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PUBLIC NOTICES

THURSDAY, OCTOBER 6, 2022

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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2021 CA 000501 REVERSE MORTGAGE FUNDING, LLC, Plaintiff, vs. KAREN GABRIEL KIRBY A/K/A KAREN G. KIRBY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 11, 2022 and entered in Case No. 2021 CA 000501, of the Circuit Court of the 7th Judicial Circuit in and for FLAGLER County, Florida, wherein REVERSE MORTGAGE FUNDING, LLC is Plaintiff and KAREN GABRIEL KIRBY A/K/A KAREN G. KIRBY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. TOM W. BEXLEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE. AT: www.flagler.realforeclose.com, at 11:00 A.M., on November 4, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 29, OF BLOCK 33, OF PALM COAST, MAP OF WYNNFIELD, SECTION 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGE 18, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FL.

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.

This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 200 East Moody Boulevard, Rm.125, Bunnell, FL 32110, Phone No. (904)437-7394 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

Dated this 29th day of September 2022. Marc Granger, Esq. Fla. Bar No.: 146870 Kahane & Associates, P.A. 8201 Peters Road, Suite 3000 Plantation, Florida 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 21-00472 CLNK October 6, 13, 2022 22-00120G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2020 CA 000354 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUPERT G. HOLMES A/K/A RUPERT GEORGE HOLMES, DECEASED; WINSTON HOLMES; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LEASECOMM CORPORATION; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VIVIANNE HOLMES, DECEASED; TIANNA HOLMES, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 8, 2022 and entered in Case No. 2020 CA 000354, of the Circuit Court of the 7th Judicial Circuit in and for FLAGLER County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUPERT G. HOLMES A/K/A RUPERT GEORGE HOLMES, DECEASED; WINSTON HOLMES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ALL UNKNOWN

HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VIVIANNE HOLMES, DECEASED; TIANNA HOLMES, DECEASED; WINSTON HOLMES; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LEASECOMM CORPORATION; are defendants. TOM W. BEXLEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE. AT: www.flagler.realforeclose.com, at 11:00 A.M., on November 4, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 33, BLOCK 6, OF PALM COAST MAP OF PINE GROVE, SECTION 28, A SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN MAP BOOK 9, AT PAGE 53, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 200 East Moody Boulevard, Rm.125, Bunnell, FL 32110, Phone No. (904)437-7394 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

Dated this 29th day of September 2022. Marc Granger, Esq. Bar No.: 146870 Kahane & Associates, P.A. 8201 Peters Road, Suite 3000 Plantation, Florida 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 19-02125 PHH October 6, 13, 2022 22-00119G

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/10/22 at 9:00 am the following storage unit #218 at Town and Country Storage, Bunnell FL, 1 Enterprise Dr. leased to Cassidy Rodriguez will be auctioned online at WWW.StorageTreasures.com.

October 6, 2022 22-000221F

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022-2023

The Board of Supervisors of the Seminole Palms Community Development District will hold their regular meetings for Fiscal Year 2022-2023 at 55 Town Center Blvd. Palm Coast, FL 32164, at 11:00 a.m. unless otherwise indicated as follows: October 24, 2022, November 28, 2022, December 26, 2022, January 23, 2023 February 27, 2023, March 27, 2023, April 24, 2023, May 22, 2023, June 19, 2023 July 24, 2023, August 28, 2023, September 25, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132 X-193. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

October 6, 2022 22-00218F

FIRST INSERTION

EXHIBIT "A" BOARD OF SUPERVISORS MEETING DATES RADIANCE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022-2023

The Board of Supervisors of the Radiance Community Development District will hold their regular meetings for Fiscal Year 2022-2023 at Hilton Garden Inn at 55 Town Center Blvd., Palm Coast, Florida 32164, at 11:00 a.m. unless otherwise indicated as follows: October 24, 2022, November 28, 2022, December 26, 2022, January 23, 2023, February 27, 2023, March 27, 2023, April 24, 2023, May 22, 2022, June 19, 2022, July 24, 2022, August 28, 2023, September 25, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

October 6, 2022 22-00219F



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SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 552 Division 48

IN RE: ESTATE OF BARNEY O. SPURLOCK, JR. Deceased.

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 Barney O. Spurlack, Jr., deceased, File Number 2022 CP 552, by the Circuit Court for Flagler County, Florida. Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was June 7, 2022; that the total value of the estate is \$501,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Barney P. Spurlack 2001 Anastasia Way S. St Petersburg, FL 33712

Christopher A. Spurlack 128 New Street Cranford, NJ 07016

David M. Spurlack 24221 Club View Dr. Gaithersburg, MD 20882

Michael J. Spurlack 640 Porta Rosa Circle St. Augustine, FL 32092

Barney O. Spurlack, Jr. Revocable Trust 2001 Anastasia Way S. St Petersburg, FL 33712

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 September 29, 2022.

Person Giving Notice: Barney P. Spurlack 2001 Anastasia Way S. St Petersburg, Florida 33712 Attorney for Person Giving Notice Diane A. Vidal, Attorney Florida Bar Number: 1008324

CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702 E-Mail: DVIDAL@legalteamforlife.com

Secondary E-Mail: Proserv@legalteamforlife.com Sept. 29; Oct. 6, 2022 22-00117G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO. 2021 CA 000462

ADDITION FINANCIAL CREDIT UNION, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES OF CREDITORS, TRUSTEES OF KATHLEEN M. FRANTZ, DECEASED, JASON FRANTZ AND UNKNOWN TENANT, Defendants.

Notice is hereby given that the Clerk of Circuit Court, Flagler County, Florida, will on November 4, 2022, at 11:00 a.m., online at www.flagler.realforeclose.com, offer for sale, one by one, to the highest bidder for cash, the property located in Flagler County, Florida, as follows:

LOT 1, BLOCK 153, DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1999 MERI DOUBLE WIDE MOBILE HOME, TITLE #76762730, ID #FL-HMLCB135919806A AND TITLE #76762731, ID #FLHMLC135919806B.

pursuant to the Final Judgment of Foreclosure entered on September 7, 2022, 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 unclaimed.

s/ Stephen Orsillo JAMES E. SORENSON (FL Bar #0086525)

D. TYLER VAN LEUVEN (FL Bar #0178705) J. BLAIR BOYD (FL Bar #28840)

STEPHEN ORSILLO (FL Bar #89377) ZAYDEE PORTOMENE (FL Bar #1018691) & P. KOREN HARDY (FL Bar #1019363) of Sorenson Van Leuven, PLLC

Post Office Box 3637 Tallahassee, Florida 32315-3637 Telephone (850) 388-0500/ Facsimile (850) 391-6800 creservice@svllaw.com (E-Service E-Mail Address) Attorneys for Plaintiff

Sept. 29; Oct. 6, 2022 22-00118G

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SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE Seventh JUDICIAL CIRCUIT, IN AND FOR Flagler COUNTY, FLORIDA Case No.: 2022 DR 000805 Division: 47

SIMMONETTE DIXON, Petitioner, and RICHARD DIXON, Respondent, TO: RICHARD DIXON

8315 Calico Canyon dr. TOMBALL TEXAS YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SIMMONETTE DIXON, whose address is 4 wheeler Pl. Apt B Paml Coast F.L. 32137 on or before 11/05/2022, and file the original with the clerk of this Court at 1769 E MOODY BLVD, BLDG #1, BUNNELL, FL, 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

Dated: 9/19/2022 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Dawn Deming Deputy Clerk Sept. 29; Oct. 6, 13, 2022 22-00115G

Simmonette Dixon, Petitioner and Richard Dixon, Respondent. TO: RICHARD DIXON YOU ARE NOTIFIED that an action for change of name has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Naomi Chirico, whose address is 3 Port Echo Place Palm Coast FL 32164, on or before 10/29/2022, and file the original with the clerk of this Court at , before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located 1769 E MOODY BLVD, BLDG #1, BUNNELL, FL, 32110. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 9/16/22. CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Makaela McCarthy {Deputy Clerk} Sept. 22, 29; Oct. 6, 13, 2022 22-00112G



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