





(SEE EXHIBIT "A") occupancy rights, according to the Declaration of Condominium...

Exhibit "D" to the Declaration of Condominium to have and to hold the same in fee simple forever...

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE

elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that the debt owed to the Association is not paid by 04/05/2025...

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE

location thereof; (2) Record the notice of sale in the Public Records of ORANGE County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week...

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE

pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that the debt owed to the Association is not paid by 04/05/2025...

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE

foreclosure proceeding to permit WESTGATE LAKES, LLC to pursue its in rem remedies under Florida law...

EXHIBIT "A" - NOTICE OF FORECLOSURE

327, of the Public Records of Orange County, Florida (the "Plan"), and all amendment(s) thereto, if any...

EXHIBIT "A" - NOTICE OF FORECLOSURE

the right to occupy, pursuant to the Plan ("Building-Unit(s)"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s)...

EXHIBIT "A" - NOTICE OF FORECLOSURE

Owner(s) Address TS Undiv Int Unit Week Year COL Rec Info Yrs Delqnt

EXHIBIT "A" - NOTICE OF FORECLOSURE

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NOTICE OF DEFAULT AND INTENT TO FORECLOSE

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NOTICE OF TRUSTEE'S SALE

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NOTICE OF TRUSTEE'S SALE













after 11:00 a.m., during an on-line auction to be held at www.seminole.realforeclose.com, the following-described property set forth in the amended order of Final Judgment of Foreclosure: The North 1/2 of the West 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 21 South, Range 31 East, together with an easement for ingress and egress over the West 25 feet of the South 1/2 of the West 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 21 South, Range 31 East, Seminole County, Florida.

ularly described as follows: Commence at a 1 inch iron pipe at the Northwest corner of the Northeast 1/4 of said Section 31; thence run South 00°55'02" East, along the West line of the Northeast 1/4 of said Section 31, a distance of 257.87 feet for a POINT OF BEGINNING; thence departing the West line of the Northeast 1/4 of said Section 31 run North 72°15'00" East, 303.56 feet to the Point of Curvature of a curve concave Northwest-erly and having a radius of 3669.72 feet and a central angle of 00°51'25"; thence run Northeastly along the arc of said curve a distance of 54.89 feet to a point on said curve, the said point is on the West line of the East 7/8 of the North 1/2 of the Northeast 1/4 of said Section 31; thence departing said curve run South 00°54'57" East, along the West line of the North 1/2 of the Northeast 1/4 of said Section 31, a distance of 313.86 feet; thence departing the West line of the East 7/8 of the North 1/2 of the Northeast 1/4 of said Section 31, run South 72°15'00" West, 358.31 feet to the West line of the Northeast 1/4 of said Section 31; thence run North 00°55'02" West, along the West line of the Northeast 1/4 of said Section 31, a distance of 313.43 feet to the POINT OF BEGINNING. Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR SEMINOLE COUNTY, FLORIDA Case No.: 2024 CA 001879 TRUIST BANK, as successor by merger to SUNTRUST BANK, Plaintiff, vs. IVY WELLINGTON, et al, Defendant(s). NOTICE OF ACTION To: IVY WELLINGTON 501 ALCAZAR AVE, ALTAMONTE SPRINGS, FL 32714 UNKNOWN SPOUSE OF IVY WELLINGTON 501 ALCAZAR AVE, ALTAMONTE SPRINGS, FL 32714 YOU ARE NOTIFIED that an action to enforce a lien on and to foreclose on a mortgage on the following property in Seminole County, Florida: Lot 10, Block B, SAN SEBASTIAN HEIGHTS, UNIT 1-A, according to the plat thereof as recorded in Plat Book 16, Page 70, Public Records of Seminole County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ARTHUR S. BARKSDALE, IV, Plaintiff's attorney, whose address is ALVARO, THOMPSON & SMOAK, P.A., P.O. Box 3511, Orlando, FL 32802, Email STB@stslawyers.com, 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 or petition. Dated: February 4, 2025. Grant Maloy Clerk of the Circuit Court and Comptroller By: Kory G. Bailey (CIRCUIT COURT SEAL) Deputy Clerk February 14, 21, 2025 L 210404

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. 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 February 14, 2025. Personal Representative: Maria Elena Guzman 4943 Cairns Wren Trail, Sanford, FL 32771 Attorney for Personal Representative: Carina M. de la Torre Florida Bar No. 1000418, Indiana Bar No. 24849-49 Tower Law Group 3505 Lake Lynda Drive, Suite 200 Orlando, FL 32817 Telephone: (407) 308-0578 Facsimile: (877) 860-2750 Email: carina.towerlawgroup.com Secondary E-Mail: micaela.lusso@towerlawgroup.com February 14, 21, 2025 L 210392

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 February 14, 2025. Personal Representative: /s/ Maria Guadalupe Figueroa Ruiz Maria Guadalupe Figueroa Ruiz 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 February 14, 21, 2025 L 210394

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 February 14, 2025. Personal Representative: /s/ John Rounds John Rounds 733 Sunset Avenue Liberty, Missouri 64068 Attorney for Personal Representative: /s/ Richard A. Heller Richard A. Heller Florida Bar Number: 612588 611 N. Wymore Road, Suite 219 Winter Park, FL 32789 Telephone: (407) 649-7700 Fax: (407) 734-2381 E-Mail: Office@Rhellerpa.com Secondary E-Mail: Richard@Rhellerpa.com February 14, 21, 2025 L 210400

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 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 February 14, 2025. Personal Representative: Byron F. Blake 7129 Finn Hall Ave., #201 Charlotte, NC 28216 Raymond A. Trendly, Esquire Florida Bar Number: 104835 Janelise Gastell, Esquire Florida Bar Number: 0115341 Elizabeth Rich, Esquire Florida Bar Number: 1036018 TK Law, P.A. 999 Douglas Avenue, Suite 3333 Altamonte Springs, Florida 32714 Telephone: (407) 834-4847 Primary Service Email: skramerec@gmail.com Correspond. Email: JGASTELL@onefirmforlife.com Attorney for Petitioner February 14, 21, 2025 L 210295

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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 February 14, 2025. LYDIA DEANE ROBINSON Petitioner MARGARET A. WHARTON Florida Bar No. 292511 Margaret@Whartonlawgroup.com 456 S. Central Ave Oviedo, FL 32765 P.O. Box 621172 Oviedo, FL 32762 (407) 365-7193 Attorneys for Petitioner February 14, 21, 2025 L 210452

IN THE CIRCUIT COURT FOR SEMINOLE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000169

IN RE: ESTATE OF PATRICIA CULMER, Deceased. NOTICE TO CREDITORS (summary administration) TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of PATRICIA CULMER, deceased, File Number 2025-CP-000169, by the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 190 Eslinger Way, Sanford, FL 32773; that the decedent's date of death was October 1st, 2023; that the total value of the estate is \$274,000.00 and that the names and addresses of those to whom it has been assigned by such order are: RICHARD ALBAN CULMER 1600 Bear Lake Road, Apopka, FL 32703 CALLUM ADRIAN CULMER 235 Knox St., Costa Mesa, CA 92627 DEBORAH JANE CULMER 113 St. Albans Ave., W4 5JS, London, UK ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is February 14, 2025. RICHARD A. CULMER P.O. Address: 1600 Bear Lake Road Apopka, FL 32703 CATHART LAW GROUP, P.A. Attorneys for Person Giving Notice 225 S. Westmonte Drive, Suite 1160 Altamonte Springs, FL 32714 Christopher C. Cathart Florida Bar No.: 410410 Email Addresses: chris@lawccc.com lynn@lawccc.com joann@lawccc.com February 14, 21, 2025 L 210401

IN THE CIRCUIT COURT FOR SEMINOLE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000138

IN RE: ESTATE OF PAUL ALAN ROUNDS, Deceased. NOTICE TO CREDITORS The administration of the Estate of Paul Alan Rounds, deceased, whose date of death was October 30, 2024, 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 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 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 February 14, 2025. Personal Representative: JACOB D. BELL 513 Park Avenue Elyria, Ohio 44035 Attorney for Personal Representative: 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: ashley@chpwhitelaw.com February 14, 21, 2025 L 210396

IN THE CIRCUIT COURT FOR SEMINOLE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000144-0005EM

IN RE: ESTATE OF DENISE A. BLAKE, Deceased. NOTICE TO CREDITORS The administration of the estate of DENISE A. BLAKE, deceased, whose date of death was November 23, 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 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 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 February 14, 2025. Personal Representative: /s/ Dean Robert Orr DEAN ROBERT ORR Altamonte Springs, Florida 32714 Ocala, FL 34475 /s/ Frank P. Nisi, Jr. Frank P. Nisi, Jr., Esq. Attorney for Personal Representative Florida Bar No. 607680 Nisi Law Firm PO Box 522170 Longwood, FL 32752 Telephone: (407) 622-2550 Email: nisilawfirm@cfi.rr.com Secondary Email: finny.nisilaw@gmail.com February 14, 21, 2025 L 210402

IN THE CIRCUIT COURT FOR SEMINOLE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001903

IN RE: ESTATE OF RONALD LEWIS VAN KLEECK, JR., a/k/a RONALD L. VAN KLEECK, a/k/a RONALD VAN KLEECK, Deceased. NOTICE TO CREDITORS (Summary Administration) TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of RONALD LEWIS VAN KLEECK, JR., a/k/a RONALD L. VAN KLEECK, a/k/a RONALD VAN KLEECK, deceased, File Number 2025-CP-001903, by the Circuit Court for Seminole County, Florida, Probate Division, the address of which is 101 Eslinger Way, Sanford, Florida 32773; that the decedent's date of death was October 14, 2024; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: Randall K. Van Kleeck, a/k/a Randall Van Kleeck, a/k/a Randy K. Van Kleeck 878 Uster Heights Rd., Ellettsville, NY 12428 ALL INTERESTED PERSONS



(CIRCUIT COURT SEAL) Deputy Clerk February 21, 28, 2025 L 210483

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

CASE NO. 2024 CA 2573 MF

VACATION VILLAS AT FANTASYWORLD TIMESHARE OWNERS ASSOCIATION, INC. Plaintiff,

v. SANDRA BLAYLOCK, et al Defendants.

NOTICE OF ACTION TO: MONICESHIA FLUKER and all persons claiming, by through, under or against the named Defendant.

YOU ARE HEREBY NOTIFIED that an action seeking a foreclosure concerning the following property located in Osceola County, Florida has been filed against you:

Time Share Period: 17-31 BIENNIAL ODD UNIT 4 in which the first number represents the unit number and the number after the hyphen represents the unit week number, in Vacation Villas at Fantasyworld, according to the Declaration thereof recorded in Official Records Book 1030, at pages 0555-0583 inclusive, Public Records of Osceola County, Florida, and all amendment(s) thereto, if any.

YOU ARE HEREBY NOTIFIED that an action seeking a foreclosure concerning the following property located in Osceola County, Florida has been filed against you:

Time Share Period: 49-42 ANNUAL UNIT 1 in which the first number represents the unit number and the number after the hyphen represents the unit week number, in Vacation Villas at Fantasyworld, according to the Declaration thereof recorded in Official Records Book 1030, at pages 0555-0583 inclusive, Public Records of Osceola County, Florida, and all amendment(s) thereto, if any.

YOU ARE HEREBY NOTIFIED that an action seeking a foreclosure concerning the following property located in Osceola County, Florida has been filed against you:

Time Share Period: 29-28 BIENNIAL ODD UNIT 1 in which the first number represents the unit number and the number after the hyphen represents the unit week number, in Vacation Villas at Fantasyworld, according to the Declaration thereof recorded in Official Records Book 1030, at pages 0555-0583 inclusive, Public Records of Osceola County, Florida, and all amendment(s) thereto, if any.

YOU ARE HEREBY NOTIFIED that an action seeking a foreclosure concerning the following property located in Osceola County, Florida has been filed against you:

Time Share Period: 29-28 BIENNIAL ODD UNIT 1 in which the first number represents the unit number and the number after the hyphen represents the unit week number, in Vacation Villas at Fantasyworld, according to the Declaration thereof recorded in Official Records Book 1030, at pages 0555-0583 inclusive, Public Records of Osceola County, Florida, and all amendment(s) thereto, if any.

YOU ARE HEREBY NOTIFIED that an action seeking a foreclosure concerning the following property located in Osceola County, Florida has been filed against you:

Time Share Period: 29-28 BIENNIAL ODD UNIT 1 in which the first number represents the unit number and the number after the hyphen represents the unit week number, in Vacation Villas at Fantasyworld, according to the Declaration thereof recorded in Official Records Book 1030, at pages 0555-0583 inclusive, Public Records of Osceola County, Florida, and all amendment(s) thereto, if any.

YOU ARE HEREBY NOTIFIED that an action seeking a foreclosure concerning the following property located in Osceola County, Florida has been filed against you:

Time Share Period: 29-28 BIENNIAL ODD UNIT 1 in which the first number represents the unit number and the number after the hyphen represents the unit week number, in Vacation Villas at Fantasyworld, according to the Declaration thereof recorded in Official Records Book 1030, at pages 0555-0583 inclusive, Public Records of Osceola County, Florida, and all amendment(s) thereto, if any.

Orlando, Florida 32801, Phone 407-539-1638, on or before thirty (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 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: February 12, 2025. Kelvin Soto, Esq. Clerk of the Circuit Court & County Comptroller

By: Suzan Viz (CIRCUIT COURT SEAL) Deputy Clerk February 21, 28, 2025 L 210496

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

CASE NO. 2024 CA 2541 MF VACATION VILLAS AT FANTASYWORLD TOA, INC. Plaintiff,

v. DAVID JACKSON, PATRICIA JACKSON, JOHN KELLEY, MARSHA LESLEY, JOYCE KELLY LEWIS, ROBERT B. LEWIS, JOYCE R. LEWIS, JAMES LUTZ, REBECCA LUTZ, MICHAEL MAIERS AND PAMELA CZERNIAWSKI Defendants.

NOTICE OF ACTION TO: DAVID JACKSON and all persons claiming, by through, under or against the named Defendant.

YOU ARE HEREBY NOTIFIED that an action seeking a foreclosure concerning the following property located in Osceola County, Florida has been filed against you:

Time Share Period: 49-42 ANNUAL UNIT 1 in which the first number represents the unit number and the number after the hyphen represents the unit week number, in Vacation Villas at Fantasyworld, according to the Declaration thereof recorded in Official Records Book 1030, at pages 0555-0583 inclusive, Public Records of Osceola County, Florida, and all amendment(s) thereto, if any.

YOU ARE HEREBY NOTIFIED that an action seeking a foreclosure concerning the following property located in Osceola County, Florida has been filed against you:

Time Share Period: 49-42 ANNUAL UNIT 1 in which the first number represents the unit number and the number after the hyphen represents the unit week number, in Vacation Villas at Fantasyworld, according to the Declaration thereof recorded in Official Records Book 1030, at pages 0555-0583 inclusive, Public Records of Osceola County, Florida, and all amendment(s) thereto, if any.

YOU ARE HEREBY NOTIFIED that an action seeking a foreclosure concerning the following property located in Osceola County, Florida has been filed against you:

Time Share Period: 49-42 ANNUAL UNIT 1 in which the first number represents the unit number and the number after the hyphen represents the unit week number, in Vacation Villas at Fantasyworld, according to the Declaration thereof recorded in Official Records Book 1030, at pages 0555-0583 inclusive, Public Records of Osceola County, Florida, and all amendment(s) thereto, if any.

YOU ARE HEREBY NOTIFIED that an action seeking a foreclosure concerning the following property located in Osceola County, Florida has been filed against you:

Time Share Period: 49-42 ANNUAL UNIT 1 in which the first number represents the unit number and the number after the hyphen represents the unit week number, in Vacation Villas at Fantasyworld, according to the Declaration thereof recorded in Official Records Book 1030, at pages 0555-0583 inclusive, Public Records of Osceola County, Florida, and all amendment(s) thereto, if any.

YOU ARE HEREBY NOTIFIED that an action seeking a foreclosure concerning the following property located in Osceola County, Florida has been filed against you:

Fax: (407) 268-1584 E-Mail: christi@mcullarlaw.com

Secondary E-Mail: e-service@mcullarlaw.com February 21, 28, 2025 L210516

NOTICE OF PRESERVATION OF THE NOTICE OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR INDIAN POINT - PHASE 2

Recorded in Osceola County, FL KELVIN SOTO, ESQ., CLERK OF COURT 02/12/2025 04:07:46 PM RECEIPT #3011419 Rec Fees 27.00 EXTRA NAMES 123.00 CFN# 2025019017 BK 6740 PG 83

THIS NOTICE is being recorded pursuant to Sections 712.05 and 712.06, Florida Statutes, in order to preserve the easements, restrictions, covenants, conditions and all other provisions of the following documents:

1. Notice of Covenants, Conditions and Restrictions for Indian Point - Phase 2 recorded on February 21, 1995, at Official Records Book 1241, Page 1787 et seq.; and

2. First Amendment to Notice of Covenants, Conditions and Restrictions for Indian Point - Phase 2 recorded at Official Records Book 1309, Page 1549 et seq. both of the Public Records of Osceola County, Florida (hereinafter collectively referred to as the "Covenants and Restrictions").

The name and address of the homeowners filing this Notice are Michael Zakri and Trinidad Rodriguez (hereinafter "Claimants"), who own a Lot in Indian Point - Phase Two at 4622 Osceola Point Trail, Kissimmee, FL 34746 with the legal description as follows:

Lot 238, INDIAN POINT PHASE TWO, according to the map or plat thereof as recorded in Plat Book 8, Pages 93 and 94, of the Public Records of Osceola County, Florida.

The Claimants seeks to preserve the Covenants and Restrictions identified above. The land affected and described in the Covenants and Restrictions is as follows:

Lots 203 through 281, inclusive, INDIAN POINT - PHASE 2, according to the Plat thereof, recorded in Plat Book 8, Pages 93 & 94, of the Public Records of Osceola County, Florida.

The real property interest claimed under this Notice is the right to preserve, for thirty (30) years from the date of this filing, the Covenants and Restrictions described above. The owners of Lots 203 through 281 in Indian Point Phase 2 are identified on Exhibit "A", attached hereto and incorporated herein.

EXECUTED at Kissimmee, Osceola County, Florida, on this 4th day of February, 2025.

WITNESSES: /s/ Linda Scallata, LINDA SGALLATA, 282 Indian Point Circle, Kissimmee, FL 34746 /s/ Donald Sgallata, DONALD SGALLATA, 282 Indian Point Circle, Kissimmee, FL 34746 BY: MICHAEL ZAKRI /s/ Michael Zakri, 4622 Osceola Point Trail, Kissimmee, FL 34746 STATE OF FLORIDA, COUNTY OF OSCEOLA: THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence this 4th day of February, 2025, by Michael Zakri who is personally known to me. He acknowledges executing this document in the presence of two subscribing witnesses freely and voluntarily.

Velazquez Garcia, Rolando Martinez Garcia, 4612 Cheyenne Point Trl, Kissimmee FL 34746, 1900 Ellery Ln, Kissimmee, FL 34746

211, Cisse Ba, 4616 Cheyenne Point Trl, Kissimmee FL 34746, 4614 Cheyenne Point Trl, Kissimmee FL 34746, 4616 Cheyenne Point Trl, Kissimmee FL 34746, 212, Jesus M. Morales and Mirra I. Morales, 4618 Cheyenne Point Trl, Kissimmee FL 34746, 4618 Cheyenne Point Trl, Kissimmee FL 34746

213, John F. Farr, 4620 Cheyenne Point Trl, Kissimmee FL 34746, 4641 Cheyenne Point Trl, Kissimmee FL 34746, 214, Albert S. Martin and Jessica Carter, 4628 Cheyenne Point Trl, Kissimmee FL 34746, 4624 Cheyenne Point Trl, Kissimmee FL 34746

215, Arlene Tamargo, 4623 Cheyenne Point Trl, Kissimmee FL 34746, 4623 Cheyenne Point Trl, Kissimmee FL 34746, 216, Celia Salgado, Francisco Mojica, and Sergio V. Mojica, 4621 Cheyenne Point Trl, Kissimmee FL 34746, 4621 Cheyenne Point Trl, Kissimmee FL 34746

217, Manuel Enrique Iglesias and Frances Iglesias, 4619 Cheyenne Point Trl, Kissimmee FL 34746, 4619 Cheyenne Point Trl, Kissimmee FL 34746, 218, Cynthia J. Carter, Heather A. Carter, Stephanie L. Carter, 4617 Cheyenne Point Trl, Kissimmee FL 34746, 4617 Cheyenne Point Trl, Kissimmee FL 34746

219, Steven R. Rivera and Theresa S. Rivera, 4615 Cheyenne Point Trl, Kissimmee FL 34746, 4615 Cheyenne Point Trl, Kissimmee FL 34746, 220, Jerrald J. May and Shelly A. May, 4613 Cheyenne Point Trl, Kissimmee FL 34746, 4613 Cheyenne Point Trl, Kissimmee FL 34746

221, Juan C. Perez and Elizabeth M. Perez, 4611 Cheyenne Point Trl, Kissimmee FL 34746, 4611 Cheyenne Point Trl, Kissimmee FL 34746, 222, Marcello De Jesus Sagastum, 4609 Cheyenne Point Trl, Kissimmee FL 34746, 4609 Cheyenne Point Trl, Kissimmee FL 34746

223, James D. Davis, 4607 Cheyenne Point Trl, Kissimmee FL 34746, 4607 Cheyenne Point Trl, Kissimmee FL 34746, 224, Progress Residential Borrower 5 LLC, 4605 Cheyenne Point Trl, Kissimmee FL 34746, PO Box 4090, Scottsdale, AZ 85261

225, Alexis Rangel and Digna Rivas, 4603 Cheyenne Point Trl, Kissimmee FL 34746, 4603 Cheyenne Point Trl, Kissimmee FL 34746, 226, Fabyan Belastegui and Margot Velastegui, 4601 Cheyenne Point Trl, Kissimmee FL 34746, 4601 Cheyenne Point Trl, Kissimmee FL 34746

227, Carlos Rafael Diaz-Vega, 4600 Osceola Point Trl, Kissimmee FL 34746, 4600 Osceola Point Trl, Kissimmee FL 34746, 228, Josue C. Guzman, 4602 Osceola Point Trl, Kissimmee FL 34746, 4602 Osceola Point Trl, Kissimmee FL 34746

229, Daniel Negron and Lydia Negron, 4604 Osceola Point Trl, Kissimmee FL 34746, 4604 Osceola Point Trl, Kissimmee FL 34746, 230, Joseph M. Justice and Hanane J. Mlin, 4606 Osceola Point Trl, Kissimmee FL 34746, 4606 Osceola Point Trl, Kissimmee FL 34746

231, Ana C. Rodriguez Jimenez, 4608 Osceola Point Trl, Kissimmee FL 34746, 2722 Plunkett St, Hollywood, FL 33020

232, Mohammed Elmouhajir, 4610 Osceola Point Trl, Kissimmee FL 34746, 4610 Osceola Point Trl, Kissimmee FL 34746

85261 248, Frank R. Delgado Perez and Leez M. Mercado Baez, 4605 Osceola Point Trl, Kissimmee FL 34746, 4605 Osceola Point Trl, Kissimmee FL 34746

249, Jesus Alfonso Castro and Jenny Collazo, 4603 Osceola Point Trl, Kissimmee FL 34746, 4603 Osceola Point Trl, Kissimmee FL 34746, 250, Abraham Pacheco and Johanna Ortiz-Bustos, 4601 Osceola Point Trl, Kissimmee FL 34746, 2716 Muscatello St., Orlando, FL 32837

251, Ricardo Franco Restrepo, 4630 Prairie Point Blvd, Kissimmee FL 34746, 4630 Prairie Point Blvd, Kissimmee FL 34746, 252, Jose D. Portillo and Jose M. Portillo, 4628 Prairie Point Blvd, Kissimmee FL 34746, PO Box 471017 Lake Monroe, FL 32747-1017

253, Nodalys Mendoza Fernandez and Midalsy Cutino Mendoza, 4626 Prairie Point Blvd, Kissimmee FL 34746, 4626 Prairie Point Blvd, Kissimmee FL 34746, 254, Belkis A. Garcia, Joseph Batista and Xavier Rafael Batista, 4624 Prairie Point Blvd, Kissimmee FL 34746, 4622 Yellow Bay Dr, Kissimmee, FL 34758

255, Gary Schoepfer and Silvia Schoepfer, 4622 Prairie Point Blvd, Kissimmee FL 34746, 411 Demarest Ave, Kissimmee, FL 34746, 256, Eric Shively and Cheryl Holmlund, 34 Devonshire Road, Po Box 512panama, Mb R0e 110 Canada; Richard D. Greene and Gillian A. Greene, 10885 Se Federal Hwy Lot 119 Hobe Sound, FL 33455 United States; Corey James Todd and Wendi Woods Todd, 1971 Sw Agnes St Port Saint Lucie, FL 34953-1702 United States; Goebel Sean Wright and Melinda A. Wright A.K.A. Melinda A. Phillips, 808 Cooburn Rd Wise, Va 24293-7916 United States; David W. Mitchell and Beverly C. Mitchell, 4891 Orten Drive Hopkinsville, Ky 42240 United States; Darlene E. Tolbert, 4511 Brock Hill Rd Bala Cynwyd, Pa 19004 United States; Matilde Maria Solis Gomez, Calle Capitan Antoncena 204 Ric, Huachiro Lim 15, Peru; Robert W. Stanley and Janet L. Stanley, 1022 Frederick Dr Xenia, Oh 45385-1649 United States; Delainie I. Bond and Kevin Bond, 1808 Chadbury Loop Davenport, FL 33837-3647 United States; Donald F. Praeger, Jr. and Mary B. Praeger, C/O Mary B Praeger, 2510 Eckman Drlafayette, In 47909 United States; Mary M. Sowerwine and Kathryn Jean Sowerwine and Andrew William Sowerwine and Shannon David Sowerwine, 19375 Cypress Ridge Terrace #602 Leesburg, Va 20178 United States; Michael A. Watkins and Jennifer S. Watkins, 2008 Saint Patrick Court Auburn, Al 36830 United States; Rodger D. Covey and Christine Covey, 1120 Springbrook Cres Oakville, On L6m 2c8 Canada; Sohail Peter, 409 11th St West Babylon, Ny 11704-3534 United States; James C. Galyen and Jeanne Galyen, 4680 W. Cr 600 N Scipio, In 47273 United States; Robert F. Loew and Margaret S. Loew A.K.A. Margaret Suzanne Loew A.K.A. Margaret M. Loew A.K.A. M. Suzanne Loew and Laura S. Brewer, 181 Harts Ferry Ct Lebanon Junction, Ky 40150-8317 United States; Rebecca Mcneely and Diandra C. Mcneely, 222 Myers Rd NW Albuquerque, Nm 87114 United States; Hamlet P. Therivil and Sherley Simon Therivil, 34 Miami Gardens Rd, West Park, Fl 33023 United States; Joselito Fernandez and Gladys Galarza, 270 King St Apt 1007 Perth Amboy, Nj 08861-4488 United States; Gerard Joseph Prezenzer and P. M. Papayannopoulos, 165 Colonial St. West Hartford, Ct 06110 United States; Jerry A. Robinson and Diana Robinson, 186 Meadow Creek Florence, Ky 41042 United States; Charles M. Mann and Lori L. Mann, 168 Sunshine Court Mount Washington, Ky 40047 United States; Rebecca Shontz Middleton and Duane Mitchell Middleton, P.O. Box 397 Tuckasegee, Nc 28783 United States; Shirley Wayne Jones, Jr. A.K.A. Shirley W. Jones and Katherine A. Jones, 801 A County Rd 223 Tiplersville, Ms 38674 United States; Charles H. Johnson, Jr., Po Box 705 Sandston, Va 21150-0705 United States; Barbara Jean Jones and Sherman Levondell Jones, 111 Morgan Rd. East Battle Creek, Mi 49017 United States; Donald J. Dirienzo, 17 Barnswallow Circle taunton, Ma 02780 United States; Renee H. Hodges, 3104 Bedford Avenue Morganton, Nc 28655 United States; John Stepney and Gloria D. Bailey, 1108 Bohland Ave. Bellwood, Il 60104 United States; Scott W. Stayton and Lisa E. Stayton, 5813 West Port Dr Mccordsville, In 46055 United States; Waleed Abdur-Razzaq, 2512 Edgmont Ave Chester, Pa 19013-5032 United States. Exhibit "A-1": Contract No., Frequency, Frequency Type, Unit Week, Unit No: 17854523, even, biennial, 16, 55; 17855387, odd, biennial, 15, 48; 17864817, odd, biennial, 24, 48; 17865347, even, biennial, 22, 41; 17865445, even, biennial, 50, 41; 17865659, even, biennial, 21, 45; 17874967, even, biennial, 36, 44; 17875427, odd, biennial, 22, 48; 17885303, even, biennial, 20, 53; 17885347, odd, biennial, 20, 53; 17885573, even, biennial, 46, 49; 17885909, odd, biennial, 45, 41; 17895359, odd, biennial, 45, 41; 17895389, odd, biennial, 41, 44; 17895929, odd, biennial, 14, 42; 17896203, even, biennial, 3, 54; 17905571, even, biennial, 52, 54; 17905705, odd, biennial, 41, 41; 17905725, even, biennial, 38, 42; 17905935, even, biennial, 47, 49; 17905985, odd, biennial, 41, 53; 17906891, odd, biennial, 41, 52; 17906817, odd, biennial, 32, 44; 17915883, even, biennial, 10, 51; 17916673, odd, biennial, 44, 43;

"A-1") of Alhambra Villas, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records of Osceola County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration of Condominium"); Pursuant to the Declaration(s)/Plan(s) referenced above, Alhambra Villas 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 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 sale pursuant to Florida Statute 721.85. 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 147444-AVR8-HOA, NOD. Schedule 151 Block 10, Notice Address: Dennis Holmlund and Cheryl Holmlund, 34 Devonshire Road, Po Box 512panama, Mb R0e 110 Canada; Richard D. Greene and Gillian A. Greene, 10885 Se Federal Hwy Lot 119 Hobe Sound, FL 33455 United States; Corey James Todd and Wendi Woods Todd, 1971 Sw Agnes St Port Saint Lucie, FL 34953-1702 United States; Goebel Sean Wright and Melinda A. Wright A.K.A. Melinda A. Phillips, 808 Cooburn Rd Wise, Va 24293-7916 United States; David W. Mitchell and Beverly C. Mitchell, 4891 Orten Drive Hopkinsville, Ky 42240 United States; Darlene E. Tolbert, 4511 Brock Hill Rd Bala Cynwyd, Pa 19004 United States; Matilde Maria Solis Gomez, Calle Capitan Antoncena 204 Ric, Huachiro Lim 15, Peru; Robert W. Stanley and Janet L. Stanley, 1022 Frederick Dr Xenia, Oh 45385-1649 United States; Delainie I. Bond and Kevin Bond, 1808 Chadbury Loop Davenport, FL 33837-3647 United States; Donald F. Praeger, Jr. and Mary B. Praeger, C/O Mary B Praeger, 2510 Eckman Drlafayette, In 47909 United States; Mary M. Sowerwine and Kathryn Jean Sowerwine and Andrew William Sowerwine and Shannon David Sowerwine, 19375 Cypress Ridge Terrace #602 Leesburg, Va 20178 United States; Michael A. Watkins and Jennifer S. Watkins, 2008 Saint Patrick Court Auburn, Al 36830 United States; Rodger D. Covey and Christine Covey, 1120 Springbrook Cres Oakville, On L6m 2c8 Canada; Sohail Peter, 409 11th St West Babylon, Ny 11704-3534 United States; James C. Galyen and Jeanne Galyen, 4680 W. Cr 600 N Scipio, In 47273 United States; Robert F. Loew and Margaret S. Loew A.K.A. Margaret Suzanne Loew A.K.A. Margaret M. Loew A.K.A. M. Suzanne Loew and Laura S. Brewer, 181 Harts Ferry Ct Lebanon Junction, Ky 40150-8317 United States; Rebecca Mcneely and Diandra C. Mcneely, 222 Myers Rd NW Albuquerque, Nm 87114 United States; Hamlet P. Therivil and Sherley Simon Therivil, 34 Miami Gardens Rd, West Park, Fl 33023 United States; Joselito Fernandez and Gladys Galarza, 270 King St Apt 1007 Perth Amboy, Nj 08861-4488 United States; Gerard Joseph Prezenzer and P. M. Papayannopoulos, 165 Colonial St. West Hartford, Ct 06110 United States; Jerry A. Robinson and Diana Robinson, 186 Meadow Creek Florence, Ky 41042 United States; Charles M. Mann and Lori L. Mann, 168 Sunshine Court Mount Washington, Ky 40047 United States; Rebecca Shontz Middleton and Duane Mitchell Middleton, P.O. Box 397 Tuckasegee, Nc 28783 United States; Shirley Wayne Jones, Jr. A.K.A. Shirley W. Jones and Katherine A. Jones, 801 A County Rd 223 Tiplersville, Ms 38674 United States; Charles H. Johnson, Jr., Po Box 705 Sandston, Va 21150-0705 United States; Barbara Jean Jones and Sherman Levondell Jones, 111 Morgan Rd. East Battle Creek, Mi 49017 United States; Donald J. Dirienzo, 17 Barnswallow Circle taunton, Ma 02780 United States; Renee H. Hodges, 3104 Bedford Avenue Morganton, Nc 28655 United States; John Stepney and Gloria D. Bailey, 1108 Bohland Ave. Bellwood, Il 60104 United States; Scott W. Stayton and Lisa E. Stayton, 5813 West Port Dr Mccordsville, In 46055 United States; Waleed Abdur-Razzaq, 2512 Edgmont Ave Chester, Pa 19013-5032 United States. Exhibit "A-1": Contract No., Frequency, Frequency Type, Unit Week, Unit No: 17854523, even, biennial, 16, 55; 17855387, odd, biennial, 15, 48; 17864817, odd, biennial, 24, 48; 17865347, even, biennial, 22, 41; 17865445, even, biennial, 50, 41; 17865659, even, biennial, 21, 45; 17874967, even, biennial, 36, 44; 17875427, odd, biennial, 22, 48; 17885303, even, biennial, 20, 53; 17885347, odd, biennial, 20, 53; 17885573, even, biennial, 46, 49; 17885909, odd, biennial, 45, 41; 17895359, odd, biennial, 45, 41; 17895389, odd, biennial, 41, 44; 17895929, odd, biennial, 14, 42; 17896203, even, biennial, 3, 54; 17905571, even, biennial, 52, 54; 17905705, odd, biennial, 41, 41; 17905725, even, biennial, 38, 42; 17905935, even, biennial, 47, 49; 17905985, odd, biennial, 41, 53; 17906891, odd, biennial, 41, 52; 17906817, odd, biennial, 32, 44; 17915883, even, biennial, 10, 51; 17916673, odd, biennial, 44, 43;

257, Ozge Yesilyurt, 4618 Prairie Point Blvd, Kissimmee FL 34746, 250 Ivy Trace Ln, Katy, TX 77494

258, Neeka Coombs, Life Estate, 4619 Prairie Point Blvd, Kissimmee FL 34746, 4619 Prairie Point Blvd, Kissimmee FL 34746

259, Nelson Rafael Flores Castro, 4621 Prairie Point Blvd, Kissimmee FL 34746, 4621 Prairie Point Blvd, Kissimmee FL 34746

260, Joseph Burgos, 4623 Prairie Point Blvd, Kissimmee FL 34746, 4623 Prairie Point Blvd, Kissimmee FL 34746

261, Luis A. Rivera Jr and Janetiza Rivera, 4625 Prairie Point Blvd, Kissimmee FL 34746, 4625 Prairie Point Blvd, Kissimmee FL 34746

262, George Moursous, Samia Rezk Guirguis Abdelmalek and Hany Metry, 4627 Prairie Point Blvd, Kissimmee FL 34746, 4627 Prairie Point Blvd, Kissimmee FL 34746

263, Carlos Atilio Urriola Sandoval and Maria Jose Navarrete Hernandez, 4629 Prairie Point Blvd, Kissimmee FL 34746, 4629 Prairie Point Blvd, Kissimmee FL 34746

264, Joseph M. Justice and Hanane J. Mlin, 4606 Osceola Point Trl, Kissimmee FL 34746, 4606 Osceola Point Trl, Kissimmee FL 34746

265, Melissa Ann Hunt, 4679 Cheyenne Point Trl, Kissimmee FL 34746, 4679 Cheyenne Point Trl, Kissimmee FL 34746

266, Karla M. Henriquez Aviles and Milton Ivan Solorzano Salguero, 4681 Cheyenne Point Trl, Kissimmee FL 34746, 4681 Cheyenne Point Trl, Kissimmee FL 34746

267, Harvinder S. Ruprai and Kashmir K. Ruprai, 4683 Cheyenne Point Trl, Kissimmee FL 34746, 104 Feilbridge Road, Seven Kings, Essex, IG3 9XJ, England UK

268, Kish Munjal, 4685 Cheyenne Point Trl, Kissimmee FL 34746, 3061 Big Sky Blvd, Kissimmee, FL 34744

17926043, even, biennial, 25, 50; 17926117, odd, biennial, 52, 55; 17926121, even, biennial, 7, 48; 17926301, odd, biennial, 43, 49; 18490917, even, biennial, 17, 53. February 21, 28, 2025 L 210486

NOTICE OF TRUSTEE'S SALE WESTGATE TOWERS NORTH 29208.0061 (CORDERO MOLINA)

On 03/18/2025 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 6893, at Page 2736, of the Public Records of OSCEOLA County, Florida, by reason of a now continuing default by Mortgagor(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 Mortgagor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication in a newspaper of general circulation in Florida, and in the event of a sale 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 (SEE EXHIBIT "A"), as defined in the Declaration of Covenants, Conditions and Restrictions for Westgate Towers North, recorded in the Official Records Book 1623, at Page 414, 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(s) (SEE EXHIBIT "A"), during Assigned Year - (SEE EXHIBIT "A"), WESTGATE TOWERS NORTH 7600 W. Iro Bronson Memorial Highway 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 Plan. The Mortgages are the trusts created by said Mortgage. Mortgagor(s) shall have the right to cure

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 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 TOWN CENTER OWNERS ASSOCIATION, INC. to purchase this in rem remedies under Florida law. By: Amanda L. Chapman, Authorized Agent.

**NOTICE OF TRUSTEE'S SALE WESTGATE TOWN CENTER 29203.0498 (SAMUEL)**

On 03/18/2025 at 11:00 am, GREENSPLOON MARDER, LLP 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 11/08/2024 in Official Records Book 6693, and Page 2694, of the Public Records of OSCEOLA County, Florida, by reason of a now continuing default by Mortgagor(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 Mortgagor(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. 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 in rem remedies under Florida law. By: Amanda L. Chapman, Authorized Agent.

**EXHIBIT "A" - AMENDED NOTICE OF TRUSTEE'S SALE**

Owner's Address TS Undiv Int Bid Unit Week Year Season COL Rec Info Yrs Delqnt Amnt Per Diem JENNIFER B PATNODE & CRAIG E PATNODE 8525 Gray Forest Dr Tallahassee FL, 32305, 1/2, 5100, 5112, 3, ODD, All Season-Float Week/Floa Unit, 6627/2828, 2021 & 2023, \$3,919.78, \$1.23; RACHEL CRAAN THIMOTEE & WALDOPH THIMOTEE 2300 NW 8th Terrace Pembroke Park, FL 33028, 5, 2102, & 6100 & 6100 & 6100 & 6100 & 6100 & 6100, 1, 2E, & 2B & 2C & 2D & 2E & 2F & 2G & 2H & 2I & 2J & 2K & 2L & 2M & 2N & 2O & 2P & 2Q & 2R & 2S & 2T & 2U & 2V & 2W & 2X & 2Y & 2Z, 1, 5300, 5342, 32, EVEN, All Season-Float Week/Floa Unit, 6627/2828, 2022 & 2024, \$3,179.04, \$1.13; LEON THOMAS & DOMINIQUE SANDERS 7410 Benson St New Orleans LA, 70127, 1, 5500, 5541, 39, WHOLE, All Season-Float Week/Floa Unit, 6627/2828, 2021 & 2023, \$3,980.09, \$1.38; DOROTHY G DAILEY & KYENIA DAILEY 1813 Dawn Street Augusta GA, 30906, 1, 6200, 75, 15, WHOLE, Fixed Week/Floa Unit, 6627/2828, 2023-2024, \$3,837.83, \$1.49; KEITH PECK & JESSICA BLAKEY 681 Calico Court Woodland Park CO, 80863, 2, 6100 & 6100, 33G & 33G, 36 & 47, WHOLE & WHOLE, All Season-Float Week/Floa Unit, 6627/2828, 2023-2024, \$2,802.68, \$1.18; GABRIEL A RAMIREZ 612 Gordon Ave Calumet City IL, 60409, 1/2, 5700, 5764, 22, ODD, All Season-Float Week/Floa Unit, 6627/2828, 2021 & 2023, \$2,916.66, \$0.94; MARIBEL OCASIO 4579 163rd St Flushing NY, 11358, 1, 6300, 23AB, 8, WHOLE, All Season-Float Week/Floa Unit, 6627/2828, 2023-2024, \$3,886.98, \$1.49; NORBERTO CAMPOMAR & SILVINA N BANDINELLI & ARIEL F CAMPOMAR & ALEXIS N CAMPOMAR Nicolas Avelaneda 2515 Buenos Aires, 01636 ARGENTINA, 1/2, 5600, 5634, 47, EVEN, All Season-Float Week/Floa Unit, 6627/2828, 2022 & 2024, \$2,609.41, \$0.93; MARISSA B CARROLL 6344 Shelby Briar Dr Apt 201 Memphis TN, 38134, 1/2, 5900, 105A, 28, ODD, All Season-Float Week/Floa Unit, 6627/2828, 2023-2024, \$4,368.78, \$1.68; CLARA HINOJOSA ALLENDE & JUANA HINOJOSA ALLENDE 1160 Ironwood Dr Columbus OH, 43229, 1, 5300, 5338, 31, WHOLE, All Season-Float Week/Floa Unit, 6627/2828, 2023-2024, \$4,368.78, \$1.68; ROBERT B LARISON & CYNTHIA B LARISON 1006 Plymouth Rd West Chester PA, 19382, 2, B & B & B & B, 1616 & 6118 & 1719 & 1721 & 1618 & 35 & 49 & 43, EVEN & EVEN & ODD & ODD, All Season-Float Week/Floa Unit, 6627/2828, 2023-2024, \$4,368.78, \$1.68; JONATHAN J MERRIGAN & ERIKA R FORTICIELLA 13521 Northumberland Cir Wellington FL, 33414, 1/2, 4000, 19, 9, ODD, All Season-Float Week/Floa Unit, 6627/2828, 2021 & 2023, \$2,811.74, \$0.88; DAVID H SZTUK 7227 Moeller Rd Lot 284 Fort Wayne IN, 46806, 1/2, 5200, 5236, 13, EVEN, All Season-Float Week/Floa Unit, 6627/2828, 2020 & 2022 & 2024, \$4,848.36, \$1.56; MARLENE RAMIREZ RUBEBO & VIRGINIA FLORES & KAROLIN M CANALES RAMIREZ & MARIANA CANALES RAMIREZ & SHEILA E MIRANDA RAMIREZ 987 Union Ave Apt 5E Bronx NY, 10459, 1, 5500, 5545, 34, WHOLE, All Season-Float Week/Floa Unit, 6627/2828, 2023-2024, \$3,518.92, \$1.38; AUBREY L LEONARD & ERICKA L LEONARD 260 Bentmoor Ln Helena AL, 35880, 1/2, B, 1705, 32, EVEN, All Season-Float Week/Floa Unit, 6627/2828, 2022 & 2024, \$2,609.41, \$0.93; SASHA A GARCIA & STEVEN N HERNANDEZ 7055 Hollister Apt 911 Houston TX, 77040, 1, 5900, 311C, 39, WHOLE, All Season-Float Week/Floa Unit, 6627/2828, 2023-2024, \$1,803.19, \$0.70; February 21, 2025

L 210501 HAYES 3316 Amberway Dr Arlington TX, 76014, 1, 5800 & 5800, 44A & 44B, 49 & 49, EVEN & EVEN, All Season-Float Week/Floa Unit, 4815/1095, 12/04/2022, \$7,503.25, \$3.70; NATASHA A LOGAN & ABIMELECH L HALL 1663 SE Tiffany Club Pl Port Saint Lucie FL, 34952, 1, 5500, 5514, 12, WHOLE, All Season-Float Week/Floa Unit, 6516/2304, 11/14/2023, \$26,787.51, \$13.21; LINDA A GIORDANO & MARC J GIORDANO 4 Steven Way Litchfield NH, 03052, 1/2, B, 1617, 10, ODD, All Season-Float Week/Floa Unit, 6383/2969, 07/06/2023, \$14,111.28, \$6.96; NATASHA M WETZEL & MATTHEW M WETZEL 414 Dennis St Adrian MI, 49221, 1, 5500, 5554, 45, WHOLE, All Season-Float Week/Floa Unit, 5072/751, 04/01/2022, \$17,066.66, \$8.42; JOSE L RODRIGUEZ & GABRIELA VARGAS 761 Richard St Aurora IL, 60506, 1, 6200, 42CD, 33, WHOLE, All Season-Float Week/Floa Unit, 4895/915, 09/21/2023, \$11,359.29, \$5.60 February 21, 2025 L 210502

**NOTICE OF TRUSTEE'S SALE WESTGATE TOWN CENTER 29203.0499 (VASQUEZ)**

On 03/18/2025 at 11:00 am, GREENSPLOON MARDER, LLP 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 11/08/2024 in Official Records Book 6693, and Page 2694, of the Public Records of OSCEOLA County, Florida, by reason of a now continuing default by Mortgagor(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 Mortgagor(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. 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 in rem remedies under Florida law. By: Amanda L. Chapman, Authorized Agent.

**NOTICE OF TRUSTEE'S SALE WESTGATE TOWN CENTER 29203.0501 (EDWARDS)**

On 03/18/2025 at 11:00 am, GREENSPLOON MARDER, LLP 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 11/08/2024 in Official Records Book 6693, and Page 2694, of the Public Records of OSCEOLA County, Florida, by reason of a now continuing default by Mortgagor(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 Mortgagor(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. 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 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 PHILIP SAMUEL & HILLA J SAMUEL 218 Magnolia Ln Briarfield AL, 35035, 1/2, 5500, 5542, 29, EVEN, All Season-Float Week/Floa Unit, 4631/2910, 10/13/2020, \$6,979.27, \$3.44; ANIBAL DEL CID & SOL H ESPINOSA Dorado Lake Lake Hill Casa 17 Panama, 00000 PANAMA, 1/2, B, 1406, 9, ODD, All Season-Float Week/Floa Unit, 4630/145, 09/02/2020, \$6,504.92, \$3.21; STERLIN A MOTA & MILAGROS A PENA 4303 Locksley Ave Pascagoula MS, 39581, 1/2, B, 1821, 36, ODD, All Season-Float Week/Floa Unit, 4630/751, 06/05/2022, \$5,461.91, \$2.69; VERONICA G JACKSON & AJ JACKSON 275 SW Lamboy Cir Lake City FL, 32024, 2, 4000 & 4000 & 4000, 18C & 18D & 23C & 23D, 20, 18 & 23 & 23, EVEN & EVEN & ODD & ODD, All Season-Float Week/Floa Unit, 4680/1398, 08/17/2021, \$16,726.04, \$8.25; ROSIE M RASPBERRY 1864 Oak Springs Dr Cordova TN, 38016, 1/2, 5900, 411C, 48, ODD, All Season-Float Week/Floa Unit, 4661/682, 08/14/2020, \$6,771.86, \$3.34; ISAAC N PEREZ & SYLVIA E PEREZ 3764 Roosevelt St Riverside CA, 92503, 1/2, 4000, 23B, 39, EVEN, All Season-Float Week/Floa Unit, 4737/2892, 07/24/2020, \$7,525.74, \$3.71; SOPHIA B TAYLOR & ANDREA FLOREN & KEILANI D TAYLOR 152 26th St Park Forest IL, 60466, 1, 6200, 22CD, 25, WHOLE, All Season-Float Week/Floa Unit, 4813/865, 01/07/2022, \$16,244.17, \$8.01; VALERIE M SIMMONS #1 Harvey Hill Road Smiths Hamilton Flt, 00000 BERMUADA, 1, 4000 & 4000, 13D & 18D, 41 & 22, EVEN & ODD, All Season-Float Week/Floa Unit, 4865/1677, 08/08/2021, \$9,623.34, \$4.75; NESTOR LUGO JR 102735 SW 41st Tr Ocala FL, 34476, 1/2, 5900, 607D, 45, EVEN, All Season-Float Week/Floa Unit, 4864/1313, 09/01/2020, \$9,153.23, \$4.51; VIVIANA QUIZADA LOS Eucaliputus 4115 Villa San Martin Tacabahuau, 00000 CHILE, 1/2, B, 1304, 16, ODD, All Season-Float Week/Floa Unit, 4872/292, 09/12/2021, \$6,756.81, \$5.30; DARRYL V HOBBS & WYNETHIA Y HOBBS 1090 NW 193rd St Miami FL, 33169, 1/2, 5900, 410D, 20, ODD, All Season-Float Week/Floa Unit, 5807/1950, 11/16/2023, \$8,255.31, \$4.07; ALECE K MAIR & LEONARD C MAIR 4641 NW 93rd Ave Sunrise FL, 33351, 1, 6100 & 6100, 34F & 35G, 3 & 3, EVEN & EVEN, All Season-Float Week/Floa Unit, 4865/1475, 05/14/2021, \$11,415.54, \$5.63; CYNDELLE JELKS & GABRIEL A MC KISSACK 640 W 38th St Indianapolis IN, 46208, 1/2, B, 1605, 4, EVEN, All Season-Float Week/Floa Unit, 4933/614, 07/23/2020, \$11,641.36, \$5.74; DOROTHY

L 210503 1/2, 6200, 54CD, 1, ODD, All Season-Float Week/Floa Unit, 5613/2165, 11/24/2020, \$25,149.77, \$12.40; JOAQUIN E OLIVARES TORRES & MARIBEL MENDEZ DEL ANGEL & LIZBETH OLIVARES MENDEZ Hualtolco 111 Fracc Nautico Residential Altamira, 89605 MEXICO, 2, 4000 & 4000 & 4000, 24D & 28C & 82A & 85B, 44 & 48 & 2 & 1, EVEN & EVEN & ODD & ODD, All Season-Float Week/Floa Unit, 5696/925, 07/24/2020, \$34,645.83, \$17.09; VIANEY ZENIL SANCHEZ & VICTOR F ACEVEDO MERINO & ISABEL ACEVEDO MERINO 488 Rifle Ln Elsmere KY, 41018, 1/2, 5100, 5153, 18, ODD, All Season-Float Week/Floa Unit, 5744/2419, 09/01/2020, \$29,752.92, \$13.16; BRENDA L GONZALEZ 1266 Barrio Mariana Naguabo PR, 00718, 1/2, B, 1516, 8, ODD, All Season-Float Week/Floa Unit, 5279/1161, 07/18/2020, \$18,907.70, \$9.32; MENISSA A COBLE 30 Nebraska St Providence RI, 02905, 1/2, 4000, 29, 3, EVEN, All Season-Float Week/Floa Unit, 5696/968, 04/23/2021, \$13,004.37, \$6.41; OLADIRAN AJUJOLA 8 Rowdown Crescent, New Addington Croydon, Surrey, CROU HQ UNITED KINGDOM, 1, 5900 & 5900, 304B & 513A, 22 & 22, ODD & ODD, All Season-Float Week/Floa Unit, 5740/2487, 07/08/2021, \$24,561.89, \$12.11; THOMASINA VELASQUEZ & MATILDA MENDEZ 2034 Haring St Brooklyn NY, 11229, 1, 5600, 5623, 23, WHOLE, All Season-Float Week/Floa Unit, 5809/1271, 06/22/2021, \$35,305.90, \$17.41; RILLA M PACE & ROSALEE TATE & LAVONDA K BROWN & THERESA D JENNINGS 10765 Beaconsfield St Detroit MI, 48224, 2, 5100 & 5100, 5121 & 5141, 46 & 1, WHOLE & WHOLE, All Season-Float Week/Floa Unit, 5809/1325, 11/11/2020, \$37,750.55, \$18.62; MARIA CARMEN SANCHEZ 309 Highbury Dr Florence AL, 35653, 1, 5900, 506C, 25, WHOLE, All Season-Float Week/Floa Unit, 5703/668, 07/14/2022, \$16,662.50, \$8.22; SHARON J MALCOLM & EVERTON MALCOLM 52 Luke Forbes Drive P.O. Box 152 Grand Cayman, KY11501 CAYMAN ISLANDS, 1, 5500, 5562, 32, WHOLE, All Season-Float Week/Floa Unit, 5719/591, 01/07/2021, \$46,540.30, \$22.95; PIOTR KOLODYNSKI & IWONA KOLODYNSKI 7816 68th Rd Apt 2 Middle Village NY, 11379, 1/2, B, 1405, 23, ODD, All Season-Float Week/Floa Unit, 5736/2053, 11/19/2020, \$13,707.01, \$6.76; KAREN C MILLER & RICHARD D MILLER 1857 New London Ave Land O Lakes FL, 34638, 1, 5100 & 5200, 5116 & 5258, 40 & 40, ODD & EVEN, All Season-Float Week/Floa Unit, 5809/1214, 09/04/2023, \$14,821.83, \$7.31; ROHAN BROWN & SOPHIA BROWN 2595 Albany Ave West Hartford CT, 06117, 1, 6100 & 6100, 54F & 65G, 51 & 51, ODD & ODD, Fixed Week/Floa Unit, 5877/2295, 07/17/2021, \$8,696.39, \$4.29 February 21, 2025 L 210504

**NOTICE OF TRUSTEE'S SALE WESTGATE TOWN CENTER 29203.0502 (LITTLE)**

On 03/18/2025 at 11:00 am, GREENSPLOON MARDER, LLP 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 11/08/2024 in Official Records Book 6693, and Page 2694, of the Public Records of OSCEOLA County, Florida, by reason of a now continuing default by Mortgagor(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 Mortgagor(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 County, 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. 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 in rem remedies under Florida law. By: Amanda L. Chapman, Authorized Agent.

**NOTICE OF TRUSTEE'S SALE WESTGATE TOWN CENTER 29203.0503 (LITTLE)**

On 03/18/2025 at 11:00 am, GREENSPLOON MARDER, LLP 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 11/08/2024 in Official Records Book 6693, and Page 2694, of the Public Records of OSCEOLA County, Florida, by reason of a now continuing default by Mortgagor(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 Mortgagor(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 County, 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. 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 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 DEQUAN T EDWARDS & IRENE N EDWARDS 3801 Baybrooke Dr W Wilson NC, 27893, 1/2, B, 1221, 40, EVEN, All Season-Float Week/Floa Unit, 5309/2656, 07/03/2022, \$15,680.80, \$7.89; ANIMAS TORRES MARCH AND JUANES M RUIZ GONZALEZ 83 Box 9915 Yabucua PR, 00767, 1/2, 4000, 76, 5, EVEN, All Season-Float Week/Floa Unit, 5810/1220, 08/08/2023, \$9,148.38, \$4.51; KERTRINA DONIGAN 189 Wildwood Dr Madison Heights VA, 24572, 1/2, 5400, 5455, 17, EVEN, All Season-Float Week/Floa Unit, 5290/1783, 04/01/2022, \$15,268.79, \$7.53; JAMES A WILLIAMS & SUZANN WILLIAMS 2118 Algonquin Rd Euclid OH, 44117, 1/2, 5400, 5434, 13, ODD, All Season-Float Week/Floa Unit, 5321/981, 01/18/2021, \$23,817.56, \$11.85; RITA SOTO GARCA & JULIO C LARGUERO CARREON 443 S Spruce St Kenit TX, 79745, 1/2,

Deputy Clerk February 14, 21, 2025 L 210468

**NOTICE OF TRUSTEE'S SALE**

On March 17, 2025 at 11:00 am at the Second Floor Conference Room of 5001 Kyngs Heath Road, Kissimmee, FL 34746, SUSTONE LAW, P.A. (Trustee), located at 301 Mission Drive, Ste. 188, New Smyrna Beach, FL 32170 and pursuant to that Appointment of Foreclosure Trustee for Vacation Villas at FantasyWorld Timeshare Owners' Association, Inc. (Association) recorded on June 14th, 2024 in Official Records Book 6616 Pages 2920-2921 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 a Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of Osceola County, FL, 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 all right, title, and interest in the property situated in Osceola County, FL, described as: Time Share Period (See Exhibit "A") in which the first number represents the unit number and the number after the hyphen represents the unit week number, in Vacation Villas at FantasyWorld, according to the Declaration thereof recorded in Official Records Book 1030, at pages 0555-0583 inclusive, Public Records of Osceola County, Florida, and all amendments) thereto, if any. 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") per day, pursuant to the Timeshare Plan, advances, if any, under the Claim of Lien, charges and expenses of the Trustee and 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 in the preceding paragraphs. This is a non-judicial foreclosure proceeding to permit Vacation Villas at FantasyWorld/TOA, Inc. to pursue its in rem remedies under Florida law. By: Sunstone Law, P.A., Trustee Exhibit "A": All Floating Weeks; Usage Either Annual, Biennial Odd, or Biennial Even Indicated in Legal Description; All 2+ Years Delinquent; No Per Diem. Obligor(s), Obligor(s) Notice Address, Legal Description of Timeshare Periods, Notice of Intent to Foreclose Mailed Date, Lien Recording Book and Page Number, Lien Amount: CYNTHIA WOOD C/O JANET M. STRATTON 114 BIRGWOOD DR WOODSTOCK, GA 30188 10-35 ANNUAL in Unit ONE 9/11/2024 6656 2282 \$6,183.88 CARLOS MIXON & DELIA MIXON 2041 BROOK ENCLAVE TRL LILBURN, GA 30047 11-26 ANNUAL in Unit FOUR 9/11/2024 6656 2265 \$6,183.88 JOHN COWELL 1400 BOLTON RD NW ATLANTA, GA 30331 11-49 ANNUAL in Unit FOUR 9/11/2024 6656 1719 \$6,183.88 KEITH BARKAS 19215 SE 34TH ST CAMAS, WA 98607 1-22 ANNUAL in Unit FOUR 9/11/2024 6656 1712 \$6,183.88 PATRICIA STEVENSON 578 REED CANAL RD #103APT. 103 COURT DAYTONA, FL 32119 145-4 ANNUAL in Unit THREE 9/11/2024 6656 279 \$6,183.88 VLADIMIR MOSBERG & REBECCA MOSBERG 1904 TODD RD VANCOUVER, WA 98661 151-40 ANNUAL in Unit THREE 9/11/2024 6656 2267 \$6,183.88 ANTONIO BROWN 33 MELODY CIR LOT 42 EUSTIS, FL 32726 16-44 ANNUAL in Unit FOUR 9/11/2024 6656 1715 \$6,183.88 NORBERT QUICK 85 KELLY DR HAMILTON, GA 31811 22-36 ANNUAL in Unit THREE 9/11/2024 6656 2272 \$6,183.88 ERIN O'NEILL 600 HOLLY CT DUNEDIN, FL 34698 2-40 ANNUAL in Unit THREE 9/11/2024 6656 2269 \$6,183.88 C/O SHONDERICK OSCAR HOLLOWAY 3855 GRADY SMITH, #11 LOGANVILLE, GA 30052 24-39 ANNUAL in Unit ONE 9/11/2024 6656 1725 \$6,183.88 EDUARDO CARDOSO & GLADYS CARDOSO 108 CHAPEL ST NEWARK, NJ 07105 3-26 ANNUAL in Unit FOUR 9/11/2024 6656 1717 \$6,183.88 EDUARDO CARDOSO & GL

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT WITH DISABILITIES ACT, please note that access to the second floor of the Osceola County Courthouse for the Sale can be obtained as Elevator access is available: By using the door located the right of the steps. If elevator access is required, please contact Clerk's office a day prior to sale at 407-742-3479.

Dated this 9th day of February, 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@rasg.com Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@rasg.com 21-087010 - NaC February 14, 21, 2025

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CASE NO.: 2024-CC-004223-CK PLEASANT HILL LAKES HOMEOWNERS' ASSOCIATION, INC., Plaintiff,

NOTICE IS HEREBY GIVEN that on the 8th day of April, 2025, at 11:00 a.m., at Osceola County Courthouse, 1 Courthouse Square, room 204 in OSCEOLA 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 9, Block 5, PLEASANT HILL LAKES UNIT 3, 4, 5, 6 and 7, as per plat thereof, recorded in Plat Book 6, Page 89, of the Public Records of Osceola County, Florida, a/k/a 2855 Mahogany Court, Kissimmee, FL 34746.

NOTICE OF SALE 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 February 4, 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.

Dated this 6th day of February, 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 February 14, 21, 2025

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000948 PR IN RE: ESTATE OF BASAN NICHOLAS NEMBIRKOW A/K/A BASAN N NEMBIRKOW A/K/A BASAN N NEMBIRKOW Deceased.

NOTICE TO CREDITORS The administration of the estate of Basan Nicholas Nembirkow a/k/a Basan N. Nembirkow, deceased, whose date of death was May 8, 2024, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Suite 2000, Kissimmee, Florida 34714. 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 a 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 THE 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 February 14, 2025.

Personal Representative: Maryann K. Nembirkow a/k/a Maryann Kuhl Nembirkow 1424 Mickelson Ct. Davenport, FL 33896 FAMILY FIRST FIRM Counsel for Personal Representative 1424 Mickelson Ct. Davenport, FL 33896 Beth K. Roland, Esquire Florida Bar Number: 103764 1030 W. Canton Avenue, Suite 102 Winter Park, FL 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: beth.roland@fffllaw.com Secondary E-Mail: p.roland@familyfirstfirm.com February 14, 21, 2025

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2024-CA-000806-0 RYNDHAM VACATION RESORTS, INC., F/K/A FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION, Plaintiff, vs. KANDY M MILLER, et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Order to Cancel and Reschedule Foreclosure Sale granted on February 5, 2025 in the cause pending in the Circuit Court, in and for Orange County, Florida, Civil Case No.: 2024-CA-000806-0 of the Office of Tiffany Moore Russell, Orange County Clerk of Court will sell the property situated in said County described as: COUNTY XI - CARMEN BONGIOVANNI, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, CARMEN BONGIOVANNI and GEORGE RALPH SPEARE JR

One (1) Vacation Ownership Interest ("VOI") having a 518,000/725,592,000 undivided tenant-in-common fee simple fractional ownership interest in a Declaration of Condominium for residential units numbered 501-506, 508-510, 512-514, 516-522, 601-606, 608-610, 612-614, 616-622, 701-706, 708-710, 712-714, 716-722, 801-806, 808-810, 812-814, 816-822 and none other located in Building entitled "BUILDING 6, PHASE VI", within the Condominium Property submitted to the Timeshare Plan of FAIRFIELD ORLANDO AT BONNET CREEK RESORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagee by deed recorded immediately prior to the recordation hereof.

The VOI described above has a(n) ANNUAL Ownership Interest as described in the Declaration and such Ownership Interest has been allocated 518,000 Points as defined in the Declaration for use in EACH year(s). The Usage Right of the VOI is a Floating Use Right. All, within the Condominium Property submitted to the timeshare Plan of FAIRFIELD ORLANDO AT BONNET CREEK RESORT, A CONDOMINIUM ("The Resort Facility"), together with all appurtenances thereto, according and subject to the "Declaration of Condominium for Fairfield Orlando at Bonnet Creek Resort a Condominium" recorded on June 8, 2004 in Official Records Book 7475, Page 881, et seq, Public Records of Orange County, Florida, as heretofore or hereafter amended (collectively, the "Declaration"). Being the exact same property conveyed to Mortgagee by deed recorded immediately prior to the recordation hereof.

at Public Sale to the highest and best bidder for cash starting at the hour of 11:00 o'clock a.m. on March 6, 2025. These foreclosure sales will be held online at the following website: www.myorangeclerk.com. Please refer to this website for complete details.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

Florida Bar #0173355 Gasdick Stanton Early, P.A. d/b/a Early Law, P.A. 5950 Hazeltine National Dr., Suite 650 Orlando, FL 32822 Ph. (407) 425-3121 Fx (407) 425-4105 E-mail: tsf@gse-law.com Attorney for Plaintiff B2555

Pursuant to Rule 2.516, you are hereby notified the designated email address for the attorney is: tsf@gse-law.com. REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 5-1101, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

February 14, 21, 2025 L 210428

NOTICE OF TRUSTEE'S SALE WESTGATE TOWERS NORTH 2775/0167 (SHEAFE)

On 03/11/2025 at 11:00 am, GREENSPOON MARDER, LLP 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Amended Appointment of Trustee recorded on 7/2/2024 in Official Records Book 6626, and Page 2343 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 2021 & 2023, \$3,032.66, \$2.13; JEFFERY P BOBYACK PO BOX 513860 LOS ANGELES CA 90091, 1/2, WTE, 335, 32, 2021 & 2023, \$3,032.66, \$1.47; ALISE S GRAY 3715 W 77th St Chicago IL 60652, 1/2, WTE, 438, 32, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2022 & 2024, \$2,816.91, \$1.00; MARIA A HARRIS 13740 WHITMAN LN COVINGTON GA, 30014, 1/2, WTE, 532, 43, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2020 & 2024, \$4,528.92, \$1.85; KATLINA R GENTRY 7622 N SILVER RANCH DR EAGLE MOUNTAIN UT 84005, 1/2, WTE, 435, 32, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2020 & 2022, \$4,528.92, \$1.43; ERICA CABAN 20 POND ST APT 301 BRAINTREE MA, 02184, 1/2, WTE, 243, 34, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2022 & 2024, \$4,528.92, \$2.23 February 14, 21, 2025

L 210418

NOTICE OF TRUSTEE'S SALE WESTGATE TOWERS 2775/0222 (HEMPHILL)

On 03/11/2025 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 6/28/2023 in Official Records Book 6432, and Page 2045 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 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 32814, all right, title and interest in the property situated in the County of OSCEOLA, Florida, as follows: 7600 W. Irl Bronson Memorial Highway 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 TOWERS NORTH, LLC to pursue its in rem remedies under Florida law. By: GREENSPOON MARDER, LLP, Trustee.

February 14, 21, 2025 L 210418

& 2024, \$4,528.92, \$1.85; WILLMA L HORN & WILLIAM D HORN & LISA M HORN 122 Winston Rd Irvine KY 40336 1/2, WTE, 539, 33, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2020 & 2022 & 2024, \$4,528.92, \$1.43; EUGENE W HOFFMAN & LINDA L HOFFMAN 204 Oakview Drive Raeford NC 28376, 1/2, WTE, 437, 33, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2020 & 2022 & 2024, \$4,528.92, \$2.23; DUTCH A SIMPSON 934 Ormond Street Tarentum PA, 15084, 1/2, WTE, 441, 4, ODD, All Season-Float Week/Floa Unit, 6628/12, 2021 & 2023, \$3,032.66, \$2.13; JENNIFER A BATTEN PO BOX 400 NORTH APOLLO PA, 15673, 1/2, WTE, 41, 4, ODD, All Season-Float Week/Floa Unit, 6628/12, 2021 & 2023, \$3,032.66, \$2.13; CATORRA S COMBS & JAMAINNE L LYNES 715 Noble Ave Apt 5D Bronx NY, 10473, 1/2, WTE, 339, 41, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2022 & 2024, \$2,804.41, \$1.00; JOHN H PRITCHETT 1750 Raven Rd MOBILE AL, 36605, 1/2, WTE, 642, 23, EVEN, Fixed Week/Fixed Unit, 6628/12, 2020 & 2022 & 2024, \$4,528.92, \$1.80; LEOLA M PRITCHETT 1101 Orangeburg Dr W Mobile AL, 36608, 1/2, WTE, 642, 23, EVEN, Fixed Week/Fixed Unit, 6628/12, 2020 & 2022 & 2024, \$4,528.92, \$1.80; STANLEY W HAWKES 5502 Green Valley Ave North Little Rock AR, 72118, 1/2, WTE, 242, 37, ODD, All Season-Float Week/Floa Unit, 6628/12, 2021 & 2023, \$3,032.66, \$1.36; KRIS MAIMONE 1515 E BIANCHI RD APT 1102 STOCKTON CA, 95210, 1/2, WTE, 435, 40, ODD, All Season-Float Week/Floa Unit, 6628/12, 2021 & 2023, \$3,032.66, \$2.13; LORI CASAS MAIMONE 8308 NW 163RD ST EDMOND OK, 73013, 1/2, WTE, 435, 40, ODD, All Season-Float Week/Floa Unit, 6628/12, 2021 & 2023, \$3,032.66, \$2.13; JEFFERY P BOBYACK PO BOX 513860 LOS ANGELES CA 90091, 1/2, WTE, 335, 32, 2021 & 2023, \$3,032.66, \$1.47; ALISE S GRAY 3715 W 77th St Chicago IL 60652, 1/2, WTE, 438, 32, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2022 & 2024, \$2,816.91, \$1.00; MARIA A HARRIS 13740 WHITMAN LN COVINGTON GA, 30014, 1/2, WTE, 532, 43, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2020 & 2024, \$4,528.92, \$1.85; JERRY D HARRIS 104 TEAT ST SE LINDALE GA, 30147, 1/2, WTE, 532, 43, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2020 & 2024, \$4,528.92, \$1.85; KATLINA R GENTRY 7622 N SILVER RANCH DR EAGLE MOUNTAIN UT 84005, 1/2, WTE, 435, 32, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2020 & 2022, \$4,528.92, \$1.43; ERICA CABAN 20 POND ST APT 301 BRAINTREE MA, 02184, 1/2, WTE, 243, 34, EVEN, All Season-Float Week/Floa Unit, 6628/12, 2022 & 2024, \$4,528.92, \$2.23 February 14, 21, 2025

L 210418

7600 W. Irl Bronson Memorial Highway 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.

February 14, 21, 2025 L 210419

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 Bid Unit Week Year Season COL Rec Info Yrs Delqnt Amnt Per Diem TIFFANY R HEMPHILL & CORTEZ A WILKINS 488 Coach Light Ln Hazelwood MO, 63042, 1/2, WTA, 405, 1, ODD, All Season-Float Week/Floa Unit, 6628/12, 2020 & 2022, \$2,242.20, \$1.09; LUTHER T STAMPEL 1144 Ball Pl South Plainfield NJ, 07080, 1/2, WTA, 102, 28, ODD, Fixed Week/Fixed Unit, 6628/9, 2021 & 2023, \$2,368.20, \$0.75; DONNA E MULDRROW 13 CHESTERFIELD WAY SAYREVILLE NJ, 08872, 1/2, WTA, 102, 28, ODD, Fixed Week/Fixed Unit, 6628/9, 2021 & 2023, \$2,368.20, \$0.75; EZELL MOSS & PATTY W MOSS 5155 Waldrup St Memphis TN, 38116, 1/2, WTA, 402, 35, ODD, Fixed Week/Fixed Unit, 6628/9, 2021 & 2023, \$2,368.20, \$1.41; JACQUELINE D SMITH 37187 Hudson St Columbus OH 43219, 1/2, WTA, 206, 20, WHOLE, Fixed Week/Fixed Unit, 6628/9, 2020-2024, \$5,898.12, \$3.00; RANJANA H SELVADURAI 225 Adams St Apt 7F Brooklyn NY, 11201, 1/2, WTA, 108, 41, ODD, All Season-Float Week/Floa Unit, 6628/9, 2021 & 2023, \$2,368.20, \$1.09; ANTHONY A SELVADURAI 21 CLARK ST APT 914 BROOKLYN NY, 11201, 1/2, WTA, 108, 41, ODD, All Season-Float Week/Floa Unit, 6628/9, 2021 & 2023, \$2,368.20, \$1.09; GARY L WYATT I I & PHYLLIS A WYATT 641 113Th St E Tacoma WA, 98445, 1/2, WTC, 224, 17, EVEN, All Season-Float Week/Floa Unit, 6628/9, 2020 & 2022, \$4,902.32, \$2.45; JOHNSTON B RUSTEN B WYATT 641 113Th St E Tacoma WA, 98445, 1/2, WTC, 224, 17, EVEN, All Season-Float Week/Floa Unit, 6628/9, 2020 & 2022, \$4,902.32, \$2.45; JOEL R MORTYLA & IVETTE MORETTA 2462 Locust Grove Rd Elizabethtown KY, 42701, 1/2, WTA, 209, 35, EVEN, Fixed Week/Fixed Unit, 6628/9, 2020 & 2022 & 2024, \$4,311.80, \$3.42; WADE L ADAMS & TAMMI D ADAMS 8400 Allenswood Rd # 600 Randallstown MD, 21133, 1/2, WTB, 315, 5, ODD, Fixed, 6628/9, 2021 & 2023, \$2,894.28, \$1.31; DELORES VAN PEL 150 W Maple St Apt 1506 Chicago IL 60610, 1/2, WTA, 104, 24, REES, Fixed Week/Fixed Unit, 6628/9, 2021 & 2023, \$2,368.20, \$1.52; AMILCAR RODRIGUEZ 8275 TANSY DR ORLANDO FL, 32819, 1/2, WTD, 229, 10, EVEN, Fixed Week/Fixed Unit, 6628/9, 2020 & 2022 & 2024, \$3,529.92, \$2.07; IVANILDE SILVA 8507 Saint Marino Blvd Orlando FL 32836, 1/2, WTD, 229, 10, EVEN, Fixed Week/Fixed Unit, 6628/9, 2020 & 2022 & 2024, \$3,529.92, \$2.07; MARILYN L PALMER 1170 Fountain Glen Dr Lawrenceville GA, 30043, 1/2, WTA, 308, 9, EVEN, Fixed Week/Fixed Unit, 6628/9, 2020 & 2022 & 2024, \$3,529.92, \$3.08; MARCELA J REES 104 REES ST SHARON HILL PA, 19079, 1/2, WTA, 308, 9, EVEN, Fixed Week/Fixed Unit, 6628/9, 2020 & 2022 & 2024, \$3,529.92, \$3.08 February 14, 21, 2025

L 210419

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 Bid Unit Week Year Season COL Rec Info Yrs Delqnt Amnt Per Diem ROBERT GIORDANO 1 August Rd Goshen NY, 10924, 1, VVB, 07, 34, WHOLE, All Season-Float Week/Floa Unit, 6622/513, 2020-2024, \$8,174.72, \$3.56; ROSE GIORDANO 2319 WHISPERRING HLS CHESTER NY, 10918, 1, VVB, 07, 34, WHOLE, All Season-Float Week/Floa Unit, 6622/513, 2020-2024, \$8,174.72, \$3.56; JOSHUA W PUNG & MELANIE J PUNG 539 Hume Blvd Lansing MI, 48917, 1/2, VVB, 12, 4, EVEN, All Season-Float Week/Floa Unit, 6622/513, 2020 & 2022 & 2024, \$4,902.32, \$2.04; DEDRIC S WHITE & AMINAH I WHITE 9305 Nubuck Br converse TX, 78109, 1/2, VVB, 08, 30, EVEN, All Season-Float Week/Floa Unit, 6622/513, 2020 & 2022 & 2024, \$4,902.32, \$1.17; BRIAN A BEST 119 McCormick Dr 105 Suffolk VA, 23434, 1/2, VVB, 01, 49, EVEN, All Season-Float Week/Floa Unit, 6622/513, 2020 & 2022 & 2024, \$4,902.32, \$2.69; SONYA A BEST 1016 EMPORIA AVE VIRGINIA BEACH VA, 23464, 1/2, VVB, 01, 49, EVEN, All Season-Float Week/Floa Unit, 6622/513, 2020 & 2022 & 2024, \$4,902.32, \$2.69; DARLENE HERNANDEZ 11214 E DR MARTIN LUTHER KING JR BLVD SEFFNER FL, 33584, 1/2, VVB, 06, 4, EVEN, All Season-Float Week/Floa Unit, 6622/513, 2020 & 2022 & 2024, \$4,902.32, \$2.45; DORIS HOLMES & FELICIA HOLMES 8551 S Hermitage Ave Chicago IL, 60620, 1, VVA, 05, 23, WHOLE, All Season-Float Week/Floa Unit, 6622/513, 2020-2024, \$8,174.72, \$4.41; MELYNDA HOLMES 925 YUKON DR ALPHARETTA GA, 30022, 1, VVA, 05, 23, WHOLE, All Season-Float Week/Floa Unit, 6622/513, 2020-2024, \$8,174.72, \$4.41; NESTOR B BUELO & DIANA C BAQUERO 11736 Othello Ter Germantown MD, 20876, 1/2, VVB, 08, 21, EVEN, All Season-Float Week/Floa Unit, 6622/513, 2020 & 2022 & 2024, \$4,902.32, \$2.04; ALBERTA WILLIAMS 6582 LEMON GRASS LN FLOWERY BR GA, 30542, 1/2, VVA, 08, 32, EVEN, Fixed Week/Fixed Unit, 6622/513, 2020 & 2022 & 2024, \$4,902.32, \$2.04; SHANEKA WIMBERLY JONES 109 King Ave New Castle PA, 16101, 1/2, VVA, 03, 13, ODD, All Season-Float Week/Floa Unit, 6622/513, 2021 & 2023, \$3,272.40, \$1.52; CHARLES JONES JR & PHYLLIS JONES 4 South St Marlboro NY, 12542, 1/2, VVA, 05, 33, ODD, All Season-Float Week/Floa Unit, 6622/513, 2021 & 2023, \$3,272.40, \$1.95; MARY ANN C JOSE & MIGUEL ANTONIO JOSE 476 Lombard Dr Pacifica CA, 94044, 1, VVB, 03, 29, WHOLE, All Season-Float Week/Floa Unit, 6622/513, 2020-2024, \$8,174.72, \$2.92; KYLA DOMINIQUE C JOSE 150 AIRPORT BLVD APT 305 S SAN FRAN CA, 94080, 1, VVB, 03, 29, WHOLE, All Season-Float Week/Floa Unit, 6622/513, 2020-2024, \$8,174.72, \$2.92; ERNIE P BARTHELEMY & LAKENYA M BARTHELEMY 410 N MAGNOLIA ST VIDALIA LA, 71373, 1/2, VVB, 11, 38, ODD, All Season-Float Week/Floa Unit, 6622/513, 2021 & 2023, \$3,272.40, \$1.95; PLO R RAMIREZ CACERES Calle 53 A Sur No 29 59 Bogota, 00000 COLOMBIA, 1/2, VVA, 11, 37, ODD, All Season-Float Week/Floa Unit, 6622/513, 2021 & 2023, \$3,272.40, \$1.52; HOWARD W MC COLLUM 11434 Pennsville Ct New Port Richey FL 34654, 1/2, VVA, 10, 21, ODD, All Season-Float Week/Floa Unit, 6622/513, 2021 & 2023, \$3,272.40, \$1.77; DEBRA L MC COLLUM 1721 TELEMARK DR ROCKFORD IL, 61108, 1/2, VVA, 10, 21, ODD, All Season-Float Week/Floa Unit, 6622/513, 2021 & 2023, \$3,272.40, \$1.77 February 14, 21, 2025

L 210420

NOTICE OF TRUSTEE'S SALE WESTGATE TOWN CENTER 2686/1210 (MARTINEZ)

On 03/11/2025 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 06/23/2023 in Official Records Book 6429, and Page 1934 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 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 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 TOWN CENTER 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 Bid Unit Week Year Season COL Rec Info Yrs Delqnt Amnt Per Diem ALEXANDER MARTINEZ & PILAR MARTINEZ 13606 SW 144 Terr Miami FL 33186, 1/2, 510

42A & 42B & 55A & 55B, 34 & 34 & 25 & 25, WHOLE & WHOLE & WHOLE & WHOLE, All Season-Float Week/Floa...

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...

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...

NOTICE OF TRUSTEE'S SALE WESTGATE TOWN CENTER 29203.0489 (TORRES MENDOZA) On 3/13/2025 at 11:00 am, GREENSPOON MARDER...

Week/Floa Unit, 5809/1274, 07/18/2021, \$35,187.86, \$17.35; DANNY S SINKLER & ELIABETH A SINKLER 745 Maple St Aiken SC 29803...

All Season-Floa Week/Floa Unit, 5778/2026, 09/28/2023, \$7,464.14, \$3.68; ERIK S VEGA & AMBER E VEGA 7224 N Lovington Hwy Hobbs NM...

5147 & 5167, 46 & 43, EVEN & ODD, All Season-Floa Week/Floa Unit, 5700/513, 12/01/2021, \$27,830.51, \$13.72; TERESA M MARIE HELEN BARONE 463 Pelham Rd...

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...

NOTICE OF TRUSTEE'S SALE WESTGATE TOWN CENTER 29203.0488 (EDGE) On 03/13/2025 at 11:00 am, GREENSPOON MARDER...

On 3/13/2025 at 11:00 am, GREENSPOON MARDER, LLP 201 E. Pine Street, Suite 500, Orlando, Florida 32801...

On 3/13/2025 at 11:00 am, GREENSPOON MARDER, LLP 201 E. Pine Street, Suite 500, Orlando, Florida 32801...

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On 3/13/2025 at 11:00 am, GREENSPOON MARDER, LLP 201 E. Pine Street, Suite 500, Orlando, Florida 32801...

TO: ALL PARTIES CLAIMING BY, THROUGH OR UNDER DEFENDANT CRYSTAL I LLC., a Florida Limited Liability Company  
 AT: 18305 BISCAYNE BOULEVARD SUITE 400 AVENTURA, FLORIDA 33160  
 YOU ARE NOTIFIED that an action to quiet title to the following described real property located in Volusia County, Florida:  
 LOT 4 BLOCK 2 LEONA PARK DUPONT GRANT AS PER OR 1903 PG 1401 PER OR 6443 PG 4483 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
 Has been filed against you and you are required to serve a copy of your written defenses, if any, on Plaintiff's attorney: ROBERT M. ABRAMSON, ESQUIRE, BOGIN, MUNNS & MUNNS, 1000 LEGION PLACE, SUITE 1000, ORLANDO, FLORIDA 32801. RABRAMSON@BOGINMUNNS.COM or before February 21, 2025 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 this January 7, 2025.  
 LAURA E. ROTH  
 CLERK OF THE CIRCUIT COURT  
 By: Jennifer M. Hamilton  
 (CIRCUIT COURT SEAL) Deputy Clerk  
**Jan. 31; Feb. 7, 14, 21, 2025**  
 L 210464

**TRUSTEE NOTICE OF SALE FOR PUBLICATION**  
 NOTICE IS HEREBY GIVEN that on April 03, 2025, at 11:30 a.m., JAMES M. KOSMAS, Attorney, 111 Live Oak Street, New Smyrna Beach, Florida 32168, as Trustee pursuant to that Notice of Appointment of Trustee recorded on October 24, 2019, in Official Records Book 7764, at Page 1007, of the Public Records of Volusia County, Florida, will sell at public auction to the highest bidder for lawful money of the United States of America, at 111 Live Oak Street, New Smyrna Beach, Florida, all right, title and interest in the property situated in the County of Volusia, Florida, described as: (See EXHIBIT "A") in DAYTONA RESORT & CLUB, a CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 2213, at Pages 0470, et seq., of the Public Records of Volusia County, Florida, as amended from time to time.  
 The sale is by reason of a now continuing default by each Obligor (See EXHIBIT "A") whose name and notice address is (See EXHIBIT "A") in the payment or performance of the obligations secured by the Claim of Lien recorded on October 07, 2024, in Official Records Book 8617, at Page 4400, of the Public Records of Volusia County, Florida (the "Declaration"), 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 each Obligor (See EXHIBIT "A") by Certified or Registered Mail or by publication by the undersigned Trustee. There are no junior interestholders.  
 The address of the Time Share Plan is 1200 Ruger Place, Daytona Beach, Florida 32118. 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 Declaration, advances, if any, under the terms of the Claim of Lien, charges and expenses of the Trustee and of the trusts created by the Claim of Lien.  
 Each Obligor shall have the right to cure the default 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 in the preceding paragraph. After the Trustee issues the Certificate of Sale, there is no right of redemption.  
 Please mail or hand deliver your payment in cash or certified funds to the Trustee, James M. Kosmas, 111 Live Oak Street, New Smyrna Beach, Florida 32168 Telephone 386-428-0055 smyrnakos@bellsouth.net.  
 Any person claiming an interest in the surplus from the sales of the properties listed in EXHIBIT "A", if any, other than the property owner as of the date of the recording of this Notice of Trustee's Sale, must file a claim within thirty (30) days after the date of this recording.  
**DAYTONA RESORT & CLUB ASSOCIATION, INC.**, a Florida corporation, not-for-profit (the "Association"), whose address is 1200 Ruger Place, Daytona Beach, Florida 32118, is the lienholder in the trustee foreclosure action against the named Obligors.  
 DATED: February 12, 2025  
**JAMES M. KOSMAS**, Trustee  
**EXHIBIT "A"**  
**NAME OF OBLIGOR/NOTICE ADDRESS/TIMESHARE PERIOD/AMOUNT DUE/PER DIEM/**  
 Charles Johnson & Lennie Johnson/2520 Karen Blvd, Sebring, FL 33870/606D-41/\$2147.22/\$0.00/  
 Terry Booker Thomas/5406 Tinkers Creek Place, Clinton, MD 20735/604D-10/\$2953.89/\$0.00/  
 Elise Potts & Nelson Shane Potts/166 Shoal Park Drive, McDonough, GA 30252/301D-29/\$2050.00/\$0.00/  
 Stephanie E. Yarbrough aka Stephanie E. Gallups/568 Willow Ave., Baldwin, FL 32234/404D-28/\$1680.00/\$0.00/  
 Summer R. Thornton/2345 Blake Lake Road, Winter Garden, FL 34787/302D-24/\$1430.00/\$0.00/  
 Anthony Vance & Amy Vance/7149 New Glendale Rd, Glendale, KY 42740/204D-40/\$2230.00/\$0.00/  
 Paul W. Michael & Joan O. Michael/970 Clay St, Fleming Island, FL 32003/604D-21/\$2050.00/\$0.00/  
 Calvin Burnside/1828 Mackinac Ave, South Milwaukee, WI 53172/405D-43/\$1430.00/\$0.00/  
 Carl V. Del Negro & Caroline J. Del Negro/61 North St. Andrews Dr., Ormond Beach, FL 32174/403D-23/\$1430.00/\$0.00/  
 Thomas A. Hackney, Jr. & Tommy Lou Hackney/P.O. Box 3628, Lake City, FL 32056/202D-17/\$2055.00/\$0.00/  
 Joan E. Hendrickson/77 Old Highway 81, Oxford, GA 30054/204D-20/\$2050.00/\$0.00/  
 Joan E. Hendrickson/77 Old Highway 81, Oxford, GA 30054/502D-38/\$2050.00/\$0.00/  
 Gary Lebron & Ivette Lebron/2208 Archives Court, Virginia Beach, VA 23464/603D-20/\$3285.00/\$0.00/  
 Juan Carlos Gutierrez & Elizabeth Rock Gutierrez/9534

Burwick Drive, San Antonio, TX 78230/204D-04/\$1430.00/\$0.00/  
 James Sheridan & Patricia Sheridan/112 Pineapple Dr., Winter Haven, FL 33884/204D-47/\$2050.00/\$0.00/  
 There is no per diem interest being charged.  
**February 21, 28, 2025**  
 L 210492

**IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA**  
 CASE NO: 2021-30088-CICI  
**ATHENE ANNUITY & LIFE ASSURANCE COMPANY,**  
 Plaintiff,  
 v.  
**ESTATE OF JOSEPH J. DANKO A/K/A JOSEPH L. DANKO A/K/A JOSEPH DANKO, DECEASED;** ET AL.,  
 Defendant(s).

**NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45**  
 NOTICE IS GIVEN that, in accordance with the Final Summary Judgment of Foreclosure (In Rem) dated December 29, 2021 and the Order on Plaintiff's Return Case to Active Status and Reschedule Foreclosure Sale dated January 28, 2025, in the above-styled cause, the Clerk of Circuit Court, Laura E. Roth, shall sell the subject property at public sale on the 19th day of March, 2025, at 11:00 a.m. to the highest and best bidder for cash, at <https://www.volusia.realforeclose.com> on the following described property:  
**LOT 72, SEABRIDGE SOUTH, ACCORDING TO MAP IN MAP BOOK 37, PAGE 160, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.**  
 Property Address: 14 Sea Swallow Terrace, Ormond Beach, FL 32176.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the sale, must file a claim before the sale, and 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: February 6, 2025.  
**BITMAN O'BRIEN, PLLC**  
 /s/ Meghan Keane  
 Meghan Keane, Esquire  
 Florida Bar No.: 103343  
 mkeane@bitman-law.com  
 kimy@bitman-law.com  
 610 Crescent Executive Ct., Suite 212  
 Lake Mary, Florida 32746  
 Telephone: (407) 815-3110  
 Facsimile: (407) 815-3116  
 Attorneys for Plaintiff  
**February 21, 28, 2025**  
 L 210515

Deceased.  
**NOTICE TO CREDITORS**  
 The estate of SAHAJANANDA TALLA, deceased, File Number 2025 10174 PRDL, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724. The name and address of the attorney for the estate and the Personal Representative are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against 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 SO FILED WILL BE FOREVER BARRED.**  
 The date of first publication of this notice is February 21, 2025.  
 Personal Representative: SANDHYA SRI TALLA, a/k/a SANDHYA SRI THOTA  
**DAVID A. SILVERSTONE, P.A.**  
 Attorney for Personal Representative  
 2455 Hollywood Blvd., Suite 301  
 Hollywood, FL 33020  
 (954) 367-0770  
 David A. Silverstone.com  
 David A. Silverstone  
 Fla. Bar No. 862096  
**February 21, 28, 2025**  
 L 210490

**IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA**  
 PROBATE DIVISION  
 CASE NUMBER: 2025 10174 PRDL  
 IN RE: ESTATE OF SAHAJANANDA TALLA,  
 Deceased.  
 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 147402-CII15-HOA, NOD, Schedule "1"; Obligors, Notice Address: Vera Perry Harris and Myrtle S. Perry, 120 Shamrock Way Newnan, Ga 30263 United States; Renee Thompson and Barry Thompson, 1114 S Washington Ave Piscataway, Nj 08854-3335 United States; Alice Faye Cook and Diane Sweet Williams, 790 Sw Dorchester Port St Lucie, Fl 34983 United States; Donna Dianne Tillman, Po Box 1283 Hawthorne, Fl 32640 United States; Lisa P. White, 2710 Ancestor Dr Killen, Tx 76549-5879 United States; Angela White Daniel and Randall Horace Daniel, 146 McLean Rd Milner, Ga 30257 United States; Sylvester Williamson and Georgann Williamson, 640 Sable View Ln Atlanta, Ga 30349 United States; Susan Annette Brandenburg and Charles L. Brandenburg, 19 Elizabeth Rd Sw Euharlee, Ga 30120 United States; Ernest Thomas Davis, Jr. and Janice Phillips Davis, 2485 S Truckee Way Aurora, Co 80013-5923 United States; Spencer Sutton and Kristie Sutton, 323 Main Street, Po Box 500dell, Ne 68415 United States; Dennis L. Leiferman and Teresa Jo Leiferman, 409 Record St Mankato, Mn 56001 United States; James L. Smith and Dawn B. Smith and Heather R. Smith, 481 Port Royal Rd Clarksville, Tn 37040-5441 United States; Edna Metoyer, 6855 John St Fort Wayne, In 46816 United States; Edna M. Metoyer, 6855 John St Fort Wayne, In 46816 United States; Gladys Murry Dubose and James Junior Dubose, 3618 Amigos Ave Orlando, Fl 32808-7404 United States; Steven H. Meyers and Alicia C. Immekus and Joseph A. Mastraieni, 4802 Gardenville Rd Pittsburgh, Pa 15236-2464 United States; Galen L. Libby, 1848 N Waukesha St Bonifay, Fl 32425-6910 United States; Dorothy M. Gutierrez and Rodney Bee, 7525 Spoleto Loop Fairburn, Ga 30213 United States; Gerard R. Bodson and Beverly L. Bodson, Box 92, 36 First Streetgainford, Ab T0e 0w0 Canada; Netsy J. Wheeler, Po Box 872073 New Orleans, La 70187 United States; Bernadine Jeanette Moro, 6919 Plymouth Sorrento Rd Appfika, Fl 32712 United States; Tiffany Amanda Tuck, 111 Laurel Cir Little Rock, Ar 72223-5262 United States; Cynthia B. Tennon and Joseph E. Jackson, 604 Red Oak Dr Mandeville, La 70471-2712 United States; James P. Gallagher, 132 Central Ave Ayer, Ma 01432-1406 United States; Joseph A. Laiba and Myrtle P. Laiba, 4708 Ardmore Ln Hoschton, Ga 30548-6227 United States; Martha A. Dial and Alister J. Dial, 7424 Cinnamon Lake Drive Jacksonville, Fl 32244 United States; Benito Nazario, Jr. and Kathy Nazario, 14 Carl Place Middletown, Ny 10940 United States; Carolyn Emmert, 248 Belair Drive Massapequa Pk, Ny 11762 United States; Lelia Benham, 12 Bonaire St Cartersville, Ga 30120-2610 United States; Christine E. Trad, 49 Capstan Ave Mount Laurel, Nj 08050 United States; Gale Edwin Patch, 880 Iris Ave Crete, Ne 68333 United States; Michele T. Dulesky, 95 Liberty St, Po Box 344dillonvale, Oh 43917 United States; Garry W. Wilson and Susan M. Wilson, 2216 St Charles Dr Clearwater, Fl 33764 United States; Michele Marie Schimberg, 9119 June Road Laingsburg, Mi 48848 United

States; Bobby Latley, 5050 Se 149th St Summerfield, Fl 34491 United States. Exhibit "A-1": Contract No., Frequency, Unit Week No., Unit No: 16723538, odd year biennial timeshare interest, 7, 100A; 16727705, annual timeshare interest, 25, 200A; 16728262, odd year biennial timeshare interest, 28, 103B; 16728942, odd year biennial timeshare interest, 17, 105B; 16729020, annual timeshare interest, 8, 402A; 16731138, odd year biennial timeshare interest, 33, 105B; 16734663, odd year biennial timeshare interest, 17, 304B; 16734934, odd year biennial timeshare interest, 8, 402A; 16736901, odd year biennial timeshare interest, 16, 403A; 16737522, odd year biennial timeshare interest, 44, 200A; 16738849, even year biennial timeshare interest, 32, 302A; 16738920, even year biennial timeshare interest, 42, 302A; 16739920, odd year biennial timeshare interest, 7, 302A; 16740315, even year biennial timeshare interest, 20, 500A; 16742304, even year biennial timeshare interest, 15, 103B; 16743820, even year biennial timeshare interest, 16, 403A; 16744389, odd year biennial timeshare interest, 45, 401A; 16744618, even year biennial timeshare interest, 16, 401A; 16746741, odd year biennial timeshare interest, 32, 402A; 16748185, odd year biennial timeshare interest, 12, 503A; 16751623, even year biennial timeshare interest, 28, 205B; 16751735, even year biennial timeshare interest, 44, 103B; 16753749, even year biennial timeshare interest, 26, 700A; 16754117, even year biennial timeshare interest, 18, 103B; 16754576, even year biennial timeshare interest, 6, 703A; 16754585, odd year biennial timeshare interest, 38, 702A; 16758029, annual timeshare interest, 7, 504B; 16759378, even year biennial timeshare interest, 50, 603A; 16760547, odd year biennial timeshare interest, 37, 205B; 16761330, odd year biennial timeshare interest, 49, 205B; 16762059, odd year biennial timeshare interest, 37, 404B; 16762166, odd year biennial timeshare interest, 39, 405B; 17137889, odd year biennial timeshare interest, 9, 501A; 18336052, odd year biennial timeshare interest, 52, 401A.  
**February 21, 28, 2025**  
 L 210487

**IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.**  
 CASE NO. 2024 10611 CIDL  
**FAIRWINDS CREDIT UNION,**  
 Plaintiff,  
 vs.  
**LARALYNNE M. NABOZNY, BET EPHRAIM YESHUA TRUST AND UNKNOWN PARTY IN POSSESSION,**  
 Defendants.  
**NOTICE OF FORECLOSURE SALE**  
 Notice is hereby given that the Volusia County Clerk of Court will on March 20, 2025, at 11:00 a.m. EST, online at [www.volusia.realforeclose.com](http://www.volusia.realforeclose.com) offer for sale one by one, to the highest bidder for cash, the property located in Volusia County, Florida, as follows:  
**EXHIBIT A LEGAL DESCRIPTION**  
 Parcel 1:  
 That part of the Southwest 1/4 of section 34, Township 17 South, Range 31 East and that part of the North 1/2 of Section 2, Township 18 South, Range 31 East,

Volusia County, Florida, being more particularly described as follows:  
 Commence at the Southwest Corner of the South-west Corner of Section 34, Township 17 South, Range 31 East, run thence South 88 degrees, 26 minutes, 06 Seconds East, along the South line of said Section 34, a distance of 627.19 feet to the Point of Beginning; run thence North 00 degrees, 13 minutes, 53 seconds West, a distance of 726.02 feet; run thence North 89 degrees, 46 minutes, 07 seconds East, a distance of 395.54 feet; run thence South 00 degrees, 13 minutes, 53 seconds East, a distance of 738.43 feet to the south line of the South-west 1/4 of said Section 34, also being the north line of said section 2; continue South 00 degrees, 13 minutes, 53 seconds East and entering into said Section 2, a distance of 323.53 feet; run thence South 78 degrees, 31 minutes, 21 seconds West, a distance of 403.28 feet; run thence North 00 degrees, 13 minutes, 53 seconds West, a distance of 414.59 feet to the North line of said section 2, also being the South line of said section 34, and Point of Beginning.  
 SUBJECT to an easement for ingress and egress along the Southerly 30 feet thereof.  
 That part of the southwest 114 of section 34, Township 17 South, Range 31 East and that part of the north 1/2 of section 2, Township 18 South, Range 31, Volusia County, Florida, being more particularly described as follows:  
 Commence at the southwest corner of section 34, Township 17 South, Range 31 East, run thence south 88 degrees, 26 minutes, 06 seconds East, along the south line of said Section 34, a distance of 1022.92 feet to the Point of Beginning; run thence north 00 degrees, 13 minutes, 53 seconds West, a distance of 126.47 feet; run thence north 89 degrees, 46 minutes, 08 seconds East a distance of 174.12 feet; run thence South 00 degrees, 13 minutes, 51 seconds East, a distance of 131.93 feet to the South line of said section 34, also being the north line of said section 2, Township 18 South Range 31 East, continue thence South 00 degrees, 13 minutes, 51 seconds East and entering into Section 2, a distance of 283.45 feet to the Point of Beginning; run thence South 78 degrees, 31 minutes, 21 seconds West, a distance of 177.53 feet; run thence North 00 degrees, 13 minutes, 53 seconds West, a distance of 323.53 feet to the Point of Beginning.  
 SUBJECT to an easement for ingress and egress along the Southerly 30 feet thereof.  
 pursuant to the Final Judgment of Foreclosure entered on January 21, 2025, in the above-styled cause, pending in said Court.  
 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 claimed.  
 /s/ Stephen Orsillo  
 Stephen Orsillo  
 893777 of  
 Sorenson Van Leuven, PLLC  
 Post Office Box 3637

Tallahassee, Florida 32315-3637  
 Telephone (850) 388-0500/  
 Facsimile (850) 391-6800  
[crservice@svllaw.com](mailto:crservice@svllaw.com)  
 (E-Service E-Mail Address)  
**Attorneys for Plaintiff**  
**February 14, 21, 2025**  
 L 210442

**IN THE CIRCUIT COURT FOR VOLUSIA COUNTY FLORIDA PROBATE DIVISION**  
 File No. 2024 14143 PRDL  
 Division 10  
 IN RE: ESTATE OF MARY EILEEN JOHNSON  
 Deceased.  
**NOTICE TO CREDITORS**  
 The administration of the estate of Mary Eileen Johnson, deceased, whose date of death was November 2, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
**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 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 date of first publication of this notice is February 14, 2025.  
 Personal Representative: Mary Michelle Johnson  
 443 N High Street  
 Lake Helen, Florida 32744  
 407-383-2282  
 Attorney for Personal Representative: Marie S.M. Dickinson, Esq.  
 Florida Bar Number: 126215  
 The Probate Pro, a division of The Darren Findling Law Firm  
 3300 W. Lake Mary Blvd., Suite 310  
 Lake Mary, Florida 32746  
 (407) 559-5480  
[marie.dickinson@theprobatepro.com](mailto:marie.dickinson@theprobatepro.com)  
**February 14, 21, 2025**  
 L 210409

**To Publish Legal Notices  
 For Orange, Osceola, Seminole  
 and Volusia Counties,  
 Call Heritage Florida Jewish News  
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