

REAL ESTATE

Oceanfront condo sells for \$1.5 million

A Hammock Dunes condo was the top real estate transaction for the week of Dec. 8-14 in Flagler County in the Multiple Listing Service. John Marin, individually and as trustee, sold 19 Avenue de la Mer, Unit 706, to Edward and Carolyn Meeks, of Leesburg, Georgia, for \$1.5 million. Built in 2005, the condo is a 4/3.5 and has 3,283 square feet. It sold in 2013 for \$900,000.

WAYNE GRANT REAL ESTATE EDITOR

Condo

John Moon, of Reading, Massachusetts, sold 71 Rivers Edge Lane, Unit 71, to James and Kate Barry, of Palm Coast, for \$255,000. Built in 1990, the condo is a 2/2 and has 1,020 square feet. It sold in 2018 for \$189,900.

Hammock Dunes

John Marin, individually and as trustee, sold 6 La Costa Way to Edward and Carolyn Meeks, of Leesburg, Georgia, for \$870,000. Built in 1996, the house is a 3/3 and has a swimming pool and 2,690 square feet. It sold in 2021 for \$799,900.

Lehigh Woods

Michael Valenti sold 70 Ryland Drive to Sean and Jessica Rudd, of Palm Coast, for \$350,000. Built in 2000, the house is a 3/2 and has a swimming pool and 1,455 square feet. It sold in 2019 for \$225,000.

Model Land Company

Michael and Ti McNalley, of Flagler Beach, sold 1343 N. Ocean Shore Blvd. to Tina Scarbrough, individually and as trustee, for \$1,375,000. Built in 2014, the house is a 4/2.5 and has 2,504 square feet. It sold in 2020 for \$800,000.

Not in Subdivision

Alan and Lynn Johnson, of Pleasantville, Pennsylvania, sold 10 Coleridge Court to Antonio and Dawn de Oro, as trustees, for \$610,000. Built in 1993, the house is a 3/2 and has a swimming pool, boat dock, boathouse and 1,989 square feet. It sold in 2016 for \$405,000.

Anne Socha, of Palm Coast, sold 29 Rybark Lane to Roland Ullom and Immebiet Fahey, of Harrisburg, Pennsylvania, for \$445,000. Built in 2003, the house is a 3/2 and has a swimming pool and 1,775 square feet. It sold in 2021 for \$375,000.

Linda Howard, individually and as trustee, sold 18 Wellside Lane to Daniel Finn and Sharon Woodland, of Holly Hill, for \$417,500. Built in 1990, the house is a 3/2 and has a



The house at 37 Rivertown Road sold for \$333,900.



Courtesy photo

The top transaction in Flagler County was a condo in Cambria at Hammock Dunes.

swimming pool and 2,821 square feet.

OP SPE TPA1 LLC, of Chandler, Arizona, sold 20 Bud Hollow Drive to Marie Fleming and John Manzella, of Palm Coast, for \$410,000. Built in 2002, the house is a 3/2 and has a swimming pool and 1,540 square feet. It sold in August for \$380,000.

Debra Vance and Linda Vance, of Bunnell, sold 21 Pineash Lane to Eugene and Geraldine Prezkuta, of Palm Coast, for \$339,500. Built in 2003, the house is a 4/2 and has 2,026 square feet. It sold in 2021 for \$312,000.

Coastline Home Buyers LLC, of Merritt Island, sold 18 Zonal Court to Adam and Elisabeth Willis, of Dana Point, California, for \$308,000. Built in 2005, the house is a 3/2 and has 1,636 square feet. It sold in July for \$255,000.

Holiday Builders Inc., of Melbourne, sold 5 Rybar Palce to Devin McMillon, of Palm Coast, for \$276,990. Built in 2022, the house is

a 3/2 and has 1,552 square feet.

Ellen Blackford sold 25 Post Lane to Joseph Piteo and Michelle Larocco, of Palm Coast, for \$240,000. Built in 2002, the house is a 3/2 and has 1,367 square feet. It sold in 2020 for \$165,000.

Palm Coast Plantation

Donovan and Nancy Wyatt, individually and as trustee, sold 94 S. Riverwalk Drive to Lawrence and Deborah Catalo, of Palm Coast, for \$825,000. Built in 2004, the house is a 4/3 and has a fireplace and 2,646 square feet.

Palm Harbor

Maronda Homes LLC, of Jacksonville, sold 7 Fenwood Lane to Tyra and Jose Torres, of Palm Coast, for \$465,700. Built in 2022, the house is a 4/3 and has 3,130 square feet.

Pine Grove

Fabiola Harman-Roberts, of Palm Coast, sold 54 Prince Michael Lane to Michael Soares, of Palm Coast, for \$295,000. Built in 2005, the house is a 3/2.5 and has 2,037 square feet. It sold in 2013 for \$136,000.

LGI Homes Florida LLC, of The Woodlands, Texas, sold 18 Pillar Lane to Miguel and Daniela Murillo, of Palm Coast, for \$294,900. Built in 2022, the house is a 3/2 and has 1,270 square feet.

Pine Lakes

3DRE LLC, of St. Augustine, sold 4 Walter Place to Byron and Jeanne Jacobs, of Palm Coast, for \$425,000. Built in 2022, the house is a 4/2.5 and has 2,062 square feet.

RESIDENTIAL REAL ESTATE TRANSACTIONS DEC. 8 - DEC. 14

Annette Langdon, of Greensboro, North Carolina, sold 46 Wellstone Drive to Sean Thomas and Asha Jiawan, of Winter Garden, for \$330,000. Built in 1999, the house is a 3/2 and has a fireplace and 1,622 square feet. It sold in 2019 for \$218,000.

Quail Hollow

Carlos J. and Autumn Benitez, and Carlos M. Benitez, of Palm Coast, sold 35 Lloyd Trail to Robert and Sarah Scott, of Palm Coast, for \$375,000. Built in 1999, the house is a 3/2 and has a swimming pool and 1,874 square feet.

Royal Palms

James and Ida Osterman, of Shelby Township, Michigan, sold 30 Raleigh Drive to John and Kelly Glander, of Palm Coast, for \$460,000. Built in 2006, the house is a 4/3 and has a swimming pool, boat dock and 2,510 square feet. It sold in 2019 for \$280,000.

Sawmill Creek

Adams Homes of Northwest Florida Inc., of Pensacola, sold 36 Rivertown Road to Eric and Zuleika Alvarez, of Palm Coast, for \$333,900. Built in 2022, the house is a 4/2 and has 1,820 square feet.

Sea Colony

Brett and Ruthann Tuttle, of Flagler Beach, sold 30 Bristol Lane to Charles and Sylvia McCarthy, of Johns Island, South Carolina, for \$500,000. Built in 1990, the house is a 3/2.5 and has 1,982 square feet. It sold in 2018 for \$304,000.

Village at Palm Coast

John and Ann Hollo, individually and as trustee, sold 31 Riverview Bend S. to Carol Albro and Carole Jesinsky, as trustees, for \$1 million. Built in 2004, the house is a 3/3 and has a swimming pool, boat dock and 2,966 square feet.

Toby Tobin, of gotoby.com, contributed to this report.

Find your notices online at:
PalmCoastObserver.com,
FloridaPublicNotices.com and
BusinessObserverFL.com

PUBLIC NOTICES

THURSDAY, JANUARY 19, 2023

Additional Public Notices may be accessed on PalmCoastObserver.com and the statewide legal notice website, FloridaPublicNotices.com

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 18-2018-CA-000333

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ROBERT S. WHITEHEAD, DECEASED, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 8, 2023, and entered in Case No. 18-2018-CA-000333 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which Nationstar Mortgage LLC d/b/a Champion Mortgage Company, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Elizabeth Whitehead, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Robert S. Whitehead, deceased, Craig Stuart Whitehead a/k/a Craig S. Whitehead, Elizabeth DeMarcus Parr, Suncoast Roofing Services Inc., Tonya Clark, United States of America Acting through Secretary of Housing and Urban Development, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at www.flagler.realforeclose.com, Flagler County, Florida at 11:00AM on the

February 10, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 23, BLOCK 75 OF PALM COAST, MAP OF EASTHAMPTON, SECTION 34, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 30 THROUGH 49 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

A/K/A 49 EGRET TRAIL, PALM COAST, FL 32164

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.

ATTENTION: PERSONS WITH DISABILITIES

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-1928.

Dated this 12 day of January, 2023.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

By: /s/ Nathan Gryglewicz

Florida Bar #762121

Nathan Gryglewicz, Esq.

CT - 17-020796

January 19, 26, 2023

23-00009G

A NEW & AFFORDABLE OPTION
PUBLIC NOTICES

The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.



For rates and information,
call 386-447-9723

FIRST INSERTION

FDOT
PUBLIC MEETING

**When: Tuesday, January 31, 2023
at 5:30 p.m.**

Where:

- **Virtually on GoTo Webinar**
- **By phone at 1-866-952-8437 with passcode 200-567-857**
- **In person at the Hammock Community Center**

Financial Project Identification (FPID) No. 439124-1

S.R. A1A Improvements, Flagler County

The Florida Department of Transportation (FDOT) will hold a public meeting regarding project plans on State Road (S.R.) A1A (North Ocean Shore Boulevard) from Osprey Drive to north of Mariners Drive on Tuesday, January 31, at 5:30 p.m. The purpose of this project is to construct pedestrian improvements and resurface S.R. A1A to extend the life of the roadway. FDOT is offering multiple ways to participate in the live meeting. Virtual: Join from a computer, tablet, or mobile device for free and listen to the live presentation over the internet. Advance registration at https://bit.ly/3U1LEU is required. Participants will receive an email with information about joining the meeting online. Please note, Internet Explorer cannot be used to register or attend this webinar. If joining online, please allow adequate log-in time to view the presentation in its entirety. Phone (Listen Only): Join the meeting in listen-only mode by dialing 1-866-952-8437 and entering the passcode 200-567-857 when prompted.

In-Person Open House Option: Attend in person at the Hammock Community Center, 79 Mala Compr Road, Palm Coast, FL 32137 anytime between 5:30 p.m. and 7 p.m. to view a looping presentation and project exhibits. If attending in person, please remember to follow all safety and sanitation guidelines. If you are feeling unwell, please consider attending the meeting virtually or by phone. All meeting materials and the presentation will be available on the project website at www.cflroads.com/project/439124-1 before the meeting. Persons with disabilities who require accommodations under the Americans with Disabilities Act (ADA), or persons who require translation services (free of charge), should contact Joseph Fontanelli by phone at 386-943-5234, or via email at Joseph.Fontanelli@dot.state.fl.us at least seven (7) days prior to the meeting. If you are hearing or speech impaired, please contact us by using the Florida Relay Service, 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice).

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons wishing to express their concerns relative to FDOT compliance with Title VI may do so by contacting Melissa McKinney, FDOT District Five Title VI Coordinator at Melissa.McKinney@dot.state.fl.us.

For more information, please contact FDOT Project Manager Joseph Fontanelli at 386-943-5234, email at Joseph.Fontanelli@dot.state.fl.us, or U.S. mail at Florida Department of Transportation, 719 S. Woodland Blvd., MS 542, DeLand, FL 32720.

January 19, 2023

22-00002F

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA, PROBATE DIVISION

Case Number: 2022 CP 788

IN RE: ESTATE OF

GEORGE A. HOYT

Deceased.

The administration of the Estate of George A. Hoyt, Deceased, whose date of death was August 19, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Flagler County Courthouse, 1769 E. Moody Boulevard, Bunnell, FL, 32110. The name and address 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 the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF 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 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 STATUTES 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 first publication of this notice is January 19, 2023.

Diane Annetta,
Personal Representative,
72 Burbank Drive,
Palm Coast, FL 32137

By: Stacy Geiger, Esq.
Florida Bar Number: 0015711
Geiger Law, PLLC
Post Office Box 352951
Palm Coast, FL 32135
(386) 264-6937 telephone
Attorney for Petitioner
stacygeigeresq@yahoo.com
January 19, 26, 2023

23-00007G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

File No. 2020 CP 000232

Division 48

IN RE: ESTATE OF

JOSE BARRETO,

Deceased.

The administration of the estate of JOSE BARRETO, deceased, whose date of death was December 1, 2019, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is IN THE CIRCUIT COURT FOR FLAGLER COUNTY. 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 FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD 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 January 19, 2023.

Personal Representative:
/s/ JOSEPH A. BARRETO
152 POPLAR AVE.

HACKENSACK, NJ 07601
Attorney for Personal Representative:
/s/ LYNNETTE J. CALLENDER,
Attorney for Personal Representative
E-Mail: LJC@AdvocateLC.com
Florida Bar No. 99340
Lynnette J. Callender, P.A.
7 Florida Park Drive, North, Ste. B
Palm Coast, FL 32137
Telephone: 386-503-7335
January 19, 26, 2023

23-00008G

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

FLAGLER COUNTY LEGAL NOTICES

VOLUSIA COUNTY LEGAL NOTICES

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 18-2022-CA-000190
WELLS FARGO USA HOLDINGS,
INC.,
Plaintiff, vs.
CHRISTOPHER J. WATSON AKA
CHRISTOPHER JAMES WATSON, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant
to a Final Judgment of Foreclosure dated
December 21, 2022, and entered in Case
No. 18-2022-CA-000190 of the Circuit
Court of the Seventh Judicial Circuit in
and for Flagler County, Florida in which
Wells Fargo USA Holdings, Inc., is the
Plaintiff and Christopher J. Watson aka
Christopher James Watson, Christine L.
Watson, Unknown Party#1 N/K/A Vincent
Sapuppo, Unknown Party#2 N/K/A Dallas
Watson, are defendants, the Flagler County
Clerk of the Circuit Court will sell to the
highest and best bidder for cash in/on
online at www.flagler.realforeclose.com,
Flagler County, Florida at 11:00AM on the
February 3, 2023 the following described
property as set forth in said Final Judgment
of Foreclosure:
LOT 13, BLOCK 133, OF PALM COAST,
MAP OF BELLE TERRE, SECTION 35,
ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 11, PAGES
2 THROUGH 26 OF THE PUBLIC RE-
CORDS OF FLAGLER, COUNTY, FLOR-
IDA.

A/K/A 15 BILL CT PALM COAST FL
32137
Any person claiming an interest in the sur-
plus 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.
ATTENTION: PERSONS WITH
DISABILITIES
If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Court Administration, 125 E.
Orange Ave., Ste. 300, Daytona Beach,
FL 32114, 386-257-6096, within 2 days
of your receipt of this notice. If you are
hearing impaired, call 1-800-955-8771;
if you are voice impaired, call 1-800-
955-8770.
THIS IS NOT A COURT INFOR-
MATION LINE. To file response please
contact Flagler County Clerk of Court,
1769 E. Moody Blvd., Building 1, Bun-
nell, FL 32110. Tel: (386) 313-465; Fax:
(386) 437-1928.
Dated this 06 day of January, 2023.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Nathan Gryglewicz
Florida Bar #762121
Nathan Gryglewicz, Esq.
CT - 22-002109
January 12, 19, 2023 23-00006G

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SEVENTH JUDICIAL
CIRCUIT COURT, IN AND FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-0842
Division 48
IN RE: ESTATE OF
CONSTANCE LOIS LEPERA,
Deceased.
The administration of the estate of CON-
STANCE LOIS LEPERA, deceased, whose
date of death was November 6, 2022, is
pending in the Circuit Court for Flagler
County, Florida, Probate Division, the ad-
dress of which is 1769 E Moody Blvd, Build-
ing #1, Bunnell, Florida, 32110. The names
and addresses of the personal representa-
tive and the personal representative's attor-
ney 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 BE-
FORE THE LATER OF 3 MONTHS AF-
TER THE TIME OF THE FIRST PUBLI-
CATION 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 de-
mands against decedent's estate must file
their claims with this court WITHIN 3
MONTHS AFTER THE DATE OF THE
FIRST PUBLICATION OF THIS NO-
TICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
FLORIDA STATUTES SECTION 733.702
WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PE-
RIOD 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 January 12, 2023.
Personal Representative:
GREGORY CHARLES LEPERA
250 Rosario St.
St. Augustine, FL 32086
Attorney for Personal Representative:
Heather S. Malby
HEATHER@EPPGLAW.COM
Florida Bar No. 116571
E.P.P.G. Law of St. Johns, PLLC
200 Malaga Street, Suite 2
St. Augustine, FL 32084
Telephone: 904-875-3774
January 12, 19, 2023 23-00003G

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2010-CA-000223
THE BANK OF NEW YORK
MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWTAL,
INC., ALTERNATIVE LOAN TRUST
2006-OC9, MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2006-OC9
Plaintiff(s), vs.
DEBORAH WINKER, et al.,
Defendant(s).
NOTICE IS HEREBY GIVEN THAT,
pursuant to the Order Granting Motion
to Reschedule Foreclosure Sale entered on
January 3, 2023 in the above-captioned
action, the Clerk of Court, Tom Bexley,
will sell to the highest and best bidder
for cash www.flagler.realforeclose.com
in accordance with Chapter 45, Florida
Statutes on the 10th day of February, 2023
at 11:00 AM on the following described
property as set forth in said Final Judgment
of Foreclosure or order, to wit:
Lot 1, Block 22, of Palm Coast, Map
of Laguna Forest, Section 64, Seminole
Woods at Palm Coast, according to plat re-
corded in Map Book 18, pages 36 through
43, of the Public Records of Flagler County,
Florida.
Property address: 17 Lloshire Path, Palm
Coast, FL 32164
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.
Pursuant to the Fla. R. Jud. Admin.
2.516, the above signed counsel for Plain-
tiff designates attorney@padgettlawgroup.
com as its primary e-mail address for ser-
vice, in the above styled matter, of all plead-
ings and documents required to be served
on the parties.
AMERICANS WITH DISABILITIES
ACT. IF YOU ARE A PERSON WITH A
DISABILITY WHO NEEDS AN ACCOM-
MODATION IN ORDER TO ACCESS
COURT FACILITIES OR PARTICIPATE
IN A COURT PROCEEDING, YOU ARE
ENTITLED, AT NO COST TO YOU, TO
THE PROVISION OF CERTAIN ASSIS-
TANCE. TO REQUEST SUCH AN AC-
COMMODATION, PLEASE CONTACT
COURT ADMINISTRATION IN AD-
VANCE OF THE DATE THE SERVICE
IS NEEDED: COURT ADMINISTRATION,
125 E. ORANGE AVE., STE. 300,
DAYTONA BEACH, FL 32114, (386) 257-
6096. HEARING OR VOICE IMPAIRED,
PLEASE CALL 711.
Respectfully submitted,
PADGETT LAW GROUP
HEATHER GRIFFITHS, ESQ.
Florida Bar # 91444
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
January 12, 19, 2023 23-00004G

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09
NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage in
business under the Fictitious Name of
Solaxx Water Treatment located at 3055
Tech Park Way, in the City of Deland, Volu-
sia County, FL 32724 intends to register the
said name with the Division of Corpora-
tions of the Department of State, Tallahas-
see, Florida.
Dated this 12th day of January, 2023.
AquaComfort Water Group, Inc
January 19, 2023 23-00001V

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09
NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage in
business under the Fictitious Name of
Solaxx located at 3055 Tech Park Way,
in the City of Deland, Volusia County, FL
32724 intends to register the said name
with the Division of Corporations of the
Department of State, Tallahassee, Florida.
Dated this 12th day of January, 2023.
AquaComfort Water Group, Inc
January 19, 2023 23-00002V

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09
NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage in
business under the Fictitious Name of
AquaComfort Solutions located at 3055
Tech Park Way, in the City of Deland, Volu-
sia County, FL 32724 intends to register the
said name with the Division of Corpora-
tions of the Department of State, Tallahas-
see, Florida.
Dated this 12th day of January, 2023.
AquaComfort Water Group, Inc
January 19, 2023 23-00003V



SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 10099 PRDL
Division Probate
IN RE: ESTATE OF
PATRICIA S. ANDERSON
Deceased.
TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE ABOVE
ESTATE:
You are hereby notified that an Order
of Summary Administration has been en-
tered in the estate of Patricia S. Anderson,
deceased, File Number 2023 10099 PRDL,
by the Circuit Court for Volusia County,
Florida, Probate Division, the address of
which is 101 North Alabama Avenue, De-
Land, Florida 32724; that the decedent's
date of death was November 4, 2022; that
the total value of the estate is \$52,035.00
and that the name and address to whom it
has been assigned by such order is:
NAME Patricia S. Anderson Family
Trust dated October 5, 1993 c/o Timothy D.
Strong, successor Trustee ADDRESS 8801
Valentine Court Raleigh, North Carolina
27615
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 pay-
ment 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. NOTWITHSTAND-
ING ANY OTHER APPLICABLE TIME
PERIOD, ANY CLAIM FILED TWO (2)
YEARS OR MORE AFTER THE DECE-
DENT'S DATE OF DEATH IS BARRED.
The date of first publication of this No-
tice is January 19, 2023.
Person Giving Notice:
Timothy D. Strong
8801 Valentine Court
Raleigh, NC 287615
Attorney for Person Giving Notice:
Anthony W. Palma, Esquire
E-mail Addresses:
anthony.palma@nelsonmullins.com,
helen.ford@nelsonmullins.com
Florida Bar No. 0351865
Nelson Mullins
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801
January 19, 26, 2023 23-00007I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2022-13018-PRDL
Division: 10
IN RE: ESTATE OF
IVAN DAVILA
Deceased.
The administration of the estate of Ivan
Davila, deceased, whose date of death was
September 6, 2022, is pending in the Cir-
cuit Court for Volusia County, Florida, Pro-
bate Division, the address of which is 101
North Alabama Avenue, DeLand, Florida
32724. The names and addresses of the
personal representative and the personal
representative's attorney are set forth be-
low.
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 BE-
FORE THE LATER OF 3 MONTHS AF-
TER THE TIME OF THE FIRST PUBLI-
CATION 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 de-
mands against decedent's estate must file
their claims with this court WITHIN 3
MONTHS AFTER THE DATE OF THE
FIRST PUBLICATION OF THIS NO-
TICE.
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 date of first publication of this notice
is January 19, 2023.
Personal Representative:
Darcilla Lynn Davila
1123 Woodside Drive
Daytona Beach, Florida 32117
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd, Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Email: service@upchurchlaw.com
2nd Email: clutes@upchurchlaw.com
January 19, 26, 2023 23-00008I

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
No. 2022-13106 PRDL
IN RE: ESTATE OF
LYNANNE M. JORSEY
Deceased.
The administration of the estate of
LYNANNE M. JORSEY, deceased, File
Number 2022-13106-PRDL, is pending in
the Circuit Court for Volusia County, Flor-
ida, Probate Division, the address of which
is 101 N. Alabama Ave., Deland, FL 32724.
The name and address of the personal rep-
resentative and the personal representa-
tive's attorney is 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 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 NO-
TICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must file
their claims with this court WITHIN 3
MONTHS AFTER THE DATE OF THE
FIRST PUBLICATION OF THIS NO-
TICE.
ALL CLAIMS NOT SO FILED WITHIN
THE TIME PERIODS SET FORTH IN
FLORIDA STATUTES SECTION 733.702
WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PE-
RIOD 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 January 12, 2023.
Personal Representative:
Allen Jorsey
106 Kon Tiki Terrace
Port Orange, FL 32199
Attorney for Personal Representative:
PETER A. COHEN, P.A., Attorney
Florida Bar No. 302521
19 W. Flagler St., Suite 810
Miami, FL 33130
Telephone: (305) 358-9251
pcohen1@bellsouth.net
January 12, 19, 2023 23-00004I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022 13150 PRDL
Division: 10
IN RE: ESTATE OF
JULE WILLIAM HARKE,
aka JULIUS W. HARKE,
aka JULIUS HARKE
Deceased.
The administration of the estate of JULE
WILLIAM HARKE, also known as JULIUS
W. HARKE, deceased, whose date of
death was December 2, 2022, is pending in
the Circuit Court for Volusia County, Flor-
ida, Probate Division, the address of which
is 101 N. Alabama Ave, DeLand, FL 32724.
The names and addresses of the personal
representative and the personal representa-
tive'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 BE-
FORE THE LATER OF 3 MONTHS AF-
TER THE TIME OF THE FIRST PUBLI-
CATION 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 de-
mands against decedent's estate must file
their claims with this court WITHIN 3
MONTHS AFTER THE DATE OF THE
FIRST PUBLICATION OF THIS NO-
TICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
FLORIDA STATUTES SECTION 733.702
WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PE-
RIOD 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: January 12, 2023.
Signed on this day of, 1/9/2023.
HEIDI S. WEBB
Personal Representative
140 S. Beach St., Suite 310
Daytona Beach, FL 32114
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
140 South Beach Street, Ste. 310
Daytona Beach, FL 32114
Telephone: (386) 257-3332
Email: heidi@heidiswebb.com
January 12, 19, 2023 23-00005I

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT, IN AND
FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2018 30823 CICI
SELENE FINANCE LP;
Plaintiff, vs.
CHAD MICHAEL JOHNSON, ET.AL;
Defendants
NOTICE IS GIVEN that, in accordance
with the Order granting Plaintiff's Motion
to Schedule Foreclosure Sale dated Janu-
ary 03, 2023, in the above-styled cause, I
will sell to the highest and best bidder for
cash beginning at 11:00 AM at WWW.
VOLUSIA.REALFORECLOSE.COM, on
February 3, 2023, the following described
property:
LOT 110 DOUGLAS PARK NO. 3, AC-
CORDING TO THE PLAT RECORDED
IN MAP BOOK 19, PAGE 65, PUBLIC
RECORDS OF VOLUSIA COUNTY,
FLORIDA.
Property Address: 1332 MOORE
STREET, DAYTONA BEACH, FL 32114
ANY PERSON CLAIMING AN INTER-
EST 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. THE
COURT, IN ITS DISCRETION, MAY
ENLARGE THE TIME OF THE SALE.
NOTICE OF THE CHANGED TIME OF
SALE SHALL BE PUBLISHED AS PRO-
VIDED HEREIN.
If you are a person with a disability who
needs an accommodation in order to ac-
cess court facilities or participate in a court
proceeding, you are entitled, at no cost to
you, to the provision of certain assistance.
To request such an accommodation, please
contact Court Administration in advance of
the date the service is needed: Court Ad-
ministration 125 E. Orange Ave., Ste. 300,
Daytona Beach, FL 32114, Phone: (386)
257-6096, Hearing or voice impaired,
please call 1 (800) 955-8770.
/s/ Donna Evertz, Esq.
Florida Bar No. 19232
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL2@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG NO.: 18-03831
January 12, 19, 2023 23-00006I



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