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PUBLIC NOTICES

THURSDAY, FEBRUARY 9, 2023

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FLAGLER COUNTY LEGAL NOTICES

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 Centimental Stones, located at 21 Leidel Drive, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of February, 2023.
Stormy Arts, LLC.

February 9, 2023 23-00015F

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR FLAGLER COUNTY, FLORIDA
CASE NO. 2020 CA 000030
WELLS FARGO BANK, N.A.

Plaintiff, v.
JOSEPHINE MORENO A/K/A
JOSEPHINE A. MORENO; STEVEN
J. MORENO; UNKNOWN SPOUSE OF
STEVEN J. MORENO; UNKNOWN
TENANT 1; UNKNOWN TENANT 2;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 31, 2023, in this cause, in the Circuit Court of Flagler County, Florida, the clerk shall sell the property situated in Flagler County, Florida, described as:

LOTS 18 AND 19, BLOCK 41, PALM COAST, MAP OF FLORIDA PARK, SECTION 9 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42 AND AMENDED IN O.R. BOOK 35, PAGE 528 PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

a/k/a 43 FENWICK LN, PALM COAST, FL 32137-9116
at public sale, to the highest and best bidder, for cash, online at www.flagler.realforeclosure.com, on March 03, 2023 beginning at 11:00 AM.

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.

If you are a person with a disability who needs an accommodation 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 assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.

Dated at St. Petersburg, Florida this 1st day of February, 2023.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000005882
February 9, 16, 2023 23-00015G

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 Ib Visual Arts, located at 10 North Village Drive, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of January, 2023.
Gina-Marie Hammer
February 9, 2023 23-00016F

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 PISTOL PETE'S DETAILING, located at 93 Utica Path, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of February, 2023
Peter A. Melendez
February 9, 2023 23-00020F

**OFFICIAL
COURT
HOUSE
WEBSITES:**

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org



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FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
EIGHTEENTH JUDICIAL CIRCUIT
IN AND FOR BREVARD COUNTY,
FLORIDA

CASE NO.: 05-2022-CA-042876
JUDGE: DALE CURTIS JACOBUS
ESTRET HOLDINGS, LLC, a Florida
Limited Liability Company,
Plaintiff, vs.

RENAR DEVELOPMENT COMPANY,
A Florida Corporation and TD
EQUIPMENT FINANCE, INC.,
a Maine Corporation,
Defendants.

NOTICE is hereby given pursuant to the Final Judgment of Foreclosure filed on January 24, 2023 and entered in the Circuit Court of the Eighteenth Judicial Circuit, in and for Brevard County, Florida, Case No.: 05-2022-CA-042876, wherein ESTRET HOLDINGS, LLC, a Florida limited liability company, is the Plaintiff and Renar Development Company, a Florida Corporation, and TD Equipment Finance, Inc., a Maine Corporation, are the Defendants, the Clerk, Rachel M. Sadoff, will sell to the highest and best bidder for cash on the 5th day of April, 2023, at the Brevard County Government Center - North, in the Brevard Room, 518 S. Palm Avenue, Titusville, Florida beginning at 11:00 o'clock a.m. in accordance with section 45.031, Florida Statutes, the properties situated in Brevard, Flagler, Osceola, and Polk Counties, more particularly described as follows:

Lot 10, Block 13, Palm Coast, Map of Pine Grove, Section 25, according to the map or plat thereof, as recorded in Plat Book 9, Pages 1, Public Records of Flagler County, Florida.

KNOWN AS: 124 Persimmon Drive, Palm Coast, Florida 32164

Lot 34, Block 48, Palm Coast Map of Pine Grove Section 26; according to the plat thereof as recorded in Map Book 9, Pages 20-35, of the Public Records of Flagler County, Florida.

KNOWN AS: 24 Pierce Lane, Palm Coast, Florida 32164

Lot 4, Block 55, Palm Coast, Map of Royal Palms, Section 30, according to the map or plat thereof as received in Plat Book 10, Page 30, Public Records of Flagler County, Florida. (For section 1 through 16 inclusive,

the aforementioned legal description includes the following language: as amended by Instrument recorded in Office Records Book 35, at page 528 of the Public Records of Flagler County, Florida)

KNOWN AS: 7 Ranwood Lane, Palm Coast, Florida 32164

Lot 5, Block 55, Palm Coast, Map of Royal Palms, Section 30, according to the map or plat thereof as recorded in Plat Book 10, at page 30, Public Records of Flagler County, Florida. (For section 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by Instrument recorded in Official Records Book 35, at page 528 of the Public Records of Flagler County, Florida)

KNOWN AS: 9 Ranwood Lane, Palm Coast, Florida 32164

Lot 3, Block 55, of Palm Coast, Map of Royal Palms, Section 30, according to the map or plat thereof as recorded in Plat Book 10, Page 38, Public Records of Flagler County, Florida

KNOWN AS: 5 Ranwood Lane, Palm Coast, Florida 32164

Lot 8, Block 12, of Palm Coast, Map of Laguna Forest, Section 64, according to the plat thereof recorded in Map Book 18, Pages 36-43, of the Public Records of Flagler County, Florida

KNOWN AS: 49 Llama Trail, Palm Coast, Florida 32164

Lot 21, Block 137, of Palm Coast, Map of Belle Terre, Section 35, according to the plat thereof, recorded in Map Book 11, Page 2 through 26, of the Public Records of Flagler County, Florida

KNOWN AS: 150 Bird of Paradise, Palm Coast, Florida 32137

Lot 20, Block 572, Poinciana, Neighborhood 1, Village 2, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 69 through 87, Public Records of Osceola County, Florida

KNOWN AS: Marquee Dr, Kissimmee, Florida 34758

Lot 13, Block 77, Poinciana Neighborhood 3, Village 3 according to the Plat thereof, as recorded in Plat Book 52, at Pages 19 through 31, of the Public Records of Polk County, Florida

KNOWN AS: 612 Kangaroo Drive, Poinciana, Florida 34759

Lot 11, in Block 276, of Poinciana, Neighborhood 6 South, Village 3, according to

FIRST INSERTION

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, February 16, 2023, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, DPF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's 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 a record of the proceedings is needed 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 the appeal is to be based.

Grand Haven Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193

February 9, 2023 23-00017F

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA.

CASE NO. 2022 CA 000744
PROVIDENT FUNDING ASSOCIATES,
L.P.,
Plaintiff vs.

JAME E. MCGANN, AS TRUSTEE
OF THE JAMES E. MCGANN AND
MICHELE A. MCGANN, DECEASED,
REVOCABLE LIVING TRUST DATED
AUGUST 1, 2012, et al.,
Defendants

TO: JAMES E. MCGANN, AS TRUSTEE
OF THE JAMES E. MCGANN AND
MICHELE A. MCGANN REVOCABLE
LIVING TRUST DATED AUGUST 1, 2012

42 OXFORD LN
PALM COAST, FL 32137

JAMES E. MCGANN & UNKNOWN
SPOUSE OF JAMES E. MCGANN

42 OXFORD LN
PALM COAST, FL 32137

UNKNOWN BENEFICIARIES OF THE
JAMES E. MCGANN AND MICHELE A.
MCGANN REVOCABLE LIVING TRUST
DATED AUGUST 1, 2012

42 OXFORD LN
PALM COAST, FL 32137

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Flagler County, Florida:

UNIT 5-202, OF THE WOODHAVEN CONDOMINIUM AT PALM COAST, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 177, PAGES 248 THROUGH 340, INCLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, RE-

FERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in THE FLAGLER PALM COAST NEWS TRIBUNE, on or before 30 days from the first publication; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT
In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at COURT ADMINISTRATION, 125 E ORANGE AVENUE, SUITE 300, DAYTONA BEACH, FL 32114, 386-257-6096. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 2/2/2023.

TOM BEXLEY
As Clerk of said Court
(SEAL) By: /s/ Amy Perez
As Deputy Clerk

Greenspoon Marder, LLP
Default Department
Attorneys for Plaintiff
Trade Centre South, Suite 700
100 West Cypress Creek Road
Fort Lauderdale, FL 33309
(22-000258-01)
February 9, 16, 2023 23-00017G

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the Plat thereof, as recorded in Plat Book 54, at Page 43 through 49, inclusive, of the Public Records of Polk County, Florida

KNOWN AS: 122 Spoonbill Court, Poinciana, Florida 34759

Lot 1, Block 1036, Poinciana Neighborhood 4, Village 7, according to the map or Plat thereof as recorded in Plat Book 53, Page(s) 4 through 18 inclusive, Public Records of Polk County, Florida

KNOWN AS: 41 Sawfish Court, Poinciana, Florida 34759

Lot 15, Block 1164, Poinciana, Neighborhood 5, Village 7, according to the map or Plat thereof as recorded in Plat Book 53, Page(s) 19 through 28, inclusive, Public Records of Polk County, Florida

KNOWN AS: 1837 Hudson Court, Poinciana, Florida 34759

Lot 92, Amberwood at Bayside Lakes, according to the official Plat thereof, as recorded in Plat Book 0057, at Page 0021, Public Records of Brevard County, Florida

KNOWN AS: 569 Dillard Drive, Palm Bay, Florida 32909

Lot 93, Amberwood at Bayside Lakes, according to the Official Plat thereof, as recorded in Plat Book 0057, at Page 0021, Public Records of Brevard County, Florida

KNOWN AS: 577 Dillard Drive, Palm Bay, Florida 32909

(the "Subject Properties").
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNERS AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

DATED this 2nd day of February, 2023.
WRIGHT, PONSOLDT & LOZEAU,
TRIAL ATTORNEYS, L.L.P.
TIM B. WRIGHT

Fla. Bar No.: 823351
1002 S.E. Monterey Commons Blvd.
Suite 100

Stuart, Florida 34996
(772) 286-5566 Telephone
(772) 286-9102 Fax

Timwright@wpltrialattorneys.com
ajohnson@wpltrialattorneys.com
smithell@wpltrialattorneys.com

Counsel for Plaintiff
February 9, 16, 2023 23-00014G

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 Total Salon Studios, located at 5650 SR 100 E, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of February, 2023
Total Salon Studios P, LLC
February 9, 2023 23-00022F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-669

IN RE: ESTATE OF
LAWRENCE P. NAPOLI,
Deceased.

The administration of the estate of LAWRENCE P. NAPOLI, deceased, whose date of death was August 12, 2022, is pending in the Circuit Court for Flagler County Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Building 1, Bunnell, Florida 32110. 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 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: February 9, 2023

Personal Representative:
JOHN L. NAPOLI
63 Woodbury Drive
Palm Coast, Florida 32164

Attorney for Personal Representative:
NORBERTO S. KATZ, ESQUIRE
Florida Bar No.: 399086
630 North Wymore Road, Suite 330
Maitland, Florida 32751

Telephone: (407) 849-7072
Fax: (407) 849-7075

E-Mail: velizkatz@velizkatzlaw.com
Secondary: ydiaz@velizkatzlaw.com

February 9, 16, 2023 23-00018G

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA
CASE NO.: 2022 CP 000769

IN RE: ESTATE OF
DAVID RICHARD WATT,
Deceased.

The administration of the estate of David Richard Watt, deceased, whose date of death was August 7, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Boulevard, Building 1, Bunnell, Florida 32110. 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 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 February 9, 2023.

Personal Representative:
Natalie Ann Frazure Watt
5368 Shirley Avenue
Jacksonville, Florida 32210

Attorney for Personal Representative:
/s/ Robert M. Fields
Robert M. Fields

Attorney for Personal Representative
Florida Bar Number: 0146706
DOWDA & FIELDS PA
413 St. Johns Ave.

Palatka, P.A. Plaintiff's attorney,
Telephone: (386) 325-2041
dowdafieldslaw@gmail.com
servicedowdafieldslaw@gmail.com

February 9, 16, 2023 23-00013G

FIRST INSERTION

NOTICE OF ACTION FOR:
Declaratory Judgement
IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT IN AND FOR
FLAGLER COUNTY, FLORIDA
Case No.: 2023 CC 000044

SJD Services LLC
dba Jax Boat RV Storage
Steven Disbrow,
Petitioner, and
James M. Glenn

4472 Sparrow Hawk Ct., Jacksonville, FL 32210,
Respondent.

TO: James M Glenn
4472 Sparrow Hawk Ct., Jacksonville, FL 32210

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SJD SERVICES LLC, JAX BOAT RV STORAGE, Steven Disbrow, whose address is PO Box 353013 * Palm Coast FL 32135 on or before FEBRUARY 28, 2023, and file the original with the clerk of this Court at Clerk of the Circuit Court for Flagler County Florida, 1769 East Moody Blvd Bldg 1, Bunnell, Florida 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.

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 Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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: 02/06/2023.

CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Deputy Clerk

February 9, 16, 2023 23-00019G

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WEBSITES:**

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org



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FIRST INSERTION

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT (DEBT ASSESSMENT HEARING – ENCLAVE EXPANSION PARCEL)¹

NOTICE OF SPECIAL MEETING OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Seminole Palms Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE: February 27, 2023
 TIME: 11:00 a.m.

LOCATION: Hilton Garden Inn – Palm Coast
 55 Town Center Blvd.
 Palm Coast, Florida 32164

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the portion of the District known as the "Enclave," and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefiting certain lands within the District, including the Enclave. The Project is described in more detail in the *Engineer's Report*, dated February 2, 2022, as supplemented by the *Revised Master and First Supplemental Engineer's Report*, dated August 19, 2023 (as updated January 23, 2023) (together, "Engineer's Report"). The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the Enclave parcel, as set forth in the *Master Special Assessment Methodology Report*, dated April 25, 2022, as supplemented by the *Supplemental Special Assessment Methodology Report*, dated January 23, 2023 (together, "Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Palm Coast, Florida, and covers approximately 309.81 acres of land, more or less. The site is generally located west of Seminole Woods Boulevard, north of Grand Landings Parkway, and south of an existing drainage canal. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

¹Pursuant to Resolutions 2022-26 and 2022-33, the District previously levied a debt assessment to secure the funding of the Project on the original 239.63 acres of land within the District. On October 4, 2022, the City Council for the City of Palm Coast, Florida adopted Ordinance 2022-19 amending the District's boundaries and adding the 70.18-acre Enclave parcel into the District. The District is now undertaking efforts to levy a debt assessment on the Enclave parcel.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o DPF, Inc., 250 International Pkwy., Ste. # 208, Lake Mary, FL 32746, phone: 321-263-0132. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are as follows:

Lot Size	Lots	ERU	Par Debt Assessment Amt.	Total Par Debt Assessment /Lot	Total Maximum Annual Debt Service	Max. Annual Debt Service /Lot*
TH	78	0.68	\$5,050,907	\$64,755	\$328,569	\$4,212
40'	218	0.96	\$19,929,369	\$91,419	\$1,296,434	\$5,947
50'	415	1.00	\$39,519,725	\$95,228	\$2,570,815	\$6,195
Total	711		\$64,500,000		\$4,195,818	

*Not including early payment discounts and collection charges.

NOTE: THE ENCLAVE PARCEL IS PLANNED FOR 182 OF THE SF 50' UNITS SHOWN IN THE CHART. THE BALANCE OF THE LOTS ARE ALLOCATED TO THE ORIGINAL LANDS WITHIN THE DISTRICT.

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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

RESOLUTION 2023-02

[RESOLUTION DECLARING DEBT ASSESSMENTS – ENCLAVE PARCEL]²

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Seminole Palms Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the *Revised Master and First Supplemental Engineer's Report*, dated August 19, 2023 (as updated January 23, 2023) ("Project"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that *Master Special Assessment Methodology Report*, dated April 25, 2022, as supplemented by the *Supplemental Special Assessment Methodology Report*, dated January 23, 2023, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o DPF Management & Consulting, LLC, 250 International Pkwy, Suite 208, Lake Mary, Florida 32746 ("District Records Office");

¹Pursuant to Resolutions 2022-26 and 2022-33, the District previously levied a debt assessment to secure the funding of the Project on the original 239.63 acres of land within the District. On October 4, 2022, the City Council for the City of Palm Coast, Florida adopted Ordinance 2022-19 amending the District's boundaries and adding the 70.18-acre Enclave parcel into the District. The District is now undertaking efforts to levy a debt assessment on the Enclave parcel.

SECOND INSERTION

SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

[ENCLAVE EXPANSION PARCEL]
 Notice is hereby given that the Seminole Palms Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on **Monday, February 27, 2023, at 11:00 a.m.** at Hilton Garden Inn – Palm Coast 55 Town Center Blvd., Palm Coast, Florida 32164.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on the Expansion Parcel, which was added to the District pursuant to an Ordinance adopted by the City Council of the City of Palm Coast, Florida. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad

valorem assessments. The public hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and place to be specified on the record. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager, c/o DPF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Phone (321) 263-0132, at least forty-eight (48) hours prior to the hearing. 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 Manager.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing is advised that person will need a record of 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
 February 2, 9, 16, 23, 2023
 23-00009F

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

CASE NO.: 18-2020-CA-000083 UNITED STATES OF AMERICA, acting through the United States Department of Agriculture, Rural Development, f/k/a Farmers Home Administration, a/k/a Rural Housing Service, Plaintiff, vs. SAVVAS HARALAMBOUS, et al., Defendant(s).
 NOTICE IS HEREBY GIVEN that pursuant to an Order of Final Judgment entered in the above style case now pending in said court, that the clerk will sell to the highest and best bidder for cash on March 3, 2023, at 11:00 AM EST on www.flagler.realforeclose.com, on the following described property:
 Lot 8, Block 22, of PALM COAST, MAP

OF ULYSSES TREE, SECTION 57, A SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 17, Page 17, of the Public Records of Flagler County, Florida.

Which has the address of 42 Ulmaceal Path, Palm Coast, Florida 32164. This Notice shall be published once a week for two (2) consecutive weeks in the Business Observer. The second publication shall be at least 5 days before the sale.

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. THE GILCHRIST LAW FIRM, PA Attorney for Plaintiff Christina Vilaboa-Abel, Esq. Florida Bar No.: 103186 February 2, 9, 2023 23-00011G

SECOND INSERTION

February 2, 9, 2023

23-00008F



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



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FLAGLER COUNTY LEGAL NOTICES

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 2022 CP 814
IN RE: ESTATE OF
STACEY MARIE FIANDOLA,
Deceased.

The administration of the estate of Stacey Marie Fiandola, deceased, whose date of death was August 30, 2022, is pending in the Circuit Court for Flagler County County, Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Building 1, Bunnell, FL 32110. 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 February 9, 2023.

Personal Representative:
William Anthony Horvath
18 Laughing Gull Lane
Palm Coast, FL 32137

Attorney for Personal Representative:

Kandace E. Rudd
E-Mail Addresses:
Kandace@mclawgroup.com
danielle@mclawgroup.com
Florida Bar No. 1003917
Waldock & McConnaughay, P.A.
1632 Metropolitan Circle
Tallahassee, FL 32308
Telephone: 8503851246
February 2, 9, 2023 23-00012G

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-749
Division 48
IN RE: ESTATE OF
THOMAS DAQUILA
Deceased.

The administration of the estate of Thomas Daquila, deceased, whose date of death was July 2, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Bunnell, FL 32110. 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 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 February 2, 2023.

Personal Representative:
Kimberly Ann Moore
9 Cherokee Court West
Palm Coast, Florida 32137

Attorney for Personal Representative:

/s/ R. Kevin Sharbaugh
R. Kevin Sharbaugh, Attorney
Florida Bar Number: 86240
DOUGLAS LAW FIRM
117 N 2nd Street
Palatka, FL 32177
Telephone: (386) 530-2955
Fax: (386) 385-5914
E-Mail: kevin@dhlawyers.com
Secondary E-Mail:
amandah@dhlawyers.com
February 2, 9, 2023 23-00010G

SECOND INSERTION

NOTICE OF FORFEITURE
A 2012 Silver Acura, Florida tag#6226BZ (VIN: 19UUA8F27CA037164) was seized for forfeiture by the Flagler County Sheriff's Office on January 6, 2023. The item was seized at or near 4 Magnolia Road, Palm Coast FL 32137. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2022 CF 001350 in the 7th Circuit Court..
February 2, 9, 2023 23-00010F

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM, 03/06/23 Cumberland International Truck of Florida LLC 739 Fentress Blvd Daytona Beach, FL 32114
2008 INTL 3HAJEAVH28L573809 \$3,508.32
February 9, 2023 23-00012V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that the following vehicles will be sold at public auction pursuant to F.S. 713.585 on the sale dates at the locations below at 9:00 a.m. to satisfy labor and storage charges.

2007 DODG
2B3KA43R87H725201
Total Lien: \$5,755.22
Sale Date: 03/13/2023
Location: APEX AUTOMOTIVE INC.
2840 FIREHOUSE RD.
DELAND, FL 32720
(386)943-9739

Pursuant to F.S. 713.585 the cash amount per vehicle would be sufficient to redeem that vehicle from the lienor. Any interested party has a right to a hearing prior to the sale by filing a demand for the hearing with the Clerk of the Circuit Court in Volusia and mailing copies of the same to all owners and lienors. The owner/lienholder has a right to recover possession of the vehicle by posting bond pursuant to F.S. 559.917 and if sold any proceeds remaining from the sale will be deposited with the Clerk of Circuit Court for disposition.
February 9, 2023 23-00015V

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Guadalupe Pesina and Erica May Allen will on 23rd day of February 2023, at 10:00 a.m., on property at 855 South Nova Road, Lot #3, Ormond Beach, Volusia County, Florida 32174, in Ormond Beach Oasis, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1973 GREN
VIN #: G7024 Title #: 0005345869
And All Other Personal Property Therein
February 9, 16, 2023 23-00013V

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY,
FLORIDA

CASE NO. 2022 11164 CIDL
REGIONS BANK D/B/A REGIONS
MORTGAGE
Plaintiff, v.
RONANITA J RAHL; UNKNOWN
SPOUSE OF RONANITA J. RAHL;
UNKNOWN TENANT 2; UNKNOWN
TENANT 1 ; REGIONS BANK
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 02, 2022 and Order Rescheduling Foreclosure Sale entered on January 23, 2023, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:

THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, TO WIT:

COMMENCE AT THE SOUTH-EAST CORNER OF LOT 2, HATCH'S HOMESTEAD IN U.S. LOT 1, SECTION 2, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AS RECORDED IN MAP BOOK 3, PAGE 81, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE NORTH 89°18' WEST, 135 FEET ALONG THE SOUTH LINE OF SAID LOT 2, THENCE NORTH 400 FEET PARALLEL TO THE EAST LINE OF SAID LOT 2 FOR THE POINT OF BEGINNING, THENCE NORTH 89°18' WEST 107 FEET, THENCE NORTH 80 FEET; THENCE SOUTH 89°18' EAST

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Katie Allison Riethier will on 23rd day of February 2023, at 11:00 a.m., on property at 855 South Nova Road, Lot #10, Ormond Beach, Volusia County, Florida 32174, in Ormond Beach Oasis, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1973 CHAR
VIN #: 64356912 Title #: 0005550282
And All Other Personal Property Therein
February 9, 16, 2023 23-00014V

107 FEET, THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING, AND BEING A PART OF LOTS 3 AND 4 OF SAID HATCH'S HOMESTEAD. THE EAST 5 FEET OF THE ABOVE DESCRIBED PROPERTY SUBJECT TO AN EASEMENT FOR UTILITIES.
a/k/a 1703 HILL ST, EDGEWATER, FL 32132-3536

at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on March 07, 2023 beginning at 11:00 AM.

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.

If you are a person with a disability who needs an accommodation 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 assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.

Dated at St. Petersburg, Florida this 3rd day of February, 2023.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000008094
February 9, 16, 2023 23-00018I

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 All-Pro Window Coverings, located at 27 Ellsworth Avenue, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of January, 2023.
C and C Business Solutions LLC
February 9, 2023 23-00011V



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Email your Legal Notice
legal@palmcoastobserver.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION

CASE NO. 2019 10812 CIDL
U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2016-CTT,
Plaintiff, vs.
ANGELA GRIFFIN A/K/A ANGELA
CARROLL GRIFFIN; CLERK OF
THE CIRCUIT COURT OF VOLUSIA
COUNTY, FLORIDA; COUNTY OF
VOLUSIA, FLORIDA; FLORIDA
HOUSING FINANCE CORPORATION,
et al
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated May 5, 2022 and an Order Resetting Mortgage Foreclosure Sale dated January 23, 2023 and entered in Case No. 2019 10812 CIDL of the Circuit Court in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is Plaintiff and ANGELA GRIFFIN A/K/A ANGELA

CARROLL GRIFFIN; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; COUNTY OF VOLUSIA, FLORIDA; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on March 9, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 335 AND 336, BLOCK 11, FLORIDA SHORES NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 23, PAGE(S) 57, OF THE PUBLIC RECORDS OF VOLUSIA 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

REQUESTS FOR ACCOMMODATIONS BY 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, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES
Si usted es una persona con discapacidad

que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED January 30, 2023.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-173257 / AP3
February 2, 9, 2023 23-00015I

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION

CASE NO. 2008-33490-CICI
FLAGSTAR BANK, FSB,
Plaintiff, vs.
DARLENE CUMBERLAND; SIENNA
WOODWORK CLASSICS, INC.; W.G.
YATES & SONS CONSTRUCTION
COMPANY; JPR METAL FRAMING,
INC.; AMERICAN MOLD
GUARD, INC.; A.W. BAYLOR
VERSAPANEL-PLASTERING, INC.;
WASTE PRO OF FLORIDA, INC.;
TANGO IMPORTS, INC.; W.S.
NIELSEN COMPANY, INC.; TRANE
U.S. INC.; SECURITY INNOVATIVE
SOLUTIONS, INC.; SUNBELT
RENTALS, INC.; SIGN FX, INC.;
SOUTHEAST FIRE PROTECTION,
LLC; OSCAR I. GARCIA, ARCHITECT,
P.A.; RC ALUMINUM INDUSTRIES,
INC.; ARCHITECTURAL HARDWARE
PRODUCTS, INC.; MARK DOWST
AND ASSOCIATES, INC.; PLANSON
III, INC.; EXTERIOR WALLS, INC.;
INTREPID ENTERPRISES, INC.; R &
R INDUSTRIES, INC.; J.A. CROSON
LLC; BRYANT POOLS INC.; WATER
MANAGEMENT CONSULTANTS &
TESTING, INC.; VOLUSIA/FLAGLER
WATER & FIRE RESTORATION, INC.;
U.S. BRICK & BLOCK SYSTEMS,
INC.; UNLIMITED WELDING, LLC;
BRIGHTVIEW LANDSCAPE
DEVELOPMENT, INC. F/K/A
VALLEY CREST LANDSCAPE
DEVELOPMENT, INC.; HOLLYWOOD
WOODWORK,
INC.; METROMONT CORPORATION;
EDSA, INC.; M.A. BRUDER & SONS,
INCORPORATED; ROMANOFF
FLOOR COVERING, INC.; HD
SUPPLY, INC F/K/A HOME DEPOT
SUPPLY, INC.; GREENWOOD
PURCHASING GROUP, INC.;
THE MARINA GRANDE ON THE
HALIFAX I CONDOMINIUM
ASSOCIATION, INC.; COMMERCIAL
& HOME MAINTENANCE; C W
B CONTRACTORS, INC.; VON

PLUMBING, INC.; DAVID DURLAND; SPECTRA CONTRACT FLOORING; MARINA GRANDE ON THE HALIFAX MAINTENANCE ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 18, 2023, and entered in Case No. 2008-33490-CICI of the Circuit Court in and for Volusia County, Florida, wherein FLAGSTAR BANK, FSB is Plaintiff and DARLENE CUMBERLAND; SIENNA WOODWORK CLASSICS, INC.; W.G. YATES & SONS CONSTRUCTION COMPANY; JPR METAL FRAMING, INC.; AMERICAN MOLD GUARD, INC.; A.W. BAYLOR VERSAPANEL-PLASTERING, INC.; WASTE PRO OF FLORIDA, INC.; TANGO IMPORTS, INC.; W.S. NIELSEN COMPANY, INC.; TRANE U.S. INC.; SECURITY INNOVATIVE SOLUTIONS, INC.; SUNBELT RENTALS, INC.; SIGN FX, INC.; SOUTHEAST FIRE PROTECTION, LLC; OSCAR I. GARCIA, ARCHITECT, P.A.; RC ALUMINUM INDUSTRIES, INC.; ARCHITECTURAL HARDWARE PRODUCTS, INC.; MARK DOWST AND ASSOCIATES, INC.; PLANSON III, INC.; EXTERIOR WALLS, INC.; INTREPID ENTERPRISES, INC.; R & R INDUSTRIES, INC.; J.A. CROSON LLC; BRYANT POOLS INC.; WATER MANAGEMENT CONSULTANTS & TESTING, INC.; VOLUSIA/FLAGLER WATER & FIRE RESTORATION, INC.; U.S. BRICK & BLOCK SYSTEMS, INC.; UNLIMITED WELDING, LLC; BRIGHTVIEW LANDSCAPE DEVELOPMENT, INC. F/K/A VALLEY CREST LANDSCAPE DEVELOPMENT, INC.; HOLLYWOOD WOODWORK, INC.; METROMONT CORPORATION; EDSA, INC.; M.A. BRUDER & SONS, INCORPORATED; ROMANOFF FLOOR COVERING, INC.; HD SUPPLY,

INC F/K/A HOME DEPOT SUPPLY, INC.; GREENWOOD PURCHASING GROUP, INC.; THE MARINA GRANDE ON THE HALIFAX I CONDOMINIUM ASSOCIATION, INC.; COMMERCIAL & HOME MAINTENANCE; C W B CONTRACTORS, INC.; VON PLUMBING, INC.; DAVID DURLAND; SPECTRA CONTRACT FLOORING; MARINA GRANDE ON THE HALIFAX MAINTENANCE ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on February 24, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

UNIT 1008, BUILDING 1, MARINA GRANDE ON THE HALIFAX I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6136, PAGE 4670, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF VOLUSIA 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

TIES

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, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED January 25, 2023.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
2491-177920 / SM2
February 2, 9, 2023 23-00014I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022 12685 PRDI
IN RE: ESTATE OF
EDWARD JAMES PARFET
Deceased.

The administration of the estate of Edward James Parfet, deceased, whose date of death was December 18, 2020, is pending in the Circuit Court for Volusia County, Florida, 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 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 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 February 9, 2023.

Personal Representative:

Scott S. Small
Senior Vice President,
Wells Fargo Bank, N.A
555 E. Lancaster Avenue, Fourth Floor
Radnor, Pennsylvania 19087

Attorney for Personal Representative:

Andrew E. Gindea, Attorney
Florida Bar Number: 109688
SACHS SAX CAPLAN PL
6111 Broken Sound Parkway - Suite 200
Boca Raton, FL 33487
Telephone: (561) 994-4499
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E-Mail: agindea@ssclawfirm.com
Secondary E-Mail:
martascos@ssclawfirm.com
February 9, 16, 2023 23-00017I

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/17/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1976 RAMAD SX 20620287AJ & 20620287BJ. Last Tenants: ESTATE OF LINDA SCHOFIELD, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF LINDA SCHOFIELD, ESTATE OF EDWARD W. HACKEL, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, BENEFICIARIES, HEIRS, SUCCESSORS, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF EDWARD W. HACKEL, ESTATE OF NANCY R. HACKEL, AND ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF NANCY R. HACKEL, EDWARD W. HACKEL, AND NANCY R. HACKEL. Sale to be at BEL-AIRE INVESTMENTS, INC DBA EASTERN SHORES MOBILE VILLAGE, 10 CAMINO REAL DRIVE, EDGEWATER, FL 32132. 813-241-8269.

February 2, 9, 2023 23-00010V

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No