

# NOTICE OF TRUSTEE'S SALE

## BERKLEY VACATION RESORTS INC., a Florida corporation

On December 5, 2024 at 2:30 p.m. GREENSPOON MARDER LLP, 100 West Cypress Creek Road, Suite 700, Fort Lauderdale, FL 33309, as Trustee pursuant to that Appointment of Trustee recorded on August 12, 2024, in O.R. Instrument No. 119733911 of the Public Records of Broward 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 Mortgage recorded in O.R. Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of Broward 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, **in the First Floor Lobby, Trade Centre South, 100 W. Cypress Creek Rd., Ft. Lauderdale, Florida 33309**, all right, title and interest in the property situated in the County of Broward, Florida, described as:

(SEE EXHIBIT A) Timeshare Interest(s) as defined in the Declaration of Covenants, Conditions and Restrictions for Mizner Place at Weston Town Center, A Vacation Village Resort, as recorded in Official Records Book 39075, at Page 663, of the Public Records of Broward County, Florida (the Declaration), as amended from time to time. Together with the right to occupy, pursuant to the Declaration, Assigned Unit Week (SEE EXHIBIT A) and Assigned Unit (SEE EXHIBIT A) , in Assigned Year (SEE EXHIBIT A).

1775 Bonaventure Blvd., Weston, FL 33326 (herein "Time Share Plan (Property) Address")

Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to satisfy the unpaid balance of each respective Mortgage Recorded together with accrued interest 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 Mortgage, charges and expenses of the Trustee and of the trusts created by said Mortgage.

Obligor(s) 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. To cure the default explained in this Notice you must remit the amount you now owe, as set forth in Exhibit "A", including the per diem amount for each day following the date of this notice through the date payment is made. If you choose to cure the default set forth in this Notice, the full amount due must be remitted to: **BERKLEY VACATION RESORTS INC., Attn: Janet Cuebas, Debt Resolution Department, 604 Courtland Street, Ste. 300, Orlando, FL 32804** before the sale date and time set forth in this Notice.

Dated: 11-1-2024

By: GREENSPOON MARDER LLP, Trustee

### EXHIBIT "A"

RUBEN BARZILAY, 2000 ISLAND BLVD. APT. 905 AVENTURA, FL 33160, Timeshare Unit 1317, Week 27, Annual, Timeshare Interest 1, Per Diem \$7.69, Default Balance \$36,867.27, Date of Initial Missed Payment 5/15/17, Mortgage Recorded 9/12/12 in OR Book 49068, Page 258; CHERYL C NORMAN, 11072 PEBBLE RIDGE DRIVE HAMPTON, GA 30228, Timeshare Unit 1212, Week 28, Annual, Timeshare Interest 1, Per Diem \$5.53, Default Balance \$30,718.78, Date of Initial Missed Payment 11/1/15, Mortgage Recorded 6/2/11 in OR Book 47949, Page 783; MELINDA M FREDERICK, 11072 PEBBLE RIDGE DRIVE HAMPTON, GA 30228, Timeshare Unit 1212, Week 28, Annual, Timeshare Interest 1, Per Diem \$5.53, Default Balance \$30,718.78, Date of Initial Missed Payment 11/1/15, Mortgage Recorded 6/2/11 in OR Book 47949, Page 783; SANDRA A HAYES, 505 N 7TH STREET 4TH FLOOR SAINT LOUIS, MO 63101, Timeshare Unit 1121, Week 7, Annual, Timeshare Interest 1, Per Diem \$1.35, Default Balance \$5,482.58, Date of Initial Missed Payment 8/15/20, Mortgage Recorded 8/24/11 in OR Book 48135, Page 167; THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SANDRA A. HAYES, DECEASED, 505 N 7TH STREET 4TH FLOOR, SAINT LOUIS, MO 63101, Timeshare Unit 1121, Week 7, Annual, Timeshare Interest 1, Per Diem \$1.35, Default Balance \$5,482.58, Date of Initial Missed Payment 8/15/20, Mortgage Recorded 8/24/11 in OR Book 48135, Page 167; SYLVIA CAMPOS, 327 S LA VERNE AVE LOS ANGELES , CA 90022, Timeshare Unit 1326, Week 32, Annual, Timeshare Interest 1, Per Diem \$4.68, Default Balance \$17,743.90, Date of Initial Missed Payment 6/15/20, Mortgage Recorded 6/26/13 in OR Book 49928, Page 243; LAURA CAMPOS, 327 S LA VERNE AVE LOS ANGELES , CA 90022, Timeshare Unit 1326, Week 32, Annual, Timeshare Interest 1, Per Diem \$4.68, Default Balance \$17,743.90, Date of Initial Missed Payment 6/15/20, Mortgage Recorded 6/26/13 in OR Book 49928, Page 243; ELAINE ANDREWS, 130 HILLCREST AVE PLAINFIELD, NJ 07062, Timeshare Unit 1425, Week 48, Annual, Timeshare Interest 1, Per Diem \$5.47, Default Balance \$19,016.48, Date of Initial Missed Payment 7/25/18, Mortgage Recorded 9/30/14 in OR Book 51130, Page 1153; EVELYN ANDREWS, 130 HILLCREST AVE PLAINFIELD, NJ 07062, Timeshare Unit 1425, Week 48, Annual, Timeshare Interest 1, Per Diem \$5.47, Default Balance \$19,016.48, Date of Initial Missed Payment 7/25/18, Mortgage Recorded 9/30/14 in OR Book 51130, Page 1153; KEITH ANDREWS, 130 HILLCREST AVE PLAINFIELD, NJ 07062, Timeshare Unit 1425, Week 48, Annual, Timeshare Interest 1, Per Diem \$5.47, Default Balance \$19,016.48, Date of Initial Missed Payment 7/25/18, Mortgage Recorded 9/30/14 in OR Book 51130, Page 1153; WENDELL ANDREWS, 130 HILLCREST AVE PLAINFIELD, NJ 07062, Timeshare Unit 1425, Week 48, Annual, Timeshare Interest 1, Per Diem \$5.47, Default Balance \$19,016.48, Date of Initial Missed Payment 7/25/18, Mortgage Recorded 9/30/14 in OR Book 51130, Page 1153; TONY PHOUK, 8662 BLUE OCEAN ST LAS VEGAS, NV 89148, Timeshare Unit 1226, Week 28, Annual, Timeshare Interest 1, Per Diem \$9.37, Default Balance \$29,187.99, Date of Initial Missed Payment 4/15/19, Mortgage Recorded 2/12/16 in OR Instrument Number 113511697; KUYHENG NGUON, 8662 BLUE OCEAN ST LAS VEGAS, NV 89148, Timeshare Unit 1226, Week 28, Annual, Timeshare Interest 1, Per Diem \$9.37, Default Balance \$29,187.99, Date of Initial Missed Payment 4/15/19, Mortgage Recorded 2/12/16 in OR Instrument Number 113511697; WINIFRED EDWARDS BEATTIE, 24099 CARRI DRIVE MILLSBORO, DE 19966, Timeshare Unit 1117, Week 40, Annual, Timeshare Interest 1, Per Diem \$4.88, Default Balance \$19,006.93, Date of Initial Missed Payment 5/20/20, Mortgage Recorded 10/5/16 in OR Instrument Number 113970762; JAMES PATTON, 28598 VICTOR STREET ROSEVILLE, MI 48066, Timeshare Unit 1126, Week 39, Annual, Timeshare Interest 1, Per Diem \$4.62, Default Balance \$5,453.65, Date of Initial Missed Payment 3/5/23, Mortgage Recorded 3/13/17 in OR Instrument Number 114255986; BEVERLY PATTON, 28598 VICTOR STREET ROSEVILLE, MI 48066, Timeshare Unit 1126, Week 39, Annual, Timeshare Interest 1, Per Diem \$4.62, Default Balance \$5,453.65, Date of Initial Missed Payment 3/5/23, Mortgage Recorded 3/13/17 in OR Instrument Number 114255986; VANITA HARI, 11311 FIRMONA AVE #24 INGLEWOOD, CA 90304, Timeshare Unit 2208, Week 51, Annual, Timeshare Interest 1, Per Diem \$8.57, Default Balance \$26,128.90, Date of Initial Missed Payment 5/15/21, Mortgage Recorded 11/1/17 in OR Instrument Number 114696776; EDUARDO J RODRIGUEZ PUERTAS, CRR 50 A 174B-67 TORRE 4 APTO 70 BOGOTA , COLOMBIA, Timeshare Unit 2116, Week 18, Biennial EVEN, Timeshare Interest 1/2, Per Diem \$4.89, Default Balance \$15,646.37, Date of Initial Missed Payment 1/15/20, Mortgage Recorded 1/24/18 in OR Instrument Number 114849747; MARIA A ROJAS HERNANDEZ, CRR 50 A 174B-67 TORRE 4 APTO 70 BOGOTA , COLOMBIA, Timeshare Unit 2116, Week 18, Biennial EVEN, Timeshare Interest 1/2, Per Diem \$4.89, Default Balance \$15,646.37, Date of Initial Missed Payment 1/15/20, Mortgage Recorded 1/24/18 in OR Instrument Number 114849747; SHERI HEIMANN, 4379 FERN LAKE CUTOFF MARSHALL, TX 75672, Timeshare Unit 1416, Week 43, Annual, Timeshare Interest 1, Per Diem \$6.99, Default Balance \$12,776.10, Date of Initial Missed Payment 2/20/21, Mortgage Recorded 12/18/17 in OR Instrument Number 114782202; PAUL GALE, 4023 CLAY PLACE NE WASHINGTON, DC 20019, Timeshare Unit 2102, Week 44, Annual, Timeshare Interest 1, Per Diem \$8.84, Default Balance \$22,044.17, Date of Initial Missed Payment 5/15/20, Mortgage Recorded 4/30/18 in OR Instrument Number 115041947; LATOYA COOPER, 4023 CLAY PLACE NE WASHINGTON, DC 20019, Timeshare Unit 2102, Week 44, Annual, Timeshare Interest 1, Per Diem \$8.84, Default Balance \$22,044.17, Date of Initial Missed Payment 5/15/20, Mortgage Recorded 4/30/18 in OR Instrument Number 115041947; KENNETH WAYNE WERLING, P.O. BOX 31 UNIONDALE, IN 46791, Timeshare Unit 1226, Week 49, Annual, Timeshare Interest 1, Per Diem \$7.40, Default Balance \$14,299.78, Date of Initial Missed Payment 3/1/21, Mortgage Recorded 9/11/18 in OR Instrument Number 115316559; PETER W KAAH, 37 LINTON LN HIGHTON GEELONG, VICTORIA AUSTRALIA, Timeshare Unit 2317, Week 19, Annual, Timeshare Interest 1, Per Diem \$8.52, Default Balance \$16,735.98, Date of Initial Missed Payment 2/15/21, Mortgage Recorded 11/21/18 in OR Instrument Number 115458963; ELIZABETH C BLAIR, 37 LINTON LN HIGHTON GEELONG, VICTORIA AUSTRALIA, Timeshare Unit 2317, Week 19, Annual, Timeshare Interest 1, Per Diem \$8.52, Default Balance \$16,735.98, Date of Initial Missed Payment 2/15/21, Mortgage Recorded 11/21/18 in OR Instrument Number 115458963; DONNA R THURMAN, 1998 37TH CIR SWEET HOME, OR 97386, Timeshare Unit 2317, Week 35, Annual, Timeshare Interest 1, Per Diem \$3.81, Default Balance \$13,561.64, Date of Initial Missed Payment 8/15/21, Mortgage Recorded 11/21/18 in OR Instrument Number 115458965; EDWARD FISHER, 618 JENNINGS AVE WEST HEMPSTEAD, NY 11552, Timeshare Unit 2307, Week 44, Annual, Timeshare Interest 1, Per Diem \$5.48, Default Balance \$21,317.11, Date of Initial Missed Payment 9/1/20, Mortgage Recorded 12/11/18 in OR Instrument Number 115493962; ELAINE GARDNER, 618 JENNINGS AVE WEST HEMPSTEAD, NY 11552, Timeshare Unit 2307, Week 44, Annual, Timeshare Interest 1, Per Diem \$5.48, Default Balance \$21,317.11, Date of Initial Missed Payment 9/1/20, Mortgage Recorded 12/11/18 in OR Instrument Number 115493962; WILLIAM ALBERTO RINCON CEPEDA, CRA 51 #76-87 APT 10B BARRANQUILLA, COLOMBIA, Timeshare Unit 1202, Week 28, Annual, Timeshare Interest 1, Per Diem \$3.97, Default Balance \$9,798.45, Date of Initial Missed Payment 6/1/21, Mortgage Recorded 12/7/18 in OR Instrument Number 115489500; KATIA ODETTE INES SAAD DE RINCON, CRA 51 #76-87 APT 10B BARRANQUILLA, COLOMBIA, Timeshare Unit 1202, Week 28, Annual, Timeshare Interest 1, Per Diem \$3.97, Default Balance \$9,798.45, Date of Initial Missed Payment 6/1/21, Mortgage Recorded 12/7/18 in OR Instrument Number 115489500; ALFRED S JAMES, 115-91 226TH STREET CAMBRIA HEIGHTS, NY 11411, Timeshare Unit 1423, Week 45, Annual, Timeshare Interest 1, Per Diem \$6.74, Default Balance \$12,075.88, Date of Initial Missed Payment 10/25/21, Mortgage Recorded 1/31/19 in OR Instrument Number 115588573; PATRICIA D DALEY, 115-91 226TH STREET CAMBRIA HEIGHTS, NY 11411, Timeshare Unit 1423, Week 45, Annual, Timeshare Interest 1, Per Diem \$6.74, Default Balance \$12,075.88, Date of Initial Missed Payment 10/25/21, Mortgage Recorded 1/31/19 in OR Instrument Number 115588573; TIMOTHY SYLVAN, 420 KINGSBOROUGH 4TH WALK APT. 3D BROOKLYN, NY 11233, Timeshare Unit 1305, Week 34, Annual, Timeshare Interest 1, Per Diem \$2.81, Default Balance \$5,449.35, Date of Initial Missed Payment 10/1/22, Mortgage Recorded 1/31/19 in OR Instrument Number 115588575; CHRISTINA CARTER, 153 SMOKESEEGE LN WHITTIER, NC 28789, Timeshare Unit 2207, Week 46, Annual, Timeshare Interest 1, Per Diem \$7.92, Default Balance \$8,906.45, Date of Initial Missed Payment 7/5/22, Mortgage Recorded 1/31/19 in OR Instrument Number 115587630; MATTHEW MCDANIEL, 153 SMOKESEEGE LN WHITTIER, NC 28789, Timeshare Unit 2207, Week 46, Annual, Timeshare Interest 1, Per Diem \$7.92, Default Balance \$8,906.45, Date of Initial Missed Payment 7/5/22, Mortgage Recorded 1/31/19 in OR Instrument Number 115587630; BEVERLY J ANDERSON, 817 CARDIFF RD NAPERVILLE, IL 60565, Timeshare Unit 1225, Week 44, Annual, Timeshare Interest 1, Per Diem \$6.71, Default Balance \$7,004.57, Date of Initial Missed Payment 10/15/22, Mortgage Recorded 4/8/19 in OR Instrument Number 115725265; SHAWNA L ANDERSON, 817 CARDIFF RD NAPERVILLE, IL 60565, Timeshare Unit 1225, Week 44, Annual, Timeshare Interest 1, Per Diem \$6.71, Default Balance \$7,004.57, Date of Initial Missed Payment 10/15/22, Mortgage Recorded 4/8/19 in OR Instrument Number 115725265; EMMA PILAR B RECERA, 343 ROBIN GLEN LANE SOUTH ELGIN, IL 60177, Timeshare Unit 2210, Week 34, Annual, Timeshare Interest 1, Per Diem \$9.08, Default Balance \$16,222.28, Date of Initial Missed Payment 5/15/21, Mortgage Recorded 4/8/19 in OR Instrument Number 115725653; RODNEY TORIANO ALLEN GREEN, 831 CENTRAL AVE PITTSBURG, CA 94565, Timeshare Unit 1325, Week 36, Annual, Timeshare Interest 1, Per Diem \$7.55, Default Balance \$11,360.79, Date of Initial Missed Payment 11/15/21, Mortgage Recorded 4/8/19 in OR Instrument Number 115725655; WILLIAM J. RUSSELL, 10 CANTERBURY WAY MERRIMACK, NH 03054, Timeshare Unit 1202, Week 35, Annual, Timeshare Interest 1, Per Diem \$9.48, Default Balance \$18,226.84, Date of Initial Missed Payment 1/1/21, Mortgage Recorded 7/3/19 in OR Instrument Number 115910436; TRACY A. RUSSELL, 10 CANTERBURY WAY MERRIMACK, NH 03054, Timeshare Unit 1202, Week 35, Annual, Timeshare Interest 1, Per Diem \$9.48, Default Balance \$18,226.84, Date of Initial Missed Payment 1/1/21, Mortgage Recorded 7/3/19 in OR Instrument Number 115910436; DANIELLE R. SOLANO, 1231 15TH ST. W. DICKINSON, ND 58601, Timeshare Unit 1114, Week 40, Biennial EVEN, Timeshare Interest 1/2, Per Diem \$5.72, Default Balance \$15,556.97, Date of Initial Missed Payment 11/1/19, Mortgage Recorded 11/12/19 in OR Instrument Number 116169933; ALFREDO SOLANO SALINAS, 1231 15TH ST. W. DICKINSON, ND 58601, Timeshare Unit 1114, Week 40, Biennial EVEN, Timeshare Interest 1/2, Per Diem \$5.72, Default Balance \$15,556.97, Date of Initial Missed Payment 11/1/19, Mortgage Recorded 11/12/19 in OR Instrument Number 116169933; RODRE L SEALS, 510 PEARL STREET, TALLADEGA, AL 35160, Timeshare Unit 1220, Week 50, Annual, Timeshare Interest 1, Per Diem \$8.28, Default Balance \$19,240.23, Date of Initial Missed Payment 11/15/19, Mortgage Recorded 11/12/19 in OR Instrument Number 116169934; TIAGO FERNANDO FUMO HUNGRIA, R. AMERICO FERREIRA DE CAMARGO FILHO 289 SOUSAS CAMPINAS, SP 13106-134 BRAZIL, Timeshare Unit 2317, Week 27, Annual, Timeshare Interest 1, Per Diem \$12.94, Default Balance \$28,096.58, Date of Initial Missed Payment 3/15/20, Mortgage Recorded 11/12/19 in OR Instrument Number 116169935; VINCENT A SOLOMON SR., 539 CARLETON PL LOCUST GROVE, GA 30248, Timeshare Unit 1409, Week 51, Annual, Timeshare Interest 1, Per Diem \$12.76, Default Balance \$24,654.30, Date of Initial Missed Payment 9/1/20, Mortgage Recorded 4/14/20 in OR Instrument Number 116458053; RASHID AHMED, 3849 TALIAS CRES MISSISSAUGA, ON L5M 6L6 CANADA, Timeshare Unit 1318, Week 38, Biennial EVEN, Timeshare Interest 1/2, Per Diem \$0.00, Default Balance \$2,814.51, Date of Initial Missed Payment 9/1/20, Mortgage Recorded 4/14/20 in OR Instrument Number 116458095; FLORENCE C. SYLVESTER, 150 STEARMAN RD. FAYETTEVILLE, GA 30214, Timeshare Unit 1203, Week 26, Annual, Timeshare Interest 1, Per Diem \$8.86, Default Balance \$12,198.97, Date of Initial Missed Payment 12/1/22, Mortgage Recorded 7/15/20 in OR Instrument Number 116609201; GARY SYLVESTER, 150 STEARMAN RD. FAYETTEVILLE, GA 30214, Timeshare Unit 1203, Week 26, Annual, Timeshare Interest 1, Per Diem \$8.86, Default Balance \$12,198.97, Date of Initial Missed Payment 12/1/22, Mortgage Recorded 7/15/20 in OR Instrument Number 116609201; SANDRA SANDOVAL, 1002 W CROSS ST MOUNT PLEASANT, TX 75455, Timeshare Unit 1303, Week 40, Annual, Timeshare Interest 1, Per Diem \$0.00, Default Balance \$12,272.48, Date of Initial Missed Payment 2/15/20, Mortgage Recorded 11/6/19 in OR Instrument Number 116158943 [41710.0046 - 101 - 0].