IN THE COUNTY COURT FIFTH JUDICIAL CIRCUIT
IN AND FOR LAKE COUNTY, FLORIDA

CLUB EXPLORIA, LLC,
a Delaware limited liability company,
Plaintiff,
vs. Case Number: 35-2021-CC-005278-AXXX-XX

MARY LOUISE CARLSSON, CATHERINE B NELSON, DAVID ANDREW BRESKIN, DANIEL SCOTT BRESKIN and DOUGLAS BRESKIN, known heirs of JULIE WARDE, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under JULIE WARDE, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants et al
Defendant(s).

NOTICE OF ACTION

Count 1
MARY LOUISE CARLSSON, CATHERINE B NELSON, DAVID ANDREW BRESKIN, DANIEL SCOTT BRESKIN and DOUGLAS BRESKIN, known heirs of JULIE WARDE, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under JULIE WARDE, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under JULIE WARDE, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (O)30 in Condominium Unit Number 105-311 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 2
LUANA DAVIS, MARSONNA ATHENA FAY, DIANA LUCINDA ROWLEY and WILLIAM HENRY KIDD, known heirs of ALICE J. KIDD, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under ALICE J. KIDD, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under ALICE J. KIDD, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (W)32 in Condominium Unit Number 105-108 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 3
ANTHONY DENARD DEAN, known heir of CYNTHIA PHILLIPS DEAN, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under CYNTHIA PHILLIPS DEAN, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under CYNTHIA PHILLIPS DEAN, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (E)29 in Condominium Unit Number 105-304 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 4
SHARON L HAYES, known heir of MICHAEL D. HAYES, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under MICHAEL D. HAYES, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants and CYNTHIA A. HAYES

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under MICHAEL D. HAYES, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (E)27 in Condominium Unit Number 105-312 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 5
THE UNKNOWN HEIRS, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under ALONZO AVILES, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under ALONZO AVILES, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (E)17 in Condominium Unit Number 103-307 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 6
THE UNKNOWN HEIRS, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under CECIL F. BAKER, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under CECIL F. BAKER, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (W)28 in Condominium Unit Number 106-207 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 7
DAVID EARL CAUSEY, known heir of RICHARD CAUSEY, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under RICHARD CAUSEY, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants and THELMA JEAN KESSLER

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under RICHARD CAUSEY, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (O)50 in Condominium Unit Number 103-305 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 8
CAROLYN CHERIE LARGE-PLASENCIA, known heirs of RUDOLPH FRITZY KRAUSE, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under RUDOLPH FRITZY KRAUSE, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under RUDOLPH FRITZY KRAUSE, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (E)28 in Condominium Unit Number 105-211 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 9
SUSAN NIKAKHTAR, known heir of NASER NIKAKTAR, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under NASER NIKAKTAR, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under NASER NIKAKTAR, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (E)38 in Condominium Unit Number107-201 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 10
JANNYNE PATTERSON RAY, LINDA PATTERSON COLLINS, GAYLON LLOYD PATTERSON, STEPHANIE BEATY BABBITT, DAVID EUGENE BEATY and ALFRED JAMES BEATY, known heirs of OLIVIA WATSON BEATY, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under OLIVIA WATSON BEATY, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under OLIVIA WATSON BEATY, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (O)19 in Condominium Unit Number107-308 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 11
KAREN YVONNE PRICE, known heirs of WENDY THOMASINA BURGE, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under WENDY THOMASINA BURGE, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under WENDY THOMASINA BURGE, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (O)8 in Condominium Unit Number 105-211 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 12
JOHN P RICKLING and CHRISTOPHER WILLIAM RICKLING, known heir of JOHN FRANCIS RICKLING, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under JOHN FRANCIS RICKLING, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under JOHN FRANCIS RICKLING, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (E)52 in Condominium Unit Number 106-307 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 13
CLAY TIDWELL, BLAINE TIDWELL, JOSEPH TIDWELL, ROBYN RENEE MOORE and SHERRIE TIDWELL-SMITH, known heirs of WILLIE TIDWELL, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under WILLIE TIDWELL, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under WILLIE TIDWELL, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (O)48 in Condominium Unit Number 106-108 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 14
CONSTANCE E. WHITE, THOMAS ROBERT SUTHERLAND, DONNA HELENE SUTHERLAND, STEPHEN A. SUTHERLAND, RUTH MAJORIE SUTHERLAND and DAVID BRIAN SUTHERLAND, known heirs of ROBERT STEPHEN SUTHERLAND, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under ROBERT STEPHEN SUTHERLAND, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under ROBERT STEPHEN SUTHERLAND, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (E)51 in Condominium Unit Number 106-103 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

Count 15
CHARLES MATTHEW ZABILANSKY JR, known heir of DONNA ZABILANSKY, deceased, together with the unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under DONNA ZABILANSKY, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

TO: The unknown heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants claiming by, through, or under DONNA ZABILANSKY, deceased, and any and all unknown parties claiming by, through, under, and against such defendants who are not known to be dead or alive, whether such unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, and all parties claiming interests by, through, under, or against any of them, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to foreclose a claim of lien for assessments on the following described property in Lake County, Florida has been filed against you:

Timeshare Period Week (E)36 in Condominium Unit Number 106-203 of The Villas at Summer Bay Condominium Association, Inc., according to Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 4475, page 2339 of the Public Records of Lake County, Florida, as amended, together with the remainder over in fee simple absolute, as tenant in common with the other owners of all Time-Share Estates in the aforesaid Condominium Unit in that percentage interest determined and established by the Declaration of Condominium.

All persons to whom this Notice of Action is directed are required to serve a copy of their written defenses, if any, to Plaintiff's attorney, Ross E. Payne, of Resort Law Firm, P.A., whose address is, Post Office Box 120069, Clermont, Florida 34712-0069, on or before thirty (30) days from the first date of publication, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered for the relief demanded in the Complaint.

DATED this 17 day of September, 2021.

Gary J. Cooney
As Clerk of the Court

By: /s/ B. BOWLING
As Deputy Clerk

nb-2-10-7