27756.2039 (WILLIAMS)

On 6/12/2025 at 11:00 am, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 04/10/2023 in Official Records Book 6383, and Page 813 of the Public Records of OSCEOLA County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of OSCEOLA County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s) (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Osceola County Courthouse, 2 Courthouse Square, Kissimmee, Florida 34741, all right, title and interest in the property situated in the County of OSCEOLA, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate Vacation Villas, XVI, Official Records Book 1132, at Page 1485, of the Public Records of Osceola County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Building-Unit (SEE EXHIBIT "A"), during Unit Week (SEE EXHIBIT "A"), during Assigned Year - (SEE EXHIBIT "A"). WESTGATE VACATION VILLAS 7700 Westgate Boulevard Kissimmee, FL 34747 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occurred on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit WESTGATE VACATION VILLAS OWNERS ASSOCIATION INC. to pursue its in rem remedies under Florida law. By: GREENSPOON MARDER, LLP, Trustee

EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE

Owner(s) Address TS Undiv Int Bld Unit Week Year Season COL Rec Info Yrs Delqnt Amnt Per Diem  
DEREK L WILLIAMS & RACHEL D WILLIAMS PO Box 314 Stonewall MS, 39363, 1/2, FFF, 08, 20, ODD, All Season-Float Week/Floa Unit, 6619/2236, 2021 & 2023, \$3,272.40, \$1.52; MERCEDES VASCONES MARTINEZ & RICARDO ALFONSO SANCHEZ VASCONES & FASANA SANCHEZ VASCONES River Towers 801 Torre D Kilometro 5.5 Guayaquil 593, 00000

ECUADOR, 1, HHH, 08, 3, WHOLE, All Season-Float Week/Floa Unit, 6619/2236, 2020-2024, \$8,174.72, \$4.41; RICARDO SANTIAGO 422 41ST ST BROOKLYN NW, 11232, 1/2, FFF, 02, 1, ODD, Fixed, 6619/2236, 2021 & 2023, \$3,272.40, \$2.35; MARIA PEREZ SANTIAGO 6952 Blacksmith Ct Las Vegas NV, 89145, 1/2, FFF, 02, 1, ODD, Fixed, 6619/2236, 2021 & 2023, \$3,272.40, \$2.35; SELENA WASHINGTON 9902 New Orchard Dr Upper Marlboro MD, 20774, 1/2, FFF, 09, 19, EVEN, Fixed Week/Fixed Unit, 6619/2236, 2020 & 2022 & 2024, \$4,902.32, \$2.83; LILIAN D DIAZ 429 A Meadow Pointe Dr Haines City, FL 33894, 1/2, HH, 08, 12, 46, WHOLE, Fixed Week/Fixed Unit, 6619/2236, 2020 & 2022 & 2024, \$8,174.72, \$6.53; TANYA L PRINCE & ERVIN A PRINCE 37 Patriot Rd Windsor CT, 06095, 1/2, HH, 13, 21, ODD, All Season-Float Week/Floa Unit, 6619/2236, 2021 & 2023, \$3,272.40, \$2.35; DONALD W CASEY & MARY R CASEY 4664 W Wild Oak St Paoli IN, 47454, 1, ODD, 06, 6, WHOLE, Fixed Week/Floa Unit, 6619/2228, 2020-2024, \$8,174.72, \$2.64; TIMESHARE TRADE INS, LLC 10923 State Hwy 176 Walnut Shade MO, 65771, 1, ODD, 02, 43, WHOLE, Fixed Week/Fixed Unit, 6619/2228, 2023, \$2,593.00, \$1.64; RICHARD T SMITH & ARRY J SMITH 3684 Highland Dr Ayden NC, 28513, 1/2, ODD, 10, 38, EVEN, All Season-Float Week/Floa Unit, 6619/2236, 2020 & 2022 & 2024, \$4,815.08, \$1.59; JASMINA M ALAMILLO 7123 BEECH AVE HAMMOND IN, 46324, 1/2, III, 10, 34, EVEN, All Season-Float Week/Floa Unit, 6619/2236, 2020 & 2022 & 2024, \$4,815.08, \$1.59; STACI L GAMBLIN 7504 ALEXANDER AVE HAMMOND IN, 46323, 1/2, III, 10, 34, EVEN, All Season-Float Week/Floa Unit, 6619/2236, 2020 & 2022 & 2024, \$4,815.08, \$1.59; MARISSA ROLLINS 8711 EVAN LILAS ST Las Vegas NV, 89148, 1, HHH, 02, 15, WHOLE, Fixed Week/Floa Unit, 6619/2236, 2020-2024, \$8,174.72, \$3.99; JOSE O BALDRACO & RASANA M BALDRACO 117 East Calle Del Rondador Sahuarita AZ, 85629, 1/2, HHH, 01, 24, EVEN, All Season-Float Week/Floa Unit, 6619/2236, 2020 & 2022 & 2024, \$4,902.32, \$1.59

May 16, 23, 2025

L 211695

NOTICE OF TRUSTEE'S SALE WESTGATE VACATION VILLAS XXII 27756.2038 (BRYANT)

On 6/12/2025 at 11:00 am, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 04/10/2023 in Official Records Book 6383, and Page 813 of the Public Records of OSCEOLA County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of OSCEOLA County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by



Int Bid Unit Week Year Season  
COL Rec Info Yrs Delant Amnt  
Per Diem  
JAMES E PRUSAK SR &  
DENISE D PRUSAK 7 Elm St  
Attica NY 14011, 1/2, QQ, 01,  
13, EVEN, All Season-Float  
Week/Floa Unit, 6615/2857,  
2020 & 2022 & 2024, \$3,298.00,  
\$1.21; JEROME O NEAL &  
DIANE R O NEAL 109 N  
Applewood Ct Rocky Mount  
NC, 27803, 1/2, TT, 04, 15,  
EVEN, Fixed, 6615/2857, 2020  
& 2022 & 2024, \$4,902.32,  
\$3.78; KARUTHUS JOHNSON  
SR 1310 SW 116th Ave Davie  
FL 33325, 1, TT, 07, 24,  
WHOLE, All Season-Float  
Week/Floa Unit, 6615/2857,  
2020-2024, \$8,174.72, \$3.11;  
GREGORY G BLACKSHIR &  
HELEN M BLACKSHIR  
75 Pastoral Ct Martinsburg  
WV, 25403, 1/2, TT, 08, 49,  
EVEN, All Season-Float Week/  
Floa Unit, 6615/2857, 2020  
& 2022 & 2024, \$4,902.32,  
\$1.59; KELVIN D RIVERS 3291  
LANTERN COACH LN NE  
ROSWELL GA, 30075, 1/2,  
TT, 08, 15, EVEN, Fixed Week/  
Floa Unit, 6615/2857, 2020  
& 2022 & 2024, \$4,902.32,  
\$1.59; SHANNON W RIVERS  
3584 SANDY DR MARIETTA  
GA, 30066, 1/2, TT, 08, 15,  
EVEN, Fixed Week/Floa Unit,  
6615/2857, 2020 & 2022 &  
2024, \$4,902.32, \$1.59; JAMES  
J MILTON JR & ANGEL F  
MILTON 5681 NW 88TH TER  
CORAL SPRINGS FL 33067,  
1, RR, 03, 27, WHOLE, All  
Season-Float Week/Floa Unit,  
6615/2857, 2020-2024,  
\$6,310.64, \$2.16; KAIMRAJ  
HARRYRAM & ANNIMARIA  
LAYNE 26 Temple Street  
Ramat Trace Debe, 00000  
TRINIDAD TOBAGO, 1, RR, 05,  
29, WHOLE, All Season-Float  
Week/Floa Unit, 6615/2857,  
2022-2024, \$3,551.24, \$1.31;  
MARIA D COLLAZO BARRERO  
& FRANCISCO BARRERO  
JR 303 Idaho Cir Laredo TX,  
78041, 1/2, TT, 08, 15, EVEN,  
Fixed Week/Floa Unit, 6615/2857,  
2020 & 2022 & 2024, \$4,902.32, \$2.21  
**May 16, 23, 2025**

L 211698

**NOTICE OF TRUSTEE'S SALE**  
**WESTGATE VACATION**  
**VILLAS XXIII 29205.0643**  
**(PALMER)**

On 06/10/2025 at 11:00 am,  
GREENSPOON MARDER,  
LLP 201 E. Pine Street, Suite  
500, Orlando, Florida 32801,  
as Trustee pursuant to that  
Appointment of Trustee  
recorded on 12/17/2024  
in Official Records Book  
6712, and Page 667, of the  
Public Records of OSCEOLA  
County, Florida, by reason  
of a now continuing default  
by Mortgageor(s), (See Exhibit  
"A"), whose address is (See  
Exhibit "A"), in the payment or  
performance of the obligations  
secured by a Mortgage  
recorded in Official Records  
Book (See Exhibit "A"), at Page  
(See Exhibit "A"), of the Public  
Records of OSCEOLA County,  
Florida, including the breach or  
default, notice of which was set  
forth in a Notice of Default and  
Intent to Foreclose provided  
to the last known address of  
Mortgageor(s), (See Exhibit  
"A"), by Certified/Registered  
Mail or by publication by the  
undersigned Trustee, will sell  
at public auction to the highest  
bidder for lawful money of  
the United States of America,  
on the front steps of the  
Osceola County Courthouse,  
2 Courthouse Square,  
Kissimmee, Florida 34741,  
all right, title and interest in  
the property situated in the  
County of OSCEOLA, Florida,  
described as: (SEE EXHIBIT  
"A") Time Share Interest(s) (SEE  
EXHIBIT "A") according to the  
Time Sharing Plan for Westgate  
Vacation Villas, XXIII, Official  
Records Book 1202, at Page  
0071, of the Public Records of  
Osceola County, Florida (the  
"Plan"). Together with the right  
to occupy, pursuant to the  
Building Unit (SEE EXHIBIT  
"A"), during Unit Week (SEE  
EXHIBIT "A"), during Assigned  
Year - (SEE EXHIBIT "A"),  
WESTGATE VACATION VILLAS  
7700 Westgate Boulevard  
Kissimmee, FL 34747. Said  
sale will be made (without  
covenants, or warranty, express  
or implied, regarding the title,  
possession or encumbrances)  
to pay all sums secured by  
the Mortgage in the amount  
of (See Exhibit "A"), with  
interest accruing at the per  
diem amount of (See Exhibit  
"A"), advances, if any, late  
fees, charges and expenses of  
the Trustee and of the trusts  
created by said Mortgage.  
Mortgageor(s) shall have the  
right to cure the default which  
occurred on (See Exhibit "A"),  
and any junior lienholder shall  
have the right to redeem its  
interest up to the date the  
Trustee issues the Certificate  
of Sale by paying the amounts  
due as outlined above. This is  
a non-judicial foreclosure  
proceeding to permit Westgate  
Vacation Villas, LLC to pursue  
its in rem remedies under  
Florida law. By: Amanda L.  
Chapman, Authorized Agent.

\$7,716.64, \$3.81; TEODORA M  
MARGLIO 400 West Merrick  
Rd Apt 2K Freepport NY 11520,  
1/2, UUU, 11, 46, EVEN, All  
Season-Float Week/Floa Unit,  
4505/2707, 10/17/2022,  
\$7,716.64, \$3.81; WALTER  
ZULETA & YANNETH CASTILLO  
Carrera Nvena Casa # 607  
Barrio Sambarana Facatativa,  
00000 COLOMBIA, 1/2, UUU,  
03, 33, ODD, All Season-Float  
Week/Floa Unit, 4220/2688,  
07/01/2023, \$3,810.18, \$1.88;  
JOHN W ALLEN & GLENDA T  
ALLEN 4237 Stillwater Point  
Ellenwood GA, 30294, 1/2,  
SSS, 209, 14, ODD, Fixed  
Week/Floa Unit, 4260/157,  
10/12/2019, \$6,097.47, \$3.01;  
TONY CASTRO & ESPERANZA  
ESTADIA 3784 Kingsley Ct  
Pensacola FL 32552, 1/2, SSS,  
212, 28, ODD, All Season-Float  
Week/Floa Unit, 4517/1462,  
12/13/2021, \$3,176.81, \$1.57;  
ROCHELLE JAIRRELS &  
CHERMAINE GREATHOUSE  
2030 Harvest Mill Drive  
Conyers GA, 30012, 1/2, VVV,  
03, 11, EVEN, All Season-Float  
Week/Floa Unit, 4896/289,  
04/18/2023, \$6,829.10, \$3.37;  
JORGE A RUIZ 192 MALIBU  
DR UNIT 929 ROMEOVILLE  
IL, 60446, 1/2, SSS, 206,  
23, EVEN, All Season-Float  
Week/Floa Unit, 4947/273,  
04/02/2022, \$7,826.22,  
\$3.86; LOURDES RUIZ 6007  
W 63rd St Apt 2 Chicago  
IL, 60638, 1/2, SSS, 206,  
23, EVEN, All Season-Float  
Week/Floa Unit, 4947/273,  
04/02/2022, \$7,826.22, \$3.86;  
AYANNA Y REDMOND 2600  
CELEBRATION CV APT 1306  
SHREVEPORT LA 71105, 1/2,  
UUU, 01, 26, EVEN, Fixed  
Week/Floa Unit, 5150/981,  
09/14/2022, \$11,263.20, \$5.55;  
LUZ CIUPEIU & PAUL CIUPEIU  
JR 1810 E Euclid Ave Arlington  
Heights IL, 60004, 1/2, SSS,  
307, 21, EVEN, All Season-Float  
Week/Floa Unit, 4989/928,  
04/20/2022, \$8,193.54, \$4.04;  
MAHUNDIS D BRICE 5487  
Chatham Woods Ct Columbus  
GA, 31907, 1/2, SSS, 104,  
41, ODD, All Season-Float  
Week/Floa Unit, 6357/1338,  
02/02/2023, \$10,705.36,  
\$5.28; CARLOS A RUIZ &  
GOMEZ GOMEZ & MARTHA  
BIRMANIA ALVARADO  
SALAZAR & CARLA CRISTINA  
GOMEZ ALVARADO & GINYER  
CRISTINA GOMEZ ALVARADO  
& DONNY EMILIO GOMEZ  
ALVARADO Tarifa - Velasco  
Ibarra Y Malecon Guayaquil,  
Guayas, 00000 ECUADOR, 1,  
WWW, 11, 14, WHOLE, Fixed  
Week/Floa Unit, 6407/104,  
11/27/2022, \$24,455.29,  
\$12.06; ALEX L JOHNSON &  
JACINTINA M JOHNSON PO  
Box 1403 Patterson LA, 70392,  
1/2, SSS, 110, 14, EVEN, Fixed  
Week/Floa Unit, 5812/949,  
09/11/2021, \$10,592.94,  
\$5.22; JOSE L SANTANA &  
ELIZABETH SANTANA 64  
Pleasant Ln Levittown PA,  
19054, 1/2, TTT, 03, 36, ODD,  
All Season-Float Week/Floa  
Unit, 4900/1963, 11/22/2020,  
\$12,091.83, \$5.96; ANTHONY  
SOUZA & SANDRA V SOUZA  
91 Dawson St Pawtucket RI,  
02861, 1/2, SSS, 304, 04, ODD,  
All Season-Float Week/Floa  
Unit, 5367/2634, 05/04/2023,  
\$5,468.18, \$2.70  
**May 16, 23, 2025**

L 211667

**NOTICE OF TRUSTEE'S SALE**  
**WESTGATE VACATION**  
**VILLAS XXIII 29205.0641**  
**(RIEZA)**

On 06/10/2025 at 11:00 am,  
GREENSPOON MARDER,  
LLP 201 E. Pine Street, Suite  
500, Orlando, Florida 32801,  
as Trustee pursuant to that  
Appointment of Trustee  
recorded on 12/17/2024  
in Official Records Book  
6712, and Page 667, of the  
Public Records of OSCEOLA  
County, Florida, by reason  
of a now continuing default  
by Mortgageor(s), (See Exhibit  
"A"), whose address is (See  
Exhibit "A"), in the payment or  
performance of the obligations  
secured by a Mortgage  
recorded in Official Records  
Book (See Exhibit "A"), at Page  
(See Exhibit "A"), of the Public  
Records of OSCEOLA County,  
Florida, including the breach or  
default, notice of which was set  
forth in a Notice of Default and  
Intent to Foreclose provided  
to the last known address of  
Mortgageor(s), (See Exhibit  
"A"), by Certified/Registered  
Mail or by publication by the  
undersigned Trustee, will sell  
at public auction to the highest  
bidder for lawful money of  
the United States of America,  
on the front steps of the  
Osceola County Courthouse,  
2 Courthouse Square,  
Kissimmee, Florida 34741,  
all right, title and interest in  
the property situated in the  
County of OSCEOLA, Florida,  
described as: (SEE EXHIBIT  
"A") Time Share Interest(s) (SEE  
EXHIBIT "A") according to the  
Time Sharing Plan for Westgate  
Vacation Villas, XXIII, Official  
Records Book 1202, at Page  
0071, of the Public Records of  
Osceola County, Florida (the  
"Plan"). Together with the right  
to occupy, pursuant to the  
Building Unit (SEE EXHIBIT  
"A"), during Unit Week (SEE  
EXHIBIT "A"), during Assigned  
Year - (SEE EXHIBIT "A"),  
WESTGATE VACATION VILLAS  
7700 Westgate Boulevard  
Kissimmee, FL 34747. Said  
sale will be made (without  
covenants, or warranty, express  
or implied, regarding the title,  
possession or encumbrances)  
to pay all sums secured by  
the Mortgage in the amount  
of (See Exhibit "A"), with  
interest accruing at the per  
diem amount of (See Exhibit  
"A"), advances, if any, late  
fees, charges and expenses of  
the Trustee and of the trusts  
created by said Mortgage.  
Mortgageor(s) shall have the  
right to cure the default which  
occurred on (See Exhibit "A"),  
and any junior lienholder shall  
have the right to redeem its  
interest up to the date the  
Trustee issues the Certificate  
of Sale by paying the amounts  
due as outlined above. This is  
a non-judicial foreclosure  
proceeding to permit Westgate  
Vacation Villas, LLC to pursue  
its in rem remedies under  
Florida law. By: Amanda L.  
Chapman, Authorized Agent.

**EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE**  
Owner(s) Address TS Undiv  
Int Bid Unit Week Year Season  
MTG Rec Info Default Dt Amts  
MTG Lien Per Diem  
INGRID RIVERA 11934 Mueller  
Cemetery Rd Cypress TX,  
77429, 1, WWW, 08, 20,  
WHOLE, All Season-Float  
Week/Floa Unit, 6398/684,  
11/20/2023, \$21,726.15,  
\$10.71; THADDEUS T  
ANDERSON 4505 203rd St  
Matteson IL, 60443, 1, UUU, 09,  
20, WHOLE, All Season-Float  
Week/Floa Unit, 5811/734,  
11/04/2020, \$28,072.69,  
\$13.84; SOLITAIRE KING 708  
EDEN PARK DR RANTOUL  
IL, 61866, 1, UUU, 09, 20,  
WHOLE, All Season-Float  
Week/Floa Unit, 5681/734,  
11/08/2020, \$28,072.69,  
\$13.84; CARTES C PRITCHETT  
& ASHLEY S BETTIS 125  
County Road 127 Union  
Springs AL, 36089, 1/2, JJJ,  
05, 32, EVEN, All Season-Float  
Week/Floa Unit, 5246/1078,  
05/22/2023, \$10,494.60, \$5.18;  
JOSEPH ROBINSON 2104  
W Venango St Philadelphia  
PA, 19140, 1/2, SSS, 304,  
20, ODD, All Season-Float  
Week/Floa Unit, 5887/2056,  
02/17/2021, \$13,349.38, \$6.58;  
EDGAR G BERNAL 6664 W  
Terrace Top Ln West Jordan  
UT, 84081, 1/2, WWW, 01,  
43, EVEN, All Season-Float  
Week/Floa Unit, 5823/650,  
02/01/2021, \$20,342.13,  
\$10.03; FRANCISCO MORENO  
& DAFNE MORENO 838 E  
Camino Capria Sahuarita AZ,  
85629, 1/2, SSS, 101, 44,  
ODD, All Season-Float Week/  
Floa Unit, 5709/616, 12/23/2020,  
\$15,812.72, \$7.80; ELMER  
TELLES & YECI NUNEZ 2201  
Banning Pl Hyattsville MD,  
20783, 1/2, SSS, 205, 24, ODD,  
All Season-Float Week/Floa  
Unit, 6445/41, 06/15/2023,  
\$11,305.15, \$5.58; NATHANIEL  
T SHAW 4591 NW 19TH ST  
APT 121 LAUDERHILL FL,  
33313, 1/2, SSS, 211, 10, ODD,  
All Season-Float Week/Floa  
Unit, 5709/211, 06/07/2022,  
\$11,505.55, \$5.67; GERARDO  
GIOVANY QUINONEZ RUIZ  
& IVETH ESMERALDA RUIZ  
04 29 3020 Cedar Cliff Ct  
Arrioch TN, 37013, 1/2, WWW,  
06, 9, EVEN, All Season-Float  
Week/Floa Unit, 5822/414,  
06/03/2022, \$16,048.75, \$7.91;  
HOWARD SWEET JR 192  
MARKET ST NEW BRITAIN CT,  
06051, 1/2, RRR, 05, 18, ODD,  
All Season-Float Week/Floa  
Unit, 5310/1764, 10/02/2021,  
\$19,163.87, \$9.45; RODIN  
SYLVESTRE & ASHLEY V  
SYLVESTRE 180 Buena Vista  
St Winder GA, 30680, 1/2, SSS,  
108, 34, EVEN, All Season-Float  
Week/Floa Unit, 5754/428,  
03/17/2022, \$11,698.61, \$5.77;  
SUSAN WARD CORNISH 5703  
172 St NW Edmonton AB,  
T6M1B9 CANADA, 1/2, JJJ,  
04, 29, ODD, All Season-Float  
Week/Floa Unit, 4935/63,  
08/10/2022, \$4,337.68,  
\$2.14; ABDIAS PUMAREJO  
TORRENS 49 CALLE FAISAN  
#49 LUQUILLO PR, 00773,  
1/2, SSS, 107, 37, EVEN, All  
Season-Float Week/Floa  
Unit, 5718/54, 02/04/2021,  
\$14,525.75, \$7.16; MYRNA  
PASTRANA PASTOR PO  
Box 633 Luquillo PR, 00773,  
1/2, SSS, 107, 37, EVEN, All  
Season-Float Week/Floa  
Unit, 5718/54, 02/04/2021,  
\$14,525.75, \$7.16  
**May 16, 23, 2025**

L 211668

**NOTICE OF TRUSTEE'S SALE**  
**WESTGATE TOWN CENTER**  
**29203.0493 (TROSPER)**  
On 06/10/2025 at 11:00 am,  
GREENSPOON MARDER,  
LLP 201 E. Pine Street, Suite  
500, Orlando, Florida 32801,  
as Trustee pursuant to that  
Appointment of Trustee  
recorded on 11/8/2024  
in Official Records Book  
6693, and Page 2694, of the  
Public Records of OSCEOLA  
County, Florida, by reason  
of a now continuing default  
by Mortgageor(s), (See Exhibit  
"A"), whose address is (See  
Exhibit "A"), in the payment or  
performance of the obligations  
secured by a Mortgage  
recorded in Official Records  
Book (See Exhibit "A"), at Page  
(See Exhibit "A"), of the Public  
Records of OSCEOLA County,  
Florida, including the breach or  
default, notice of which was set  
forth in a Notice of Default and  
Intent to Foreclose provided  
to the last known address of  
Mortgageor(s), (See Exhibit  
"A"), by Certified/Registered  
Mail or by publication by the  
undersigned Trustee, will sell  
at public auction to the highest  
bidder for lawful money of  
the United States of America,  
on the front steps of the  
Osceola County Courthouse,  
2 Courthouse Square,  
Kissimmee, Florida 34741,  
all right, title and interest in  
the property situated in the  
County of OSCEOLA,  
Florida, described as: (SEE  
EXHIBIT "A") Time Share  
Interest(s) (SEE EXHIBIT "A")  
according to the Time Sharing  
Plan for WESTGATE TOWN  
CENTER, recorded in Official  
Records Book 1564, at Page  
1479, of the Public Records  
of Osceola County, Florida  
(the "Plan"). Together with the  
right to occupy, pursuant to  
the Plan, Building(s)/Unit(s)  
(SEE EXHIBIT "A"), during  
Unit Week(s) (SEE EXHIBIT  
"A"), during Assigned Year(s)  
- (SEE EXHIBIT "A"),  
WESTGATE TOWN CENTER 4000 Westgate  
Boulevard Kissimmee, FL  
34747. Said sale will be made  
(without covenants, or  
warranty, express or implied,  
regarding the title, possession  
or encumbrances) to pay all  
sums secured by the Mortgage  
in the amount of (See Exhibit  
"A"), with interest accruing  
at the per diem amount of  
(See Exhibit "A"), advances,  
if any, late fees, charges and  
expenses of the Trustee and  
of the trusts created by said  
Mortgage. Mortgageor(s) shall  
have the right to cure the  
default which occurred on (See  
Exhibit "A"), and any junior  
lienholder shall have the right  
to redeem its interest up to  
the date the Trustee issues the  
Certificate of Sale by paying  
the amounts due as outlined  
above. This is a non-judicial

foreclosure proceeding to  
permit WESTGATE VACATION  
VILLAS, LLC to pursue its in  
rem remedies under Florida  
law. By: Amanda L. Chapman,  
Authorized Agent.  
**EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE**  
Owner(s) Address TS Undiv  
Int Bid Unit Week Year Season  
MTG Rec Info Default Dt Amts  
MTG Lien Per Diem  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
CRISTOBALIN J. PAULING  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/2023, \$11,756.38, \$5.80;  
JOSE M CEPPE 3810  
Avenida Tim Maia 7285 - Bloco  
3 - Apto 304 Rio De Janeiro,  
22790669 BRAZIL, 1, 6100 &  
6100, 81A & 81B, 8 & 8, EVEN  
& EVEN, All Season-Float  
Week/Floa Unit, 5265/1396,  
08/06/



regarding the title, possession or encumbrances) to pay all sums secured by the Mortgage in the amount of (See Exhibit "A"), with interest accruing at the per diem amount of (See Exhibit "A"), advances, if any, late fees, charges and expenses of the Trustee and of the trusts created by said Mortgage. Mortgagor(s) shall have the right to cure the default which occurred on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit WESTGATE VACATION VILLAS, LLC, to pursue its remedies under Florida law. By: Amanda L. Chapman, Authorized Agent.

**EXHIBIT "A" – NOTICE OF TRUSTEE'S SALE**

Owner(s) Address TS Undiv Int Bld Unit Week Year Season MTG Rec Info Default Dt Amts MTG Lien Per Diem ADAYNA BURROWS & DARRYL R BURROWS 4005 Rumford Ln Virginia Beach VA, 23452, 1/2, 5300, 5343, 28, ODD, All Season-Float Week/Float Unit, 4679/2291, 09/18/2021, \$9,821.54, \$4.84; ELIAS MARTINEZ & FRANCISCA ADAME 8134 Cavalier Cir Dallas TX, 75227, 1/2, 6200, 2400, 34, ODD, All Season-Float Week/Float Unit, 4933/554, 07/08/2022, \$11,073.51, \$5.46; JACQUELINE TORRES 8835 Elmhurst Avenue - Apt. 5B Elmhurst NY, 11373, 1, 5900 & 5900, 314B & 505A, 51 & 51, EVEN & EVEN, Fixed Week/Float Unit, 5172/1190, 06/03/2021, \$27,603.74, \$13.61; MARIO DIAZ MATEO & MAIRA G VASQUEZ MOLINA & CARLOS ESPINAL VASQUEZ P.O. Box 990196 Naples FL, 34116, 1, 5900, 105A, 26, WHOLE, Fixed Week/Float Unit, 6383/2945, 07/17/2023, \$37,307.35, \$18.40; MAYRA A DIAZ VASQUEZ 215 MANOR BLVD APT 1404 NAPLES FL, 34104, 1, 5900, 105A, 26, WHOLE, Fixed Week/Float Unit, 6383/2945, 07/17/2023, \$37,307.35, \$18.40; ALBERT HARRIS & CASSANDRA PHILLIPS HARRIS 1844 Christopher Dr Conyers GA, 30094, 1/2, 6200, 23CD, 43, ODD, All Season-Float Week/Float Unit, 4865/1158, 07/23/2020, \$21,223.69, \$10.47; ANA J LEON 176 E Garfield St Chambersburg PA, 17201, 1/2, B, 1304, 3, ODD, All Season-Float Week/Float Unit, 6338/2803, 08/17/2023, \$8,262.53, \$4.07; BRENDA F BATES & GEORGE R BATES 1936 Aberglen Dr Charlotte NC, 28262, 1/2, 6200, 33AB, 9, ODD, All Season-Float Week/Float Unit, 4930/433, 06/09/2021, \$16,725.18, \$8.25; DEYMOS O BORGES & ELSIE A BOREN 6309 BREVADA LN #6309 APOLLO BEACH FL, 33572, 2, 5900 & 5900 & 5900 & 5900, 101A & 105A & 111C & 506C, 36 & 47 & 45 & 44, ODD & ODD & ODD & ODD, All Season-Float Week/Float Unit, 5153/2315, 07/05/2020, \$25,475.69, \$12.56; DEIDRE L PARKER 370 Bushwick Ave Apt 10E Brooklyn NY, 11206, 1/2, 5700, 5752, 38, EVEN, All Season-Float Week/Float Unit, 6308/13, 10/13/2020, \$24,084.38, \$11.88; VICTOR PARKER 123 LINDEN BLVD APT 5K BROOKLYN NY, 11206, 1/2, 5700, 5752, 38, EVEN, All Season-Float Week/Float Unit, 6308/13, 10/13/2020, \$24,084.38, \$11.88; SHAMUIKA CLARKE 202 YORK ST APT 11G BROOKLYN NY, 11201, 1/2, 5700, 5752, 38, EVEN, All Season-Float Week/Float Unit, 6308/13, 10/13/2020, \$24,084.38, \$11.88; CHARLON LARRY 6113 TRESTLEWOOD DR #D COLUMBUS GA, 31909, 1/2, B, 1505, 41, ODD, All Season-Float Week/Float Unit, 6418/2211, 06/14/2023, \$9,255.87, \$4.56; BASIL D WILLIAMS JR & SHARONNA M ALSTON 3721 Trace Dr W Wilson NC, 27893, 1/2, 4000, 13D, 1, ODD, All Season-Float Week/Float Unit, 4933/419, 08/25/2022, \$5,083.97, \$2.51; DIONNE N DUNCAN & RICARDO ROGERS 531 GLENMORE AVE FL 1 BROOKLYN NY, 11207, 1, 6200, 42CD, 36, WHOLE, All Season-Float Week/Float Unit, 4933/1030, 11/03/2019, \$17,230.03, \$8.50; ANIBAL PESOA & EVE PESOA Calle 3 De Mayo Casi 8 De Diciembre Villa Elisa, 00000 PARAGUAY, 1/2, B, 1114, 35, EVEN, All Season-Float Week/Float Unit, 4887/1374, 10/10/2022, \$5,890.88, \$2.91

**May 16, 23, 2025**

with the Clerk of this Court at the Volusia County Courthouse, 101 N. Alabama Ave., DeLand, FL 32724, either before service upon Petitioner's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

The action is asking the court to decide how the following real or personal property should be divided: None

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

**WARNING:** Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES 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 Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMATION NUMBERS.

Dated: April 22, 2025.  
Laura E. Roth  
Circuit and County Courts  
By: D. Waszak  
(CIRCUIT COURT SEAL)  
Deputy Clerk  
**May 2, 9, 16, 23, 2025**

L 211486

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
CASE NO. 2024 10600 CIDL

V.P. HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs. CRUZ VICTORIA HILLS PROPERTY HOLDINGS LLC, a Florida Limited Liability Company; EDGAR CRUZ; MARIA E. ZAMBRANO-CRUZ; UNKNOWN TENANT ONE; UNKNOWN TENANT TWO, Defendants.

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given that pursuant to a Final Judgment of Foreclosure dated May 12, 2025 and entered herein, the property situated in Volusia County, Florida, to wit:

Lot 48, Victoria Park Southwest Incent One, according to that certain map as recorded in Map Book 48, Page(s) 54 through 57, of the Public Records of Volusia County, Florida a/k/a 523 Ridgeway Blvd, DeLand, FL 32724

will be sold to the highest and best bidder by electronic sale at: https://volusia.realforeclose.com/index.cfm/ at 11:00 a.m. on this 26th day of June, 2025. 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 this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Seventh Circuit Court Administration ADA Coordinator, 101 N. Alabama Ave., Ste. B-206, DeLand, Florida 32724 (386) 257-6096, 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.

Neil A. Saydah, Esquire  
Florida Bar No. 0011415  
Kayla S. Jacobs, Esquire  
Florida Bar No. 1055060  
Saydah Law Firm  
7250 Red Bug Lake Rd., Ste. 1012  
Oviedo, Florida 32765  
Attorney for Plaintiff  
Phone: 407-956-1080  
Fax: 407-956-1081  
**May 23, 30, 2025**

L 211769

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 11346 PRDL  
Division 10

IN RE: ESTATE OF PATRICIA N. TAGLE, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Patricia N. Tagle, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 through 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

The date of first publication of this notice is May 23, 2025.

Personal Representative: Carole N. Tagle  
932 N. Lakewood Terrace  
Port Orange, FL 32127

Attorney for Personal Representative: CARLEEN A. LEFFLER  
Florida Bar Number: 95641  
GREGORY W. MEIER  
Florida Bar Number: 65511  
SHUFFIELD, LOWMAN & WILSON, P.A.  
851 Dunlawton Avenue, Suite 300  
Port Orange, FL 32127  
Telephone: (386) 763-5083  
Fax: (386) 763-5085  
E-Mail: poprobate@shuffieldlowman.com

Alt. E-Mails: gmeier@shuffieldlowman.com cleffier@shuffieldlowman.com  
**May 23, 30, 2025**

L 211761

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
CASE NO. 2024 12070 PRDL

IN RE: ESTATE OF FRANKLIN D. GREGG, a/k/a Franklin Gregg, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Franklin D. Gregg, a/k/a Franklin Gregg, deceased, Case No. 2024 12070 PRDL, whose date of death was April 22, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721. 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this Notice is May 23, 2025.

Personal Representative: Tracey Gregg  
8443 Dustman Road  
Worden, IL 62097

Attorney for Personal Representative: Scott R. Corbett, Esq.  
Florida Bar No.: 382922  
260 Maitland Ave., Ste. 1600  
Altamonte Springs, FL 32802  
407-648-5656  
Email: SRC111@aol.com  
**May 23, 30, 2025**

L 211774

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
CASE NO.: 2025 10884 PRDL  
PROBATE DIVISION

IN RE ESTATE OF: ERIC CARLTON HOLMAN, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ERIC CARLTON HOLMAN, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North

Alabama Avenue, DeLand, Florida, 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 23, 2025.

Personal Representative: Gay-Lynn Turner  
Attorney for Personal Representative: CIPPARONE & CIPPARONE, P.A.  
1525 International Parkway, Suite 1071  
Lake Mary, Florida 32746  
Telephone: (321) 275-5914  
Facsimile: (321) 275-5931  
/s/ Paul C. Cipparone  
Paul C. Cipparone  
Florida Bar No.: 84084  
PCipparone@cipparonepa.com  
**May 23, 30, 2025**

L 211750

IN THE CIRCUIT COURT OF SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File Number: 2025 11304 PRDL

IN RE: ESTATE OF ROBERT E. CHERRY, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ROBERT E. CHERRY, deceased, whose date of death was 3/27/2025; File Number 2025 11304 PRDL is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 May 23, 2025.

Personal Representative: Robert E. Cherry, Jr.  
150 C Blue Heron Drive  
Daytona Beach, FL 32119

Attorney for Personal Representative: Susanne D. McCabe, Esquire  
900 N. Swallowtail Drive, Suite 101  
Port Orange, FL 32129  
Florida Bar No.: 0771511  
sdm@mccabelaywers.com ajm@mccabelaywers.com eservice@mccabelaywers.com  
Attorney for Personal Representative  
**May 23, 30, 2025**

L 211774

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-13903 PRDL

IN RE: ESTATE OF MARY RUBY DOWLING ROBERTS, a/k/a MARY D. ROBERTS, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of MARY RUBY DOWLING ROBERTS, a/k/a MARY D. ROBERTS, deceased, whose date of death was July 29, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons

having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 May 23, 2025.

/s/ Constance R. Ashcraft  
CONSTANCE R. ASHCRAFT, Petitioner

/s/ Terry W. Covert  
TERRY W. COVERT  
Attorney for Personal Representative  
Florida Bar No. 590551  
Copeland, Covert, & Smith, PLLC  
631 Palm Springs Drive, Suite 114  
Altamonte Springs, FL 32701  
407-830-7220  
Email: meredith@copelandcovert.com  
Secondary: mary@copelandcovert.com  
**May 23, 30, 2025**

L 211773

IN THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NUMBER: 2025 11150 PRDL

IN RE: ESTATE OF HARRY V. OSTER A/K/A HARRY VINCENT OSTER, Deceased.

**NOTICE TO CREDITORS**

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

You are notified that a Petition for Administration has been filed in the estate of HARRY V. OSTER A/K/A HARRY VINCENT OSTER, File Number 2025 11150 PRDL in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of the first publication of this Notice is May 23, 2025.

/s/ Connie E. Oster  
CONNIE E. OSTER  
331 La Creek Ct.  
DeBary, FL 32713

OLSEN LAW GROUP PA  
BY: /s/ Alexis Richards  
ALEXIS RICHARDS, ESQUIRE  
FLORIDA BAR NO.: 1039178  
2518 Edgewater Drive  
Orlando, Florida 32804  
(407) 423-5561  
alexis@olsenlawgroup.com  
Attorney for Personal Representative  
**May 23, 30, 2025**

L 211751

TRUSTEE'S NOTICE OF SALE. Date of Sale: 06/23/2025 at 1:00 PM. Place of Sale: In parking lot near brick wall at 1050 W New York Ave, DeLand, FL 32720. This Notice is regarding that certain timeshare interest owned by Obligor in Cove II on Ormond Beach, located in Volusia County, Florida, as more specifically described in the Lien(s) referred to on Schedule "1". The Obligor has failed to pay when due the Assessments, Fees, and Taxes as assessed or advanced and is thereby in default of the obligation to pay such amounts as and when due Pursuant to that certain Declaration for Cove II on Ormond Beach. Accordingly, the Cove II Owners Association, Inc., a Florida not-for-profit corporation (Association) did cause a Claim of Lien ("Lien") to be recorded in the Public Records of Volusia, Florida, as described on Schedule "1", thereby perfecting the lien of the Association for the amounts secured by each lien, per diem up to and including the date of sale, plus the estimated foreclosure costs in the amount of \$650.00, by delivering cash or certified funds to the Trustee. See Schedule "1" attached hereto for (1) the name and address of each Obligor, (2) the lien(s)

reflecting the legal description of the timeshare interest, (3) the recording information for each Lien, (4) the amount secured by each Lien, and (5) the per diem amount to account for the further accrual of the amounts secured by each Lien. See Exhibit "A" attached hereto for the name and address of each Junior Interest holder, if applicable. The Association has appointed the following Trustee to conduct the trustee's sale: First American Title Insurance Company, a Nebraska corporation duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Foreclosure HOA #48549-CI116-HOA. Schedule "1": Obligors, Notice Address, Lien Recording Reference, Per Diem, Default Amount; W. J. Stoddard, Jr. and Patricia M. Stoddard, 215 Dunning Ave Auburn, Ny 13021-9779 United States, Inst: 2025052023 Bk: 8679 Pg: 2509, \$0.00, \$2,745.17. Exhibit "A": Junior Interest Holder Name, Junior Interest Holder Address; None, N/A.

**May 23, 30, 2025**

L 211744

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
CASE NO: 2022 30712 CICI

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2019-1, MORTGAGE BACKED CERTIFICATES, SERIES 2019-1,

Plaintiff,

v. ANDREW BELINSKY: et al., Defendant(s).

**NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 3, 2025, in the above-styled cause, the Clerk of Circuit Court, Laura E. Roth, shall sell the subject property at public sale on the 4th day of June, 2025, at 11:00 a.m. to the highest and best bidder for cash, at www.volusia.realforeclose.com on the following described property: Lots 12 and 13, "A Quiet Place in the Country", Unit 1, as recorded in Map Book 33, Page 84, 85 and 86, Public Records of Volusia County, Florida, AND a portion of Lot 14, "A Quiet Place in the Country, Unit 1, as recorded in Map Book 33, Pages 84, 85 and 86, of the Public Records of Volusia County, Florida, described as follows: Begin at the intersection of the line dividing Lots 13 and 14 with the Northwest-erly right of way of Creek Crossing Road (a 60 foot right of way); thence North-easterly along said right of way a distance of 75 feet; thence in a Northwesterly direction to an intersection with the line dividing Lots 13 and 14 and at the centerline of Sand Creek as shown on said record plat of "A Quiet Place in the Country", Unit 1; thence Southeasterly along said line dividing Lots 13 and 14 to the Point of Beginning. Reserving an easement for widening of Creek Crossing Road over that part which falls within 60 feet of the Centerline of said Road. Parcel No. 6235-02-01-0120 AND: A portion of Lot 14, "A Quiet Place in the Country", Unit 1, as recorded in Map Book 33, Pages 84, 85 and 86, of the Public Records of Volusia County, Florida, described as follows: From the Southeast corner of said Lot 14, as the Point of Beginning, run S.59°19'10"W, along the Northerly right of way line of Creek Crossing Road, a 60 foot right of way, a distance of 24.07 feet to the P.C. of a curve, concave Southeast, having a radius of 1630.00 feet and a chord bearing of S.58°10'47"W, thence run Westerly along the arc of said curve through a central angle of 2°16'45" a distance of 64.84 feet to a point 75.00 feet East of the Southwest corner of said Lot 14, as measured along said right of way line; thence departing said right of way line, run N.51°21'52"W, a distance of 520.62 feet to the Northwest corner of said Lot 14; thence N.83°23'50"E, a distance of 301.66 feet to the Northeast corner of said Lot 14; thence S.30°15'50" E, a distance of 362.71 feet to the Point of Beginning. Parcel No. 6235-02-01-0140.

Property Address: 120 Creek Crossing Road, Port Orange, FL 32128. 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, reports the surplus as unclaimed. IMPORTANT If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724, (386) 257-6096 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: May 5, 2024.

BITMAN, O'BRIEN, PLLC  
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Attorneys for Plaintiff  
**May 16, 23, 2025**

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