

IN THE COUNTY COURT IN AND FOR
ORANGE COUNTY, FLORIDA

CASE NO: 482006CC004562

CACV OF COLORADO, LLC,
Plaintiff,

vs.

JOSEPH FRITSNEL,
Defendants, _____ /

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN, that I, JOHN W. MINA, as Sheriff of Orange County, Florida, under and by virtue of a Judgment and Writ of Execution, therein issued out of the above entitled Court in the above styled cause, dated the 14th day of November, 2025, and have levied upon the following described real property, situated, lying and being in Orange County, Florida, to-wit:

Any and all of the right, title and interest of JOSEPH FRITSNEL, in and to the following described real property, to-wit:

Lot 37, BREEZEWOOD UNIT 1, according to the plat thereof, recorded in Plat Book 3, Page 34 of the Public Records of Orange County, Florida. Also known as 3600 Terrina Ct., Orlando, Florida 32818. **SOLD AS IS AND WITH NO WARRANTY. SUBJECT TO ALL TAXES, JUDGMENTS, LIENS OF RECORD OR OTHER ENCUMBRANCES. PURCHASER TO PAY FOR DEED.**

as the property of the above named defendant, of JOSEPH FRITSNEL, and that on the 12th day of May 2026, beginning at ten thirty o'clock in the forenoon or soon there-after on said day at **Civil Process Unit, 425 North Orange Avenue, Room 240, Orlando, Florida 32801**, in Orange County, Florida. I will offer for sale and sell to the highest bidder at hand for cash on demand the above described property of said defendant, to satisfy said Judgment and Writ of Execution. Prospective bidders may register the day of the sale between the hours 10:00 a.m. to 10:30 a.m. at Civil Process Unit, 425 North Orange Avenue, Room 240, Orlando, Florida 32801.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact Eric Nieves, Civil Process Sales Coordinator not later than seven days prior to the proceeding at Orange County Sheriff's Office, at the address given on notice. Telephone: (407)836-4570; If hearing impaired 1-800-955-8771 (TDD) or Voice (V) 1-800-955-8770, via Florida Relay Service.